



PROPOSAL FOR CIVIL ENGINEERING SERVICES

Modoc Basin & Linwood Embankment Design Project

October 30, 2025

Katherine Woodhull-Fuget
315 E. Acequia Avenue
Visalia, CA 93291

Dear Ms. Woodhull-Fuget,

We have prepared a scope of work and fee for the services required to complete the plans, specifications, and engineer's opinion of probable construction costs (PS&E) for the redesign of Modoc Basin, the design of the Linwood Street embankment, and the design of the Modoc Basin Trail. Our understanding is that the scope of work will generally include the following improvements:

1. Increasing the total basin depth to 25'.
2. Recreational trail with landscaping around basin.
3. Maintenance access path and ramp.
4. Fencing, if needed.
5. Linwood Street preliminary design.
 - a. 2-lane collector per standard detail P-3.
 - b. Vertical and horizontal alignment.
6. Backfill and compaction of Linwood Street embankment and basin west of Linwood Street.
7. Relocation and redesign of existing outfall structures.
8. Modification or replacement of Modoc Ditch Inlet structure for trail purposes.
9. Temporary parking lot design for trail users, if feasible.
10. Subdividing the Modoc Basin parcel for the dedication of Linwood ROW.

Attached you will find our proposed scope of work, schedule, and fee needed to complete this project.



SCOPE OF WORK

TASK 1 – PROJECT MANAGEMENT

4Creeks will act as the prime consultant and will manage the design team's (organizational chart attached) progress throughout the life of the project. The City of Visalia will be the Contract Administrator for the project. The purpose of the Project Management task is to organize the efforts of the project team, including subconsultants and the City, to keep the project on schedule and on budget. 4Creeks will:

1. Manage project tasks and completion of work products.
2. Coordinate and manage subconsultants.
3. Manage and update the project schedule in coordination with the City of Visalia.
4. Schedule meetings in coordination with the City of Visalia.
5. Represent the 4Creeks team at project coordination meetings.
6. Prepare and distribute project coordination meeting minutes.
7. Respond to the City's questions/correspondence.
8. Implement and maintain quality control procedures across all disciplines involved in the project.
9. Provide overall quality control of the contract documents.
10. Prepare and submit monthly invoices to the City of Visalia.

4Creeks will coordinate, schedule, and participate in project meetings with the City and other appropriate agencies. 4Creeks assumes one (1) in-person meeting to review City comments of the preliminary conceptual layout, as well as an in-person meeting to review City comments after the 60%, 90%, and 100% submittals.

The above **Task 1** services will be provided for a **Fixed Fee of \$19,976**. This task assumes up to five (5) in-person design review meetings. 4Creeks will be available to attend additional in-person or virtual meetings, as needed and approved by the City on a Time and Materials basis.

TASK 2 – PROJECT INITIATION

Upon contract authorization, the Project Initiation task will allow for 4Creeks to research, compile, and present to the City a list of known issues and conflicts within the site parameters and propose what design improvements will be needed to address these issues. 4Creeks will:

1. Conduct a site visit and assess the conditions involving the design of the project.
2. Develop a list of issues, questions, and coordination items.
3. Identify the necessary improvements needed for a complete design.



4. Schedule and attend the project kick-off meeting.
5. Prepare agenda for the project kick-off meeting.
6. Review and refine the project schedule included in the contract agreement.
7. Define City and Consultant responsibilities.
8. Review and discuss the scope of work and budget per the contract agreement.
9. Prepare and distribute project kick-off meeting notes.

The above **Task 2** services will be provided for a **Fixed Fee of \$3,680**. This task assumes one (1) project kick-off meeting. Any additional items requested, not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

TASK 3 – TOPOGRAPHIC SURVEY

4Creeks will conduct a topographic survey of the approximately 50-acre Modoc Basin, as well as adjacent ditches and roadway improvements. Said survey shall include the following items:

1. Detailed topography of existing roadway (curb, gutter, lip crown) at 50' interval/stations as necessary.
2. Existing observable improvements within project limits or directly adjacent thereto that may be affected by the project.
3. 100' x 100' grid.
4. Observable utilities.
5. Striping and pavement markings.
6. Concrete/sidewalk at 50' interval/stations as necessary.
7. Tie into the City of Visalia benchmark system.
8. Tie in adjacent centerline or property line monuments for baseline control of site and rotate as necessary. (City of Visalia Coordinate System, LS 20-17)
9. 4Creeks will then prepare the topographic survey map. Property boundaries will be prepared based on record data and field monumentation.
10. Any title or agency documentation shall be provided by the City and/or their agents.

