

January 10, 2025

Damon Ballesteros, Sr. Program Manager
Tucson Unified School District
1010 E. Tenth Street
Tucson, AZ 85719

**RE: TUSD – Carrillo Elementary School Parking
Tucson, AZ
Survey and Pre-Design Civil Engineering Services Proposal**

Damon,

Thank you for the opportunity to submit this proposal to provide survey and pre-design civil engineering services. This proposal has been prepared based on our understanding of the project as described in the Project Understanding and Description of Services sections. We look forward to partnering with your team for a successful project.

PROJECT UNDERSTANDING:

TUSD is requesting Dibble to review and create a new parking lot concept for the existing Carrillo Elementary School at the intersection of South Main Avenue and West Simpson Street. The proposed parking will be in the southerly part of the school site near South Samaniego Avenue and West 11th Street. Coordination and discussion with TUSD staff will be included during the process. The goal is to maximize the number of parking spaces for the existing site and help reduce on-street parking. The proposed driveway connection will be off 17th Street. Discussions with TUSD to provide water harvesting basins to negate the additional impervious area will be required.

Dibble will also review existing drainage conditions around the west side of the main school building. TUSD has shared that flooding during large rain events occurs in their basement level. Dibble will conduct a drainage investigation to identify the site issues and propose solutions to help mitigate the problem.

Dibble will utilize local teaming partners to complete the initial conceptual phase for this project. ALTA Arizona will provide the survey for the project. They will establish project control, locate all site culture and utilities, and provide 1-foot contours. Geotechnical services for the pavement design will not be included in this pre-design phase.

Utility locations and conflicts will be unknown at this time. TUSD shall provide available as-builts for the project site. This will be a **Lump Sum** contract per the fees provided in this proposal. Dibble is prepared to begin working with TUSD immediately for this project. Please consider this request for additional services as described below.

CONDITIONS:

- TUSD will provide project as-builts and existing site CAD files
- Submittals will be made via pdf documents and printing if required will be reimbursed at cost to Dibble
- Submittal and review fees will be paid by Owner (if required)
- No Permitting fees will be required at this time



DESIGN STANDARDS/PERMITTING AGENCY

- Site improvements will conform to TUSD/City of Tucson/Pima County/PAG design standards
- No on-site permitting outside of TUSD staff will be required
 - TUSD staff shall coordinate with City of Tucson, as required
- No DEQ permitting is included in this proposal

SCHEDULE:

- Dibble Engineering is prepared to begin immediately and will conform to the project schedule as stipulated by the Owner

Scope of Services:**1.0 Data Gathering & Basemapping**

Dibble will prepare project base files for design including:

- Site visit with TUSD staff
- Research existing utilities within project area (submit bluestake for design)
- Create utility base files for project concepts and future final design (not part of this proposal)
- Coordination with TUSD staff

2.0 Site Concepts & Preliminary Drainage

Dibble will prepare site concepts for design including:

- Coordination with TUSD regarding project scope and goals
- Coordination with project sub-consultants
- Existing condition investigation
- Review site drainage
- Up to (2) options for new parking lot layout
- Coordination with TUSD staff

3.0 Site Drainage Investigation

Dibble will review drainage and flooding issues at the west side of the campus:

- Coordination with TUSD regarding project scope and goals
- Existing condition investigation
- Review roof drainage and discharge locations
 - Determine quantity of site drainage at sump pump locations
- Provide up to 2 options for drainage improvements
- Coordination with TUSD staff

SUBCONSULTANTS/ALLOWANCE**4.0 ALTA Arizona - Survey**

Survey consultant, ALTA Arizona, will perform survey and control for the project (refer to attached proposal)

5.0 Owner Contingency

Owner contingency for unknown entities or items that arise during the pre-design process. Services will only be provided with authorization from the owner

EXCLUSIONS:

Unless noted otherwise within the Scope of Services the following services are excluded from this proposal

- Cost of permits or fees
- Survey Services including: Replat/Lot Combinations, ALTA survey, legal descriptions & exhibits
- Traffic study/Traffic impact analysis/Signal design
- Sub-surface exploration (utility potholing)
- Environmental investigations
- Design of off-site/public street, sidewalk, water, or sewer improvements



- Off-site flow analysis, floodplain analysis/modification/permitting, 404 permitting, off-site hydrology/hydraulics study
- Mechanical design, natural gas design, landscaping, and irrigation design
- Site structural design including walls can be provide for an additional fee
- Streetlight plan/streetlight design
- Construction staking/Construction inspection
- As-built survey / Record document preparation
- NOI (Notice of Intent) application by contractor
- Construction Phase Services
- Screen walls, retaining walls
- Geotechnical Investigation
- Construction documents

