

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. R.D.
GENERAL MANAGER
DATE: APRIL 4, 2024



**APPROVE MARCH 27, 2024
REGULAR BOARD MEETING MINUTES**

ITEM

Approve action minutes from previous Board meeting. [RECOMMEND APPROVE MINUTES]

BACKGROUND

The draft minutes are a written record of the previous Board meeting action.

RECOMMENDATION

Approve Minutes

ATTACHMENT

- A. March 27, 2024 draft Regular Board Meeting Minutes

APRIL 10, 2024

ITEM D-2

ATTACHMENT A

NIPOMO COMMUNITY SERVICES DISTRICT

Serving the Community since 1965

DRAFT REGULAR MINUTES

MARCH 27, 2024 AT 9:00 A.M.

JON S. SEITZ BOARD ROOM 148 SOUTH WILSON STREET, NIPOMO, CA

BOARD of DIRECTOR PH, FH, RM, DAGS

ED EBY, **PRESIDENT**
DAN ALLEN GADDIS, **VICE PRESIDENT**
RICHARD MALVAROSE, **DIRECTOR**
GARY HANSEN, **DIRECTOR**
PHIL HENRY, **DIRECTOR**

PRINCIPAL STAFF

RAY DIENZO, **GENERAL MANAGER**
JANA ETTEDDGUE, **FINANCE DIRECTOR**
PETER SEVCIK, **DIRECTOR OF ENG. & OPS.**
CRAIG STEELE, **GENERAL COUNSEL**

Mission Statement:

Provide our customers with reliable, quality, and cost-effective services now and in the future.

A. CALL TO ORDER AND FLAG SALUTE

President Eby called the Regular Meeting of March 27, 2024, to order at 9:00 a.m. and led the flag salute.

B. ROLL CALL AND PUBLIC COMMENT FOR ITEMS NOT ON AGENDA

At Roll Call, all Directors were present.

There were no public comments for items not on the Agenda.

C. PRESENTATIONS AND REPORTS

C-1 DIRECTORS' ANNOUNCEMENTS OF DISTRICT AND COMMUNITY INTEREST AND REPORTS ON ATTENDANCE AT PUBLIC MEETINGS, TRAINING PROGRAMS, CONFERENCES AND SEMINARS.

Receive Announcements and Reports from Directors

Director Gaddis

- *March 19, attended Board Officers' meeting*

C-2) RECEIVE PUBLIC COMMENT ON PRESENTATIONS AND REPORTS PRESENTED UNDER ITEM C AND BY MOTION RECEIVE AND FILE PRESENTATIONS AND REPORTS

There were no public comments.

Upon the motion of Director Hansen and seconded, the Board approved receiving and filing presentations and reports.

Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Hansen, Malvarose, Henry, Gaddis, and Eby</i>	<i>None</i>	<i>None</i>

D. CONSENT AGENDA

D-1) WARRANTS [RECOMMEND APPROVAL]

SUBJECT TO BOARD APPROVAL

Nipomo Community Services District
DRAFT REGULAR MEETING
MINUTES

- D-2) APPROVE MARCH 13, 2024 REGULAR BOARD MEETING MINUTES [RECOMMEND APPROVE MINUTES]

There were no public comments.

Upon the motion of Director Henry and seconded, the Board approved Consent Agenda. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Henry, Hansen, Malvarose, Gaddis, and Eby</i>	<i>None</i>	<i>None</i>

E. ADMINISTRATIVE ITEMS

- E-1) CONSIDER REFINANCING THE 2013A AND 2013 CERTIFICATES OF PARTICIPATION AND, IF APPROPRIATE, APPROVE FEE AGREEMENTS WITH FINANCIAL CONSULTANT AND BOND COUNSEL [RECOMMEND DIRECT STAFF TO ENTER INTO FEE AGREEMENTS WITH COLUMBIA CAPITAL AND BOND COUNSEL FOR THE PURPOSE OF REFUNDING AND REFINANCING 2013A AND 2013 CERTIFICATES OF PARTICIPATION]

Jana Eteddgue, Finance Director, presented the item and answered questions from the Board.