The above-described **Task 3** services shall be provided for a **Fixed Fee of \$17,325**. Any additional items requested, not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

TASK 4 – GEOTECHNICAL INVESTIGATION

4Creeks' subconsultant, Krazan & Associates, will perform a geotechnical investigation. Krazan will drill ten (10) exploratory borings within the proposed project site to evaluate the subsurface soil conditions. The exploratory borings will be advanced to depths ranging from



approximately 10 to 25 feet or auger refusal. In addition, four (4) bulk subgrade samples will be collected for R-Value testing. During drilling operations, penetration tests will be performed at regular intervals to evaluate the soil consistency and to obtain information regarding the engineering properties of the subsoils. Soil samples will be retained for laboratory testing. The soils encountered will be continuously examined and visually classified in accordance with the Unified Soil Classification System. All fieldwork will be done under the supervision of a Geotechnical Engineer or Senior Geologist.

Laboratory testing will be dependent on the results of the field testing and sampling program, as well as consideration of the foundation system, which is most practical and cost-effective for the project. Currently, a series of dry density determinations, moisture contents, expansion tests, direct shear tests, R-Value and consolidation tests are anticipated. The results of the field exploration, laboratory testing, and engineering analysis will be presented in a formal report after thorough discussion of the project findings with project team.

The Geotechnical Engineering Investigation Report will address the following items:

1. Introduction.
2. Site Description.
3. Geological Setting.
4. Soils Profile and Subsurface Conditions.
5. Groundwater Conditions.
6. Engineering Conclusions and Recommendations.

The above **Task 4** services will be provided for a **Fixed Fee of \$10,293**. Any additional items requested, not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

TASK 5 – UTILITY COORDINATION SERVICES

4Creeks will complete utility research to identify and mitigate existing and potential conflicts.

4Creeks will complete the following utility coordination services:

1. Utility Research:
 - Request and review all dry utility maps in the area as well as CalWater maps.
 - Update CAD file as needed.

The above **Task 5** services will be provided for a **Fixed Fee of \$3,100**. These fees do not include any processing fees or items not specifically described above. Any additional items requested, not specifically mentioned above will be billed as "extra" on a Time and Materials basis.



TASK 6 – PRELIMINARY ENGINEERING DESIGN & GEOMETRIC DESIGN CONCEPTS (30% SUBMITTAL)

4Creeks will prepare the Preliminary Basis of Design and 30% Preliminary Engineering Design to coordinate the design approach, identify feasible site features, and document the project methodology. The preliminary design and basis of design will ensure that both parties agree on design parameters as the project advances into detailed civil design.

The Basis of Design will evolve throughout the design phase and will be finalized after the 60% submittal. The Preliminary Engineering Design will be developed in accordance with City of Visalia Standards and applicable Caltrans Standards, incorporating agency coordination, design concepts, and cost estimating.

This task shall include the following items:

1. Identify applicable design standards and guidelines.
2. Begin coordination with other agencies to determine potential project requirements. Agencies may include, but are not limited to, the Consolidated People's Ditch Company, Kaweah Delta Water Conservation District, California Department of Fish and Wildlife, U.S. Army Corps of Engineers, Central Valley Regional Water Quality Control Board, and San Joaquin Valley Air Pollution Control District.
3. Identify permitting requirements by various agencies.
4. Research and provide recommendations for project construction staging.
5. Prepare dirt volume calculations (to be incorporated in related project tasks).
6. Develop preliminary geometric design concepts, including trail, Linwood Street, basin, parking, and access layouts.
7. Prepare topographic and utility base maps showing existing conditions and potential design impacts.
8. Establish the preliminary PS&E setup, including plan sheet organization and numbering.
9. Integrate applicable City, Caltrans, and agency standard plans into the design.
10. Prepare ADA-compliant ramp and curb layouts with preliminary grading details.
11. Incorporate project benchmarks and vertical control references.
12. Resolve outstanding design issues from earlier project phases and conduct QA/QC review of preliminary plans.
13. Prepare a preliminary construction cost estimate based on proposed improvements and anticipated quantities.
14. Incorporate the geotechnical analysis findings into the final Basis of Design.



The above **Task 6** services will be provided for a **Fixed Fee of \$43,000**. Any additional items requested, not specifically mentioned above will be billed as “extra” on a Time and Materials basis.