FEES:

1.0	Data Gathering & Basemapping	\$ 4,914
2.0	Site Concepts & Preliminary Drainage	\$ 14,101
3.0	Site Drainage Investigation	\$ 13,142

Subtotal \$ 32,157

SUBCONSULTANTS

4.0	ALTA Arizona - Survey	\$ 6,750
5.0	Owner Contingency	\$ 6,000

Subtotal \$ 12,750

Project Total \$ 44,907

STANDARD BILLING RATES

Project Manager	205.00
QA/QC Manager	205.00
Project Engineer (PE)	172.00
Assistant Project Engineer (EIT)	139.00
Designer	126.00
Project Coordinator	125.00

ADDITIONAL SERVICES:

If the Consultant/Engineer is required to perform services in addition to those outlined in the Scope of Work, by reason of substantial changes ordered by the Owner or Architect or for any reason beyond the Consultant's/Engineer's control, they are to receive compensation for such services.

Compensation for additional services not included in the Scope of Work for the basic services shall be based on time expended. Additional services must be approved by the Owner prior to the start of such work.

Invoices will be submitted monthly based on the percentage of the survey and civil engineering services that are complete. These invoices will be due and payable upon receipt and will be considered past due if not paid within thirty days.

If you have any questions, please feel free to call us at (520) 495-4065.

Sincerely,



Gregory D. Vega

Vice President, Land Development

Dibble



Site Exhibit

TUSD - CARRILLO PARKING LOT



Full topo/culture survey for limits of survey boundary. Need 0.5-foot contours. Pick up bottom and top of wall shots at all wall locations. Pick up any visible utilities and/or bluestake marks.

Drainage Investigation Area:



DIBBLE

geotechnical

PROPOSAL for PROFESSIONAL SURVEYING SERVICES

survey

Proposal No.: 240127-ST
Date: January 10, 2025

environmental

Client: Dibble Engineering

special
inspections

Project: TUSD Carrillo Elementary School
Portion of Parcel 117-14-350C
440 S Main Ave
Tucson, AZ

material
testing

Attention: Greg Vega
Email: greg.vega@dibblecorp.com

civil engineering

Alta Survey, LLC dba Alta Arizona (hereinafter referred to as "Alta"), appreciates having the opportunity to provide this proposal for Professional Land Surveying services. The survey will include a portion of Assessor's Parcel No. 117-14-350C.

The following Professional Surveying Services will be provided by Alta upon acceptance of the attached Terms and Conditions

Phoenix

SCOPE OF SERVICES: Design Survey

Tucson

Alta will provide qualified personnel to perform the following:

Florence

- Project set up pre-survey, calculations, establish horizontal and vertical control based on Local Municipal Datum.
- Conduct a design survey for a portion of parcel 117-14-350C per exhibit A.
- Topographic mapping with a 1" = 40' scale .5-foot contour intervals.
- Locate edge of pavement, back of curb, curb gutter, curb lip, and sidewalks.
- Locate all improvements, above ground utilities, water valve/rim elevations, overhead utility lines, telephone, cable tv, fiber optic, power poles, telephone, electric, lighting, traffic signals, gas valve/structures, vegetation over 4", visible blue-stake marks.
- Locate walls elevation shots bottom & top.
- Deliverable: CADD format drawing containing r/w and parcel linework; points in .txt file with point descriptions.
- Provide Basis of Bearings, Coordinates and elevations in Microsoft word document

Sierra Vista

1800 W Broadway Rd
Suite 5
Tempe, AZ 85282

FEE FOR SERVICES:

In accordance with the scope of services, the following is our fee for this project:

Survey Lump Fee

\$6,750.00

We are pleased to have this opportunity and look forward to working with you on this project. If you have any questions, if you have any questions, please contact me at 520-398-6651, or by email at Jan.gutbub@altaarizona.com.

Best regards,
Alta Arizona

Jan Gutbub
Survey Department

2025 W Ruthrauff Rd
Suite 125
Tucson, AZ 85705

440 N Main St
Suite 202
Florence, AZ 85132

2700 E Fry Blvd
Suite C-1
Sierra Vista, AZ 85635

520.398.6651

EXHIBIT "A"

TUSD - CARRILLO PARKING LOT



Full topo/culture survey for limits of survey boundary. Need 0.5-foot contours.
Pick up bottom and top of wall shots at all wall locations. Pick up any visible
utilities and/or bluestake marks.