



Okahara and Associates, Inc.

ENGINEERS AND LANDSCAPE ARCHITECTS

January 8, 2021
Letter No. 67665
Reference No. 220-711

Leilani Community Association (LCA)
13-3441 Moku St
Pahoa, HI 96778

Subject: Leilani Estates Subdivision
Asphalt Pavement Roadways Restoration Proposal

Dear Sirs:

We are pleased to submit a revised fee proposal for the above referenced project as follows:

PROJECT DESCRIPTION

Location: Leilani Estates, Hawaii Island, Hawaii
Use: Private Roadways
Client: Leilani Community Association (LCA)

SCOPE OF WORK (SOW)

Okahara and Associates, Inc. (Okahara) understanding of the project scope is based on the information received by email on 12/4/2020 and a zoom meeting on 12/10/2020.

Specifically, the scope of work includes the following:

1. Site assessment that confirms or modifies the limits of the types of improvements. Namely:
 - a. Resurfacing – Minor surface preparations and new resurface pavements.
 - b. Milling and Filling – Cold plane to a certain depth and replace that depth with new pavement.

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- c. Pavement Reconstruction – remove the pavement and poor-quality base course and replace with new base course and pavement.
2. Provide a graphical presentation of the limits of the three types of pavement repairs / treatments by respective Phasing designated by LCA.
3. Provide specifications for each type of pavement repair / treatment, including typical section details. The specifications and details will be used by prospective Contractors to provide bids to LCA and by the selected Contractor to perform the construction work.
4. Assist in soliciting three bids from reputable contractors and in selecting the winning bidder.
5. Provide construction administration services, which includes reviewing material submittals, conducting two (2) site visits, addressing Requests for Information (RFIs), and performing one final punch list inspection after construction is complete and while the Contractor is still mobilized on-site. Construction administration services also includes coordinating with the selected Contractor on the cost and different types of construction involved to provide LCA with a successful repair project.

ASSUMPTIONS AND EXCLUSIONS

1. Work shall be completed to the prevailing Standard of Care.
2. No construction drawings will be provided.
3. No grading permit will be pursued. Note that this work would technically require a grading permit due to the volume of pavement (over 100 cubic yards of material) to be laid down and the surface area affected (over one acre). If a grading permit is desired by LCA, the permit could take six months to obtain because of the review by the State Historic Preservation Division (SHPD) review and approval process.
4. No environmental work.
5. No cost estimating.
6. No topographic mapping.

7. No geotechnical engineering and report.
8. Anything not included in this proposal.

FEES

The total engineering fee for the design work is **\$9,034.00**. See attached breakdown.

If for any reason work is not completed in one (1) year fees shall be renegotiated.

Additional requested services and Time and Materials contract will be billed based on the following standard rates:

Principal:	\$ 230.00 / hour
Senior Engineer:	\$ 184.00 / hour
Project Engineer:	\$ 146.00 / hour
Senior CAD Operator:	\$ 130.00 / hour
Clerical:	\$ 88.00 / hour

PAYMENT

Method of billing shall be on a monthly basis for work completed. Nonpayment by Client after 30 days of invoice will result in a 1.5% per month interest charge on the unpaid balance.

AUTHORIZATION TO PROCEED

To authorize us to begin work, please indicate acceptance and approval and return the original of this letter or provide a service contract with terms and conditions for our review and acceptance.

Thank you for the opportunity of being of service to you. Proposal shall be valid for 60 days.

Sincerely,
Okahara and Associates, Inc.