TASK 7 – CIVIL ENGINEERING DESIGN

4Creeks will complete Plans, Specifications, and Estimates (PS&E) packages to be submitted to the City of Visalia for review at the 60%, 90%, 100%, and final design milestones. The City is anticipated to provide a consolidated set of review comments at each submittal stage. The 4Creeks team will revise the PS&E documents in accordance with City comments and provide an updated copy of the design team’s internal QC review at each stage. This task shall include the following services:

Design Plans

4Creeks will prepare a complete set of improvement plans per the City’s specifications, including the following:

1. Cover Sheet.
2. Topographic and Existing Conditions Plans.
3. Demolition Plans (if applicable).
4. Civil Improvement Plans with proposed layouts and utilities and faded topography.
5. ADA-compliant curb ramps, sidewalks, and pedestrian facilities.
6. Signing, Striping, and Markings Plans.
7. Civil and Standard Detail Sheets.
8. Landscape and Irrigation plans prepared by 4Creeks’ subconsultant, Wood Architecture.
9. Review the overall PS&E package and identify logical project components that can be separated into alternate bid schedules (e.g., trail enhancements, landscaping, temporary parking lot, embankment improvements, or other non-critical items).
10. Develop clear plan sheets, specifications, and bid schedules to properly identify all alternate bid scopes within the PS&E package.
11. Ensure all alternate items are clearly labeled and structured for ease of contractor pricing and City evaluation during the bidding process.
12. Provide recommendations on strategies to maximize construction flexibility while maintaining design intent and ensuring the full project remains bid ready.

The above **Task 7** services will be provided for a **Fixed Fee of \$135,180**. Any additional items requested, not specifically mentioned above will be billed as “extra” on a Time and Materials basis.



TASK 8 – SPECIFICATIONS AND COST ESTIMATES

4Creeks will prepare the technical specifications and cost estimates and address any comments provided by the City. This task shall consist of the following services:

Project Specifications

1. Special provisions and technical specifications not covered by City standards.
2. Utility coordination language.
3. Traffic control, work hour limitations, and other project-specific restrictions.
4. Bid item descriptions, schedule, and supporting details.
5. Required contract language, certificates, and disclosures.

Project Specifications will be submitted at the 90% and 100% stages.

Engineer's Estimate of Probable Construction Costs

4Creeks will prepare a detailed, itemized engineer's estimate that includes:

1. Descriptions of work items, units, quantities, and unit prices.
2. Subtotals, contingencies, and overall project totals.

It is assumed that the City of Visalia will provide 4Creeks with their standard template specifications.

The above **Task 8** services will be provided for a **Fixed Fee of \$14,764**. Any additional items requested, not specifically mentioned above will be billed as "extra" on a Time and Materials basis.

TASK 9 – BIDDING SUPPORT (OPTIONAL)

4Creeks will assist the City during the bidding phase of the project to ensure that all contractor bids are clear, complete, and responsive to the project requirements. Under this task, 4Creeks shall assist the City with the following, as requested:

1. Respond to Requests for Information (RFIs) submitted by prospective bidders.
2. Prepare and issue clarifications and addenda to the bid documents, as necessary.
3. Develop supporting exhibits, sketches, or supplemental technical details to clarify design intent.
4. Coordinate with City staff to ensure all clarifications and addenda are issued in accordance with City and Caltrans requirements and timelines.
5. Provide technical support to City staff in evaluating contractor inquiries or alternate bid proposals, if any.



6. Assist the City in documenting all communications and addenda issued during the bid phase for the project record.

The above-described **Task 9** services shall be provided for a **Time and Material basis not to exceed \$5,743**. Any additional items requested, not specifically mentioned above will be billed as “extra” on a Time and Materials basis.

TASK 10: CONSTRUCTION SUPPORT SERVICES (OPTIONAL)

4Creeks will provide construction-phase support services to assist the City in achieving a successful construction outcome that aligns with the project’s design intent and specifications. Upon written authorization for the City, 4Creeks shall provide the following construction support services, as needed:

1. Attend the preconstruction conference and periodic construction meetings, as requested by the City.
2. Review contractor technical submittals (e.g., shop drawings, product data, material certifications) for general conformance with the plans and specifications.
3. Respond to Requests for Information (RFIs) from the contractor or City during the construction phase.
4. Provide limited design clarification or interpretation of the contract documents, as necessary.
5. Assist the City with evaluating proposed changes, substitutions, or value engineering alternatives during construction.

The above-described **Task 10** services shall be provided on a **Time and Material basis not to exceed \$11,053**. Any additional items requested, not specifically mentioned above will be billed as “extra” on a Time and Materials basis.