Maryann Goodkind, Bond Counsel with Norton Rose Fulbright US LLP, answered questions from the Board

James Prichard, Managing Director for Columbia Capital Management LLC, answered questions from the Board.

Ray Dienzo, General Manager, answered questions from the Board.

Craig Steele, District Legal Counsel, answered questions from the Board.

Elizabeth Villanueva, Assistant Engineer, answered questions from the Board.

There were no public comments.

Upon the motion of Director Malvarose, and seconded, the Board approved pursuing the refunding and issuance of new debt and authorized Staff enter into fee agreements with Norton Rose Fullbright US LLP and Columbia Capital Management LLC. Vote 5-0.

YES VOTES	NO VOTES	ABSENT
<i>Directors Malvarose, Henry, Hansen, Gaddis, and Eby</i>	<i>None</i>	<i>None</i>

- E-2) REVIEW AND CONSIDER THE FINANCE DIRECTOR TITLE AND ADD ASSISTANT GENERAL MANAGER BACK INTO THE TITLE AND JOB DESCRIPTION [RECOMMEND APPROVE MODIFICATION TO FINANCE DIRECTOR/ASSISTANT GENERAL MANAGER JOB DESCRIPTION]

SUBJECT TO BOARD APPROVAL

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. R.D.
GENERAL MANAGER
DATE: APRIL 4, 2024



**INITIATE PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS
FOR STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1**

ITEM

Resolution initiating proceedings for annual levy of Street Landscape Maintenance District No. 1
[RECOMMEND ADOPT RESOLUTION]

BACKGROUND

In 2003, the Board of Directors formed Street Landscape Maintenance District No. 1 ("LMD #1") to provide the street landscape maintenance for Tract 2409 (Sculpture Homes located on Vista Verde and Ida Street). The LMD #1 was formed under Government Code Section 61601.20 and the Landscaping and Lighting Act of 1972.

Annually, the District follows the procedures outlined in the Government Code and Proposition 218 to levy the assessment on each of the 28 property owners served by the LMD #1. In order to move forward, the attached Resolution should be adopted to initiate the proceedings and appoint Director of Engineering and Operations, Peter Sevcik as the Assessment Engineer.

RECOMMENDATION

Staff recommends adopting the attached resolution initiating proceedings for annual assessment of LMD #1.

ATTACHMENT

- A. Resolution No. 2024-XXXX LMD Initiate Proceedings for Annual Assessment

APRIL 10, 2024

ITEM D-3

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2024-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR ANNUAL
LEVY OF ASSESSMENTS FOR THE STREET LANDSCAPE MAINTENANCE DISTRICT NO. 1
FOR FISCAL YEAR 2024-2025 PURSUANT TO THE PROVISIONS OF PART 2 OF
DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

WHEREAS, the Nipomo Community Services District Board of Directors (“NCS D”) has, by previous Petition and Resolution, formed the Nipomo Community Services District Street Landscape Maintenance District No. 1 (hereinafter referred to as “Street Landscape Maintenance District No. 1”) pursuant to the provisions of Government Code §61122 (prior §61601.20) and the Landscaping and Lighting Act of 1972 (hereinafter referred to as the “Act”) that provides for the levy and collection of assessments by the County of San Luis Obispo for the Nipomo Community Services District to pay for the installation, planting and maintenance of landscaping within public streets, right of ways or easements within the Nipomo Community Services District; and

WHEREAS, Street Landscape Maintenance District No. 1 and the associated assessments are in compliance with the provisions of California Constitution Article XIID; and

WHEREAS, the NCS D has appointed Peter Sevcik, a registered professional engineer, as assessment engineer for the purpose of assisting with the Annual Levy of the Street Landscape Maintenance District No. 1 and to prepare and file a report in accordance with the Act.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the Nipomo Community Services District for the Nipomo Street Landscape Maintenance District No. 1, as follows:

SECTION 1: The NCS D hereby initiates proceedings for annual levy of assessments for Street Landscape Maintenance District No. 1 for Fiscal Year 2024-2025 pursuant to the provisions of the Act.

