



November 28, 2012

Ganado High School
P.O. Box 1757
Ganado, AZ 86505

Attn: Mr. Wesley Begay

Re: Ganado High School
Propane Gas Line Study and Report
LSW Proposal No. PR2012-277 **(Revised)**

Dear Mr. Begay,

We are pleased to offer our engineering services for the propane gas line study and report at Ganado High School.

PROJECT UNDERSTANDING

- A. There have been a number of leaks in the underground propane gas piping around the site. This study is to provide a report on replacing underground outdoor propane gas piping compared to replacing the site piping and modifying the system as needed to connect to a new natural gas service.
- B. We understand that, if economically feasible, there is a desire to switch from propane to natural gas.

SCOPE OF WORK

Our services will consist of the following engineering services for the project (services not indicated below for included scope are considered outside of basic scope and will be provided upon request as an additional service):

Plumbing

- A. Provide a report on the propane gas piping with recommendations and probable construction costs. Included in the report will be the option of switching from propane gas to natural gas with a preliminary piping diagram showing the piping and regulator changes. Provide a probable construction cost of changing to natural gas.
- B. Provide an estimated life cycle cost for the two options.

General

- A. Site investigation to observe the existing propane system associated with this project (site investigation is limited to accessible areas only).
- B. Verify site propane gas pipe sizes, entrance into the building and pressure regulator locations.



- C. Formal meetings are not anticipated. All correspondence will be by E-Mail or phone conversations.
- D. One final set of signed and sealed drawings provided in PDF format for the gas system selected.
- E. Specifications/notes will be provided on the drawings.
- F. Review of shop drawings, submittals and office time during construction.
- G. Field observations during construction, maximum of two trips. Special inspections as required by the local authority having jurisdiction will require additional services.

PROFESSIONAL FEE

Our fee for the work outlined above is a lump sum amount as follows:

Site Investigation	\$ 2,970.
Report and Life Cycle Cost Study	24,030.

Total	\$27,000.
Drawings (Propane System)	\$4,540
Submittal Review, Office Time, Field Observations (Propane System)	\$6,070.
Drawings (Natural Gas System)	\$8,400.
Submittal Review, Office Time, Field Observations (Natural Gas System)	\$7,130.
Estimated Reimbursable Expenses (Mileage, Meals, Lodging)	\$2,100.

NOTE: This fee includes all travel expenses incurred within the metropolitan Phoenix area. Travel outside the Phoenix metropolitan area will be billed as a reimbursable expense including, but not limited to, travel, rentals, meals, lodging, and reasonable incidental expenses.

This fee is quoted on a lump sum basis. The breakdown of the fee into phases or tasks is for your convenience. The fee will be billed 100% at the end of the project, unless the scope of the project is changed by written agreement.

EXCLUSIONS

Our services and fees do not include the following items which, if required, will be considered additional services:

- A. Detailed cost estimating. An estimate of probable construction costs will be provided.
- B. Pre-bid and pre-construction meeting.
- C. Building information modeling (BIM) or Revit design.



- D. Preparation of Division 1 boiler plate bidding documentation.
- E. Utility Company energy rebate data collection and/or submission.
- F. Any services caused by scope changes.

ADDITIONAL SERVICES

Additional services will be performed on an hourly basis at our standard billing rates as follows:

2012:	Senior Engineer	\$165./ hour
	Engineer	\$140./ hour
	Field Observer	\$100./ hour
	Senior Designer	\$100./ hour
	Designer	\$90./ hour
	CAD Operator	\$80./ hour
	Clerical	\$65./ hour
	Outside Services	Our cost plus 10%

Our rates will remain the same for the duration of this project assuming the project is completed according to the original project schedule. If the schedule is extended then extended general conditions would apply and hourly rates potentially could be adjusted. Escalation is expected not to exceed 5%. This proposal is effective for not more than 90 days.

LSW accepts the B201 contract and request that you prepare this document reflecting the terms and conditions of this proposal for our mutual execution prior to our beginning work.

We appreciate this opportunity and look forward to working with your firm on this project.

Sincerely,

LSW ENGINEERS ARIZONA, INC.

Robert J. Willcoxson Jr., P.E., LEED AP
 Vice President

RJW/mp/sm

Please indicate your acceptance of this proposal by signing and returning one copy of this letter for our files.

APPROVED: _____ DATE: _____

YOUR PROJECT / REFERENCE NO.: _____