COST

TASK	DESCRIPTION	FEE	COST
1	PROJECT MANAGEMENT	FIXED FEE	\$19,976.00
2	PROJECT INITIATION	FIXED FEE	\$3,680.00
3	TOPOGRAPHIC SURVEY	FIXED FEE	\$17,325.00
4	GEOTECHNICAL INVESTIGATION	FIXED FEE	\$10,293.00
5	UTILITY COORDINATION SERVICES	FIXED FEE	\$3,100.00
6	PRELIMINARY ENGINEERING DESIGN & GEOMETRIC DESIGN CONCEPTS (30% SUBMITTAL)	FIXED FEE	\$43,000.00
7	CIVIL ENGINEERING DESIGN	FIXED FEE	\$135,180.00
8	SPECIFICATIONS AND COST ESTIMATES (PS&E)	FIXED FEE	\$14,764.00
9	BIDDING SUPPORT (OPTIONAL)	T&M	\$5,743.00
10	CONSTRUCTION SUPPORT SERVICES (OPTIONAL)	T&M	\$11,053.00

DESCRIPTION TOTALS	COST
TOTAL FEE WITHOUT OPTIONAL TASKS (TASKS 1-8)	\$247,318.00
OPTIONAL TASKS TOTAL (TASKS 9-10)	\$16,796.00
TOTAL FEE W/OPTIONAL TASKS (TASKS 1-10)	\$264,114.00



City of Visalia Responsibilities

1. Provide potholing/as-builts as necessary to determine true utility locations.
2. Provide responses to Consultant's questions within two (2) days throughout the project.
3. Attend and participate in monthly project coordination meetings and City review meetings.
4. Provide expedited permits and City review to maintain the project schedule.
5. Provide standard template specifications.

Assumptions

Based on information provided by the City of Visalia, the scope of work was developed based on the following assumptions:

1. All right of way acquisition, dedication, subdivision, and parcel mapping services are excluded from this scope of work. The City of Visalia owns all parcels involved in the project and will complete any necessary parcel splits, right of way dedications, or mapping internally. Therefore, the task listed in the original scope of work titled - Professional Land Surveyor Services - shall not be required under this contract.
2. It is assumed that there will be no Caltrans encroachment permitting needed for this project.
3. Excluded from this scope of work is the preparation of a storm water pollution control plan and dust control plan and any fees associated with the preparation and approvals of said plans.
4. It is assumed the project can be covered by CEQA exemptions and the City will be performing this work.
5. It is assumed that 4Creeks will not design the canal crossing running along the northerly limits of Modoc Basin.
6. It is assumed we will not be designing the full road. The improvement plans will only include grades to the subgrade. 4Creeks will take into consideration the full road build out, but will rely on the developer to finish those improvement designs.
7. All fixed fees and time and materials services are determined using the amended fee schedule under our current on-call engineering agreement. Optional services in the future will be assessed, and estimates may be updated and provided in the event the agreement and fee schedule has been updated. Any work to be completed at prevailing wages would be based on the current prevailing wage rates.



We are pleased to submit this proposal and look forward to the opportunity to build a strong working relationship with the City of Visalia. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Jason Watts, RCE #85594
Project Engineer