SECTION 2: The improvements within Street Landscape Maintenance District No. 1 include: trees, shrubs, grass, other ornamental vegetation, and appurtenant facilities, including irrigation system within the Street Landscape Maintenance District No. 1. The Board of Directors does not anticipate new improvements or substantial changes in existing improvements.

SECTION 3: Engineer’s Annual Levy Report: The NCS D Board of Directors hereby orders that Peter Sevcik, District Director of Engineering and Operations and a registered professional engineer in CA, prepare the Engineer’s Annual Levy Report concerning the levy of assessments for Street Landscape Maintenance District No. 1 in accordance with *Chapter 3, Section 22622* of the Act.

Upon the motion of Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
CONFLICTS:

the foregoing resolution is hereby adopted this 10TH day of April 2024.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM
AND LEGAL EFFECT:

RAY DIENZO
General Manager and Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

TO: BOARD OF DIRECTORS
FROM: RAY DIENZO, P.E. R.D.
GENERAL MANAGER
DATE: APRIL 4, 2024



**INITIATE PROCEEDINGS FOR ANNUAL LEVY OF ASSESSMENTS
FOR BLACKLAKE STREET LIGHTING MAINTENANCE
ASSESSMENT DISTRICT 2022-1**

ITEM

Resolution initiating proceedings for annual levy of Blacklake Street Lighting Maintenance Assessment District 2022-1 [RECOMMEND ADOPT RESOLUTION]

BACKGROUND

In 2022, the Board of Directors formed the Blacklake Street Lighting Maintenance Assessment District 2022-1 ("Blacklake SLMD") to provide the street lighting for the Blacklake Village area. The Blacklake SLMD was formed under Part 2 of Division 15 of the California Streets and Highways Code, commonly known as the Landscape and Lighting Act of 1972 and Proposition 218.

Annually, the Blacklake SLMD follows the procedures outlined in the Government Code and Prop. 218 to levy the assessment on the 557 Equivalent Single-Family Dwellings. In order to move forward, the attached Resolution should be adopted to initiate the proceedings and appoint Director of Engineering and Operations, Peter Sevcik as the Assessment Engineer.

RECOMMENDATION

Staff recommends adopting the attached resolution initiating proceedings for annual assessment of Blacklake SLMD.

ATTACHMENT

- A. Resolution No. 2024-XXXX BL Street Light Initiate Proceedings for Annual Assessment

APRIL 10, 2024

ITEM D-4

ATTACHMENT A

**NIPOMO COMMUNITY SERVICES DISTRICT
RESOLUTION NO. 2024-XXXX**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
NIPOMO COMMUNITY SERVICES DISTRICT INITIATING PROCEEDINGS FOR THE
LEVY AND COLLECTION OF ASSESSMENTS WITHIN BLACKLAKE STREET LIGHTING
MAINTENANCE ASSESSMENT DISTRICT NO. 2022-1 FOR FISCAL YEAR 2024-2025, AND
ORDERING THE PREPARATION OF AN ENGINEER'S REPORT PURSUANT TO THE LANDSCAPING
AND LIGHTING ACT OF 1972, PART 2 OF
DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE**

WHEREAS, the Nipomo Community Services District ("NCSD") Board of Directors has, by previous Petition and Resolution, formed the Blacklake Street Lighting Maintenance Assessment District No. 2022-1 ("Blacklake SLMD") pursuant to the provisions of Government Code Section 61122 and the Landscaping and Lighting Act of 1972 ("the Act"). The Blacklake SLMD provides for the levy and collection of assessments by the County of San Luis Obispo for the NCSD to pay for the costs of installing, maintenance and servicing of public street light improvements and facilities in the neighborhood within the boundaries of the NCSD commonly known as "Blacklake," and

WHEREAS, Blacklake SLMD and the associated assessments are in compliance with the provisions of California Constitution Article XIID and applicable statute; and

WHEREAS, the NCSD has appointed Peter Sevcik, a registered professional engineer, as assessment engineer for the purpose of assisting with the Annual Levy of the Assessment for Blacklake SLMD by preparing and filing an engineer's report in accordance with the Act.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED by the Board of Directors of the NCSD for the Blacklake SLMD, as follows:

SECTION 1: The Board hereby initiates proceedings for annual levy of assessments for Blacklake SLMD No. 2022-1 for Fiscal Year 2024-2025 pursuant to the provisions of the Act.

