

**PHILLIPS & ASSOCIATES**  
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Civil Engineers

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March 28, 2017

Dr. Joseph Marrone  
Quaker Valley School District  
100 Leetsdale Industrial Drive, Suite B  
Leetsdale, PA 15056

RE: Proposal for Preliminary Engineering Services  
Proposed Quaker Valley School District New High School and Administration Building  
Tull Property – Approximately 128+ Acres  
2191 Camp Meeting Road  
Leet Township and Edgeworth Borough, Allegheny County, PA  
PAI No.: 13-018-05

Dear Dr. Marrone:

As you are aware, Quaker Valley School District (QVSD) is considering the acquisition of an approximately 134-acre site currently owned by Mr. Tull. The Phillips & Associates, Inc. (PAI), and Garvin Boward Beitko Engineering, Inc. (GBBE), team already provided preliminary engineering services for the project. In summary, the services included development of a few conceptual grading plans to determine if the site could be graded to yield an approximate 50-acre flat pad, or usable combined terraces.

At the time of conceptual plan development, we were not permitted to visit the site. Hence, the preliminary conceptual plan development was somewhat limited without first-hand site observations, ultimately vital information in finalizing plans. However, based on observations during the request for proposal (RFP) site meeting, which revealed such elements as significant landslide activity, springs, and massive/very hard bedrock outcrops, it appears that an additional step may be prudent prior to committing substantial expenditures to the potential site. This additional step includes grossly estimating the cost associated with conceptual mass grading, as that cost alone may eliminate the site from additional consideration.

Based on our observations, we contacted QVSD and indicated that this particular site may not be workable from a typical budget perspective even if the site was effectively “gifted” or donated to QVSD. As such, QVSD asked us to develop an engineer’s opinion of the most probable cost related to site grading. QVSD understands the data in hand is somewhat limited from a

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geotechnical and topographic perspective, but they requested that we provide a preliminary evaluation of those costs given the inherent data limitations. QVSD also understands that other factors influencing the development costs cannot be even preliminarily evaluated at this time. These include potentially required retaining walls to support cuts and fills and a secondary access road capable of supporting emergency vehicles.

We developed several grading plan schemes, giving deference to varying combinations of site constraints. These included the: property lines; existing grades; previously documented wetlands; existing maple trees that are part of a maple syrup harvesting operation; municipality lines (due to potential use restrictions); and preliminary geologic layering characteristics/limitations (i.e., stable cut and fill slope grades) based on the limited geotechnical information currently in hand. We attached a copy of our February 9, 2017, memo discussing those options, as preliminarily developed by us. We feel that it is important that QVSD review the attached memo to understand the level of effort and thought used to generate these various scenarios. We developed these schemes so that the school district can be provided with the most viable options, as needed to allow for the construction of a school campus that meets the student, faculty and community needs by using available funds as efficiently as possible. Optional schemes will also allow for QVSD to make educated decisions regarding campus development.

**SCOPE OF SERVICES**

We plan to enter into non-disclosure agreements with two reputable and local earthwork contractors to discuss the most viable one or two development options for the project based on some initial discussions with, and input from, QVSD. We will work with the contractors to develop “opinions of probable construction costs” for one or two options you select.

In addition to understanding the preliminary nature of the current information, QVSD should be aware of the inherent limitations involved in providing “opinions of cost”. The client understands that the Consultant team has no control over the cost or availability of labor, equipment or materials, or over market conditions or the final contractor’s method of pricing, and that the Consultant’s estimates of probable construction costs are made on the basis of the Consultant’s professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from the Consultant’s estimate of probable construction cost.

**ESTIMATED FEES**

We already invoiced just under \$10,000 for the services completed on a T&M basis, which included the development of several potential campus schemes, as discussed above and in the attached memo. We anticipate the herein-described additional services related to earthwork cost estimating can be completed for a not-to-exceed fee of \$2,000. This estimate does not include additional meetings or evaluations of campus layout/grading configurations beyond those already developed by us. Such additional services would be completed on a T&M basis as requested by QVSD.

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**AUTHORIZATION**

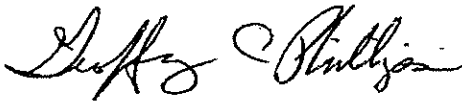
We will perform our services using the degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality at the time of services. No other warranty, expressed or implied, is made or intended by our proposal or by our oral or written reports. To formally authorize us to proceed with our services, and to make this proposal the binding agreement between us, please execute and return to Phillips & Associates, Inc. We will sign and return a copy of the proposal to you.

**CLOSURE**

We appreciate this opportunity to present our proposal to you. All work will be done in accordance with generally accepted surveying and engineering practices. All plans will be prepared using AutoCAD Release 2016. Our billing for this project will be on a monthly basis according to the percentage of work completed.

We look forward to working with you on this project. If you have any questions, or require any additional information for the project, please call our office.

Very truly yours,  
Phillips & Associates, Inc.



Geoffrey C. Phillips, P.E.  
Principal

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Geoffrey C. Phillips, P.E., Principal  
Phillips & Associates, Inc.

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Authorized Signature Name:  
Quaker Valley School District

Attachments: Time and Materials Rate Schedule  
February 9, 2017 GBB Memo

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**2016 RATE SCHEDULE FOR PROFESSIONAL SERVICES**

PRINCIPAL.....	\$155/hour
SENIOR PROJECT MANAGER.....	\$125/hour
PROJECT MANAGER.....	\$120/hour
PROJECT ENGINEER.....	\$90/hour
CIVIL DESIGNER/TECHNICIAN.....	\$80/hour
CADD TECHNICIAN.....	\$60/hour
CLERICAL.....	\$50/hour
SURVEYOR.....	\$85/hour
3-MAN SURVEY CREW.....	\$155/hour
2-MAN SURVEY CREW.....	\$125/hour
COURTHOUSE RESEARCH.....	\$70/hour
MILEAGE.....	\$0.57/mile
DIRECT EXPENSES (Travel, Photographs, Overnight Delivery, etc.)... Cost + 10%	
OTHER EXPENSES (Blueprints, Copies, Mylars, etc.).....	Schedule on Request

NOTES:                   Travel time from our office and return will be billed at the above rates plus mileage for all meetings, field inspection, etc.

                              Time scheduled by client or contractor on Saturday, Sunday or Holidays will be subject to a 50% surcharge.

PAYMENT TERMS: Due Upon Receipt  
                              1.5% per month interest and service charge on all accounts past 30 days