Matthew Ainley, RCE #66233
Principal-In-Charge

Attachments

Fee Proposal Schedule
Project Design Schedule
Organizational Chart

City of Visalia – Modoc & Linwood

Fee Proposal

Scope of Work	4Creeks													Subconsultants		TOTAL
	Project Technician II	Project Technician III	Project Technician III (3% Increase 2026)	Project Technician IV	Project Technician IV (3% Increase 2026)	Senior Engineer	Senior Engineer (3% Increase 2026)	Principal Engineer	Principal Engineer (3% Increase 2026)	Senior Structural Engineer	Senior Structural Engineer (3% Increase 2026)	Senior Surveyor	Survey Crew (2-Man Topo)	Krazan (Geotech)	Wood Architecture	
	\$110	\$125	\$128.75	\$140	\$144.20	\$195	\$200.85	\$245	\$252.35	\$195.70	\$165	\$185	\$300	1.15	1.15	
PHASE 1 – PRELIMINARY ENGINEERING																
Task 1 – Project Management																
Project Coordination						12	50				9					\$13,868
Prepare Monthly Progress Reports and Invoicing						2	4									\$1,193
Preliminary Design Meeting (1 total)				1		2										\$530
Plan Check Meetings (4 total)				1	3	1	3									\$1,370
Prepare and Maintain Project Schedule				9		9										\$3,015
																\$19,976
Task 2 – Project Initiation																
Kickoff Meeting (1 total)				4		16										\$3,680
																\$3,680
Task 3 – Topographic Survey																
Topographic Survey				45									27			\$14,400
Boundary and Property Lines				9								9				\$2,925
																\$17,325
Task 4 – Geotechnical Investigation																
Geotechnical Services														\$8,950		\$10,293
																\$10,293
Task5 – Utility Coordination Services																
Utility Research	18			8												\$3,100
																\$3,100
Task 6 –Preliminary Engineering Design & Geometric Design Concepts (30% Submittal)																
Basis of Design		20		60		8										\$12,460
30% Civil Engineering Design		50		100		15		24			9					\$30,540
																\$43,000
Task 7 – Civil Engineering Design																
60% Civil Engineering Design		80		120		40		15		38						\$45,712
90% Civil Engineering Design		40		100		30		15		29						\$34,200
100% Civil Engineering Design			20		80	6	25	10								\$22,752
Landscape and Irrigation Design Services															\$14,410	\$16,572
Split PS&E Bid Package into Alternate Bid Packages			40		47		20									\$15,944
																\$135,180
Task 8 – Specifications and Cost Estimates																
Project Specifications				40		9	9		4							\$10,172
Project Cost Estimate		10	8				9		2							\$4,592
																\$14,764
Task 9 – Bidding Support (Optional)																
Bidding Assistance Services					18		9		4		2					\$5,743
																\$5,743
Task 10 – Construction Support Services (Optional)																
Construction Assistance Support Services					40		18		4		4					\$11,053
																\$11,053
TOTAL:	18	200	68	497	188	150	147	64	14	67	24	9	27	\$8,950	\$ 16,571.50	\$285,979

TOTAL TASKS 1-8 = \$247,318

OPTIONAL SERVICE TASKS 9-10 = \$16,796

TOTAL TASKS 1-10 = \$264,114

ID	Task Name	Predecessors	Duration	Start	Finish	Oct '25	Nov '25	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26
1	Modoc Basin & Linwood Embankment Design Project		412 days	Mon 12/1/25	Tue 6/29/27														
2	Receive Notice to Proceed		0 days	Mon 12/1/25	Mon 12/1/25														
3	Schedule Kick-Off Meeting	2	5 days	Mon 12/1/25	Fri 12/5/25														
4	Request Utility Maps	3	0 days	Fri 12/5/25	Fri 12/5/25														
5	Topographic Survey - Field Work	2	30 days	Mon 12/1/25	Fri 1/9/26														
6	Draft Base Map and Utilities - Note: some utilities currently take 11 - 12 weeks to receive plat maps; utilities will be drafted as they are received	5	7 days	Mon 1/12/26	Tue 1/20/26														
7	Geotechnical Investigation and Analysis	2	45 days	Mon 12/1/25	Fri 1/30/26														
8	Prepare 30% Plans and Estimate and Submit to City	5	45 days	Mon 1/12/26	Fri 3/13/26														
9	City Review and Comments on 30% Submittal	8	7 days	Mon 3/16/26	Tue 3/24/26														
10	30% Design Meeting with City	9	7 days	Wed 3/25/26	Thu 4/2/26														
11	Ditch Company Coordination	6	15 days	Wed 1/21/26	Tue 2/10/26														
12	Prepare 60% Plans and Estimate and Submit to City	10	30 days	Fri 4/3/26	Thu 5/14/26														
13	City Review and Comments on 60% Submittal	12	7 days	Fri 5/15/26	Mon 5/25/26														
14	60% Design Meeting with City	13	7 days	Tue 5/26/26	Wed 6/3/26														
15	Prepare 90% PS&E and Submit to City	14	20 days	Thu 6/4/26	Wed 7/1/26														
16	City Review and Comments on 90% PS&E	15	7 days	Thu 7/2/26	Fri 7/10/26														
17	90% Design Meeting with City	16	7 days	Mon 7/13/26	Tue 7/21/26														
18	Prepare 100% PS&E and Submit to City	17	14 days	Wed 7/22/26	Mon 8/10/26														
19	City Review and Final Comments on 100% PS&E	18	7 days	Tue 8/11/26	Wed 8/19/26														
20	100% Design Meeting with City	19	7 days	Thu 8/20/26	Fri 8/28/26														
21	Revise & Prepare Final Bid PS&E	20	7 days	Mon 8/31/26	Tue 9/8/26														
22	Bidding Phase	21	30 days	Wed 9/9/26	Tue 10/20/26														

Project: 251727 - Modoc Basin & Linwood Embankment Design
Date: Fri 10/17/25

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Deadline

Progress

Manual Progress

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Organizational Chart



4CREEKS