SECTION 2: The improvements within Blacklake SLMD include the installation, maintenance, and servicing of public street lighting improvements and facilities within the neighborhood in the NCSD commonly known as Blacklake. Based on the advice of staff, the Board does not anticipate new improvements or substantial changes in existing improvements in the upcoming fiscal year.

SECTION 3: The Board hereby directs that Peter Sevcik, District Director of Engineering and Operations and a registered professional engineer in California, to prepare the Engineer's Report concerning the levy of assessments for fiscal year 2024-25 for the Blacklake SLMD in compliance with Article 4 of Chapter 1 of the Act and Section 4 of Article XIID of the California Constitution.

Upon the motion of Director _____, seconded by Director _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
CONFLICTS:

the foregoing resolution is hereby adopted this 10TH day of April 2024.

ED EBY
President of the Board

ATTEST:

APPROVED AS TO FORM
AND LEGAL EFFECT:

RAY DIENZO
General Manager and Secretary to the Board

CRAIG A. STEELE
District Legal Counsel

TO: BOARD OF DIRECTORS
REVIEWED: RAY DIEZO, P.E. R.D.
GENERAL MANAGER
FROM: PETER V. SEVCIK, P.E.
DIRECTOR OF
ENGINEERING & OPERATIONS
DATE: APRIL 4, 2024

AGENDA ITEM
D-5
APRIL 10, 2024

**AUTHORIZE TASK ORDER WITH MKN & ASSOCIATES INC.
FOR UPDATE OF THE DISTRICT STANDARD SPECIFICATIONS
FOR WATER AND SEWER SYSTEM IMPROVEMENTS**

ITEM

Authorize Task Order with MKN & Associates, Inc. for preparation of update to District Standard Specifications for Water and Sewer System Improvements in the amount of \$49,680 [RECOMMEND BY MOTION AND ROLL CALL VOTE AUTHORIZE STAFF TO EXECUTE TASK ORDER IN THE AMOUNT OF \$49,680 WITH MKN & ASSOCIATES, INC.]

BACKGROUND

The Standard Specifications for Water and Sewer System Improvements ("Standard Specifications") govern the design and construction of water and sewer infrastructure in the Nipomo Community Services District ("District"). The Standard Specifications clearly define expectations for installation of water mains, sewer mains and all related appurtenances by private developers and contractors installing improvements for District acceptance for ownership, operation, and maintenance.

In August 2019, the Board of Directors ("Board") adopted a minor update to the District's Standard Specifications based on minor inconsistencies in the District's standards and changes to manufacturers' part numbers. The last major update to the District's Standards Specifications was completed in May 2011. Staff is proposing a comprehensive update of the District Standard Specifications including:

- Updating references to applicable codes
- Updating design criteria
- Updating technical specifications
- Updating standard drawings
- Updating referenced manufacturers' part numbers
- Inclusion of additional acceptable manufacturers

Staff requested that MKN & Associates, Inc. provide a proposal for preparation of the Standards Specifications for Water and Sewer System Improvements Update. MKN & Associates, Inc. submitted the attached proposal to perform the work for a not to exceed amount of \$49,680. In accordance with the District's Purchasing Policy, MKN is uniquely knowledgeable and qualified because MKN provides the District with improvement plan review and engineering support for developments within the District.

FISCAL IMPACT

The total contract cost is \$49,680. In addition, preparation of the update is expected to involve budgeted staff time.

STRATEGIC PLAN

Goal 2. FACILITIES THAT ARE RELIABLE, ENVIRONMENTALLY SENSIBLE AND EFFICIENT.

Plan, provide for and maintain District facilities and other physical assets to achieve reliable, environmentally sensible, and efficient District operations.

RECOMMENDATION

Staff recommends that the Board, by motion and roll call vote, authorize staff to execute a Task Order for the District Standard Specifications for Water and Sewer System Improvements Update with MKN & Associates, Inc. in the amount of \$49,680.

