



March 9, 2023

ARC Architects
Aaron Warner, AIA, NCARB
119 S Main Street, Suite 200
Seattle, WA 98104-2579
206.276.6066
warner@arcarchitects.com

C/o South Whidbey Parks and Recreation District
Carrie Monforte
5475 Maxwellton Road
Langley, WA 98260
360.221.5484
swparks@swparks.org

Proposal for: Geotechnical Report
Parcel # R32910-091-3750
Maxwelton Road • Langley, WA 98260
PGC Proposal 23014

Dear Mr. Warner:

Palmer Geotechnical Consultants, Inc. (PGC) is pleased to provide this proposal for a geotechnical report to subsurface conditions at the subject property and provide geotechnical recommendations for the design and construction of a new aquatic center at the property located in Langley, Washington. In preparation of this proposal, we have reviewed preliminary information from the Island County Assessor's website and corresponded with you.

Project Overview

PGC understands the purpose of the project is to provide geotechnical recommendations for the assessment of subsurface conditions subject property in support of the design and construction of two new buildings for an aquatic center and an associated parking area. The project area is in the vicinity east of Maxwellton Road on 148.51-acre parcel owned by the South Whidbey park and Recreation District. The proposed buildings are approximately 19,956.79 square feet (s.f.) and 12,337.11 s.f. with an asphaltic parking structure of equal length to the two buildings, and approximately 128.0 feet wide. Currently the parcel has an existing sports complex and multiple

public trails.

We understand that designs are in the preliminary stage and that wetlands have been delineated north of the project site with a future drainfield area to be located northeast of the project site (see Figure 2 below). Design recommendations relative to the subsurface conditions including foundation elements, groundwater levels, and pavement section designs have been requested as part of the project.

Below we highlight our proposed scope of services for this project.



Figure 1: Photo from the Island County Assessor showing an aerial and topographic conditions of project area. Blue area represents parking with two proposed borings and red area represents buildings with five proposed borings.

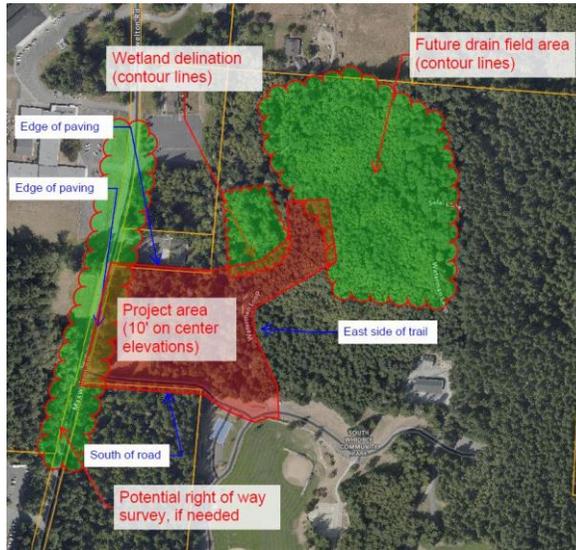


Figure 2. Photo from ARC Architects showing project area and items of interest associated with the project.

Scope of Services

Geotechnical Data Review

We will review available geotechnical and groundwater data from the project vicinity. During this period, we will develop a site exploration plan to focus on site specific features and areas of concern that are highlighted in the historic and current data. During this phase, we will visit the site to place markings (white paint or stakes) indicating our proposed boring locations and, as required by law, notify the Utility Notification Center of Washington to obtain location and marking of underground utilities in the area of the project.

Site Exploration

We are proposing to visit the site with mechanized boring equipment operated by a 3rd party at the direction of PGC personnel. We will advance borings in the vicinity of proposed improvements. Based on current site conditions we are proposing to advance five borings to a maximum depth of 20 feet (or to refusal whichever is more shallow) below the current ground surface in the vicinity of the proposed buildings. We will also advance two borings to a maximum depth of 10 feet (or to refusal whichever is more shallow) in the vicinity of the parking area. We will take soil samples at discrete depths and transport them to our laboratory for testing.