ATTACHMENTS

- A. MKN & Associates Project Scope, Schedule, and Budget dated March 25, 2024

APRIL 10, 2024

ITEM D-5

ATTACHMENT A



354 Pacific Street
San Luis Obispo, CA 93401
805-329-4773 **PHONE**

March 25, 2024

Elizabeth Villanueva
Assistant Engineer
Nipomo Community Services District
(Submitted Electronically)

Re: Standard Specifications for Water and Sewer System Improvements Update

Dear Elizabeth,

MKN & Associates, Inc., (MKN) is pleased to provide this proposal for updating the District's Standard Specifications for Water and Sewer System Improvements.

Project Background

The District Standards were previously updated in August of 2019 by District staff mainly to add commonly required standard drawings that were not currently included and to update specific product or materials references that were no longer available or desired. The District is now interested in updating all sections of the current Standard Specifications, including, but not limited to, references to applicable codes, design criteria, technical specifications, and standard drawings. In addition, the District is interested in including additional water and sewer technical specifications and drawings to provide standards and/or specifications, as appropriate, for items that are currently not covered.

Scope of Work

Task Group 1 – Project Management

Task 1.1 Project Management

MKN will provide overall project management, which includes supervision of in-house staff, planning and monitoring of contract budget and schedule, and coordination with the District and MKN's project team.

Task 1.2 QA/QC

MKN will provide senior technical review and implement our quality assurance and quality control (QA/QC) measures throughout the project.



Task 1.3 Meetings

MKN has included two (2) meetings and a workshop as part of this scope of services. The following meetings are included:

1. Kick Off Meeting
2. Draft Standards Review Meeting

Deliverables: Agendas/Meeting Notes (2 total)

Task 1.4 Standard Specifications Workshop

MKN will coordinate and lead a Workshop with District staff early in development of the Draft Specifications Package. The goal of the workshop is to review currently missing or outdated elements of the Standard Specifications based on staff experience and to discuss additional standards, design elements, and drawings to be included. These discussions and decisions made during the workshop will be used in developing the draft submittal. It is anticipated the workshop will be held at the District's Operations Center.

Deliverables: Agendas/Meeting Notes (1 total)

Task Group 2 – Standard Specifications Review

MKN will review the District Standard Specifications for familiarity, and will assess sections that are outdated, obsolete, referenced elsewhere, and identify specifications or standard drawings that may be missing or are recommended for inclusion in the updated Specifications. MKN will also review standard plans and specifications from up to three similar agencies to optimize the District's current documents.

Task Group 3 – Standard Specification Package

Task 3.1 Draft Standard Specification Package

MKN will utilize the District's existing specifications to the extent practicable as the foundation for the updates. There will be instances where specifications or drawings require significant updates that essentially require a whole new specification or drawing, while others may only require minor changes to text and/or equipment. After the initial workshop review of similar agency's standards, there may be several new specifications or drawings that the District would like to incorporate. It is assumed the District has CAD files for existing drawings.

MKN assumes the following documents will be reviewed and updated or added, as needed:

- General Conditions
- Water System Design Criteria
- Sewer System Design Criteria
- Technical Specifications – Up to 25 Specifications (20 currently)
- Standard Water Drawings – Up to 30 drawings (25 currently)
- Standard Sewer Drawings – Up to 16 drawings (12 currently)
- Appendices – Forms, Water Main Separation Requirements, Water Demand Rates and Peaking Factors, Sewer Flow Rates and Peaking Factors



Task 3.2 Final Standard Specification Package

After the Draft Standard Specification Package review meeting and obtaining comments from the District, MKN will review all District comments and incorporate the comments into the final package. Additional review comments (if any) will be incorporated, and the package will be finalized.

Deliverables:

- Draft and Final Drawings in electronic format (PDF and AutoCAD files)
- Draft and Final General Conditions, Design Criteria, Technical Specifications, and Appendices in electronic format (PDF and MS Word)

Fee Estimate

MKN proposes to complete this work on a time and materials basis with a budget not to exceed \$49,580, based on the 2024 MKN rate schedule (attached). The estimated level of effort is attached.

Schedule

MKN has developed the following schedule for the project. The schedule is based on adoption of the updated Standard Specifications in September of this year.