Laboratory Testing

We will use the data collected on the previous phases to develop a laboratory testing protocol for samples collected during the site exploration. Based on current site information we expect to perform laboratory moisture content (ASTM D2216) and grain size analysis (ASTM D6913) as appropriate depending on site and soil conditions

Technical Analysis

We will incorporate the data obtained during the geotechnical data review and site visit phases to develop geologic cross sections and subsurface stratigraphy to be used in a technical analysis to evaluate the subsurface conditions at the site.

Report Preparation

We will combine the data obtained during the previous phases into one comprehensive document. This document will include:

- a discussion of the site reconnaissance findings
- subsurface soil, groundwater conditions and boring logs
- a site exhibit
- an engineering opinion as to the suitability of the parcel regarding the proposed development
- Recommendations for foundation elements related to new construction, such as bearing capacity, settlement, and minimum footing dimensions
- Depth to groundwater based on observations during boring
- Pavement section design

Schedule

We can begin the work immediately upon receiving notice to proceed from you. Based on our current understanding of site conditions we will schedule the 3rd party drilling company within 1 week of authorization. Current scheduling is approximately 6 to 8 weeks lead time. We expect to have a draft letter report for your review approximately 5 weeks from completion of the fieldwork.



Deliverables and Fee

We will prepare a draft letter report for your review and comment. After receiving your comments and final payment we will issue a final letter report stamped by a Professional Engineer registered in the State of Washington.

We propose to perform the above highlighted scope of services for a lump sum fee of **\$10,900**. **PGC will require a retainer of \$4,500 to initiate the project. We will apply the amount of the retainer to the final invoice.**

Assumptions

We are proposing to notify the Utility Notification Center (UNC) of Washington State as required by law. The UNC will identify public utilities but identification of private utilities remains the responsibility of the client.

Right of entry will be provided/obtained by the client prior to commencement of exploration.

Future Scope

If further work is desired, we can prepare a scoping document to highlight workflow and a scope path. Possible future services, such as team meetings (including virtual) will be billed in accordance with the following table:

Field Technician	\$110/hour
Project Engineer/Analyst	\$155/hour
Senior Geotechnical Engineer	\$175/hour
Mileage	\$0.62/mile



Closure

To authorize us to begin work please remit a signed copy of the following agreement along with the retainer.

If you have questions, I can be reached at 360.929.5676 or spalmer@palmergeo.com.

Sincerely,

A handwritten signature in black ink that reads 'Scott A. Palmer'.

Scott A. Palmer, P.E.

Client-Consultant Agreement

This agreement is made between **Palmer Geotechnical Consultants, Inc (PGC), "Consultant,"** and ~~Mr. Aaron Warner, "Client."~~ The agreement covers work to be done and sets expectations regarding that work. Violations of this agreement may lead to legal consequences.

This agreement guarantees the **Consultant** a payment of **\$10,900 (including a retainer of \$4,500 to be applied to the final invoice)** for the work to be done in accordance with PGC proposal number 23014 dated March 9, 2023.

In cases of additional labor, the **Consultant** will be granted additional pay and will have the right to negotiate the amount. The total amount due will be paid upon completion of the draft report, prior to issuance of a final report and all undisputed charges are due 30 days from invoice date. The **Client** shall not withhold retainage.

The work to be performed by the **Consultant** is limited in nature. It covers exactly and precisely providing geotechnical engineering recommendations for the construction of a two new buildings and a parking area associated with the propopsed new South Whidbey Aquatic Center at the property. The method by which these duties are performed, insofar as the methods are safe and legal, will be at the discretion of the **Consultant**.

Materials for this work will be provided by the **Consultant** and have been considered in the pay rate listed above. The **Consultant** will be responsible for providing labor and managing the project as stated above.

If unforeseen circumstances prevent the safe and effective completion of the work, extensions will be discussed but are not guaranteed. If delays are not remedied within 30 days, the **Client** will have the right to withhold payment, unless the delays are caused by forces within the control of the **Client**.

If legal disputes arise, the case must be arbitrated by an independent entity qualified for this position such as the American Arbitration Association. The fees for arbitration will be paid by the party deemed in the wrong, and all charges will be voluntarily submitted once arbitration is complete.

By signing this agreement, both the **Consultant** and the **Client** are agreeing to all terms above.



(Consultant Signature)

March 9, 2023

(Date)

(Client Signature)

(Date)