Task	Schedule
Notice to Proceed	4/11/24
Kick Off Meeting	4/18/24 (1 week from Notice to Proceed)
Standard Specifications Workshop	5/9/24 (3 weeks from Kick Off Meeting)
Draft Standard Specifications Submittal	6/13/24 (5 weeks from Workshop)
District Review Comments	7/11/24 (4 weeks from Draft Submittal)
Final Standard Specifications Submittal	8/1/24 (3 weeks from receipt of comments)
District Final Review and Revisions	8/29/24 (4 weeks from Final Submittal)



We would like to express our thanks to the District for the opportunity to work on this important project. Should you have any questions or wish to discuss any of the information presented herein, please do not hesitate to contact me at your convenience. My phone number is (805) 602-6944 and email is jreichmuth@mknassociates.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'JJ Reichmuth', written in a cursive style.

JJ Reichmuth
Project Engineer

Attachments

Estimated Level of Effort
2024 MKN Rate Schedule

NCS
Standard Specification Update



	Principal Engineer	Assistant Engineer II	Senior Designer	Total Hours (MKN)	Labor (MKN)	Total Fee
Hourly Rates	245	155	170			
Task Group 1: Project Management						
Task 1.1 Project Management	6			6	\$1,470	\$ 1,470
Task 1.2 QA/QC	12			12	\$2,940	\$ 2,940
Task 1.3 Meetings	4	6		10	\$1,910	\$ 1,910
Task 1.4 Standard Specifications Workshop	4	6		10	\$1,910	\$ 1,910
Subtotal	26	12	0	38	\$ 8,230	\$ 8,230
Task Group 2: Standard Specifications Review						
Existing Standard Review	4	10		14	\$2,530	\$ 2,530
Review of Similar Agency Standards	2	14		16	\$2,660	\$ 2,660
Subtotal	6	24	0	30	\$ 5,190	\$ 5,190
Task Group 3: Standard Specification Package						
Task 3.1 Draft Standard Specification Package						
General Conditions	4	8		12	\$2,220	\$ 2,220
Water and Sewer Design Criteria	8	8		16	\$3,200	\$ 3,200
Technical Specifications	12	16		28	\$5,420	\$ 5,420
Standard Drawings	12	16	40	68	\$12,220	\$ 12,220
Appendices	4	8		12	\$2,220	\$ 2,220
Task 3.2 Final Standard Specification Package	16	28	16	60	\$10,980	\$ 10,980
Subtotal	56	84	56	196	\$ 36,260	\$ 36,260
TOTAL BUDGET	88	120	56	264	\$49,680	\$ 49,680



2024 FEE SCHEDULE

CATEGORY	POSITION	HOURLY RATE
Communications and Administrative	Administrative Assistant	\$110
	Strategic Communications Coordinator	\$115
	Strategic Communications Specialist	\$140
Designers and Technicians	CAD Technician I	\$130
	CAD Design Technician II	\$150
	Senior Designer	\$170
Planning	GIS Specialist	\$165
	Planner I	\$185
	Planner II	\$195
	Senior Planner	\$205
Engineers	Engineering Technician	\$100
	Assistant Engineer I	\$135
	Assistant Engineer II	\$155
	Project Engineer I	\$180
	Project Engineer II	\$195
	Senior Engineer I	\$210
	Senior Engineer II	\$220
	Senior Engineer III	\$235
	Principal Engineer	\$245
Project Management	Project Manager	\$220
	Senior Project Manager	\$254
	Project Director	\$275
	Senior Project Director	\$295
Construction Management Services	Scheduler	\$170
	Construction Inspector	\$190
	Assistant Resident Engineer	\$190
	Resident Engineer	\$202
	Construction Manager	\$220
	Principal Construction Manager	\$259

The foregoing Billing Rate Schedule is effective through December 31, 2024 and will be adjusted each year after at a rate of 2 to 5%.

DIRECT PROJECT EXPENSES

Outside Reproduction	Cost + 10%
Subcontracted or Subconsultant Services	Cost + 10%
Travel & Subsistence (other than mileage)	Cost
Auto Mileage	Current IRS Rate