



SUBJECT: APPROVAL OF CHANGE ORDER NO. TWO FOR CONTRACT NO. 25-124P WITH PND ENGINEERS, INC. FOR THE WOLF AND HART LAKES DRAINAGE STUDY AND IMPROVEMENTS DESIGN PROJECT TO ADD \$229,230 FOR DESIGN SERVICES AND EXTEND THE COMPLETION DATE TO DECEMBER 31, 2028.

AGENDA OF: May 5, 2026

ASSEMBLY ACTION:

Approved under the consent agenda 05/05/26 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Originator	X  <small>Signed by: Jason Kewin</small>
Project Management Division Manager	X Cole Branham <small>Signed by: Cole Branham</small>
Public Works Director	X Tom Adams, P.E. <small>Signed by: Tom Adams</small>
Purchasing Director	X R Krafft <small>Signed by: Rocco Krafft</small>
Finance Director	X  Recoverable Signature X Cheyenne Heindel <small>Signed by: Cheyenne Heindel</small>
Borough Attorney	X Nicholas Spiropoulos <small>Signed by: Nicholas Spiropoulos</small>
Borough Manager	X Michael Brown <small>Signed by: Mike Brown</small>
Borough Clerk	X Lonnie Mckee <small>Signed by: Lonnie Mckee</small>

Fiscal Note (1p)

ATTACHMENT (S): Fee Proposal (12pp)
Design Fee Proposal (12pp)

SUMMARY STATEMENT: On May 9, 2025, Purchasing awarded contract no. 25-124P, to PND Engineers, Inc., for the Wolf and Hart Lakes Drainage Study and Improvements Design Project for \$124,919. The contract expiration date is December 31, 2026.

The study was completed on October 31, 2025 and identified possible improvements to mitigate flooding problems for three locations. Four alternatives for these three locations were developed and advanced to a conceptual level of design, and rough-order-of-magnitude (ROM) Cost Estimates were developed for the improvements.

Change Order No. 1, added \$2,636, for the consultant to attend the January 2026 Mat-Su Transportation Fair to present the Wolf & Hart Lake Drainage Study.

Change Order No. 2, requests to add \$229,230 for Design Services for progressing the design of two of the improvements recommended by the study. The first improvement is for Alternative A Wolf Creek crossing near the intersection of E. Hart Lake Loop and N. Horizon View Drive, for a total design fee of \$111,892. The second improvement is for replacing the culvert for the Hart Creek beneath E. Hart Lake Loop, for a total design fee of \$117,338.

The Administration requests approval of final completion date extension for contract no. 25-124P, to December 31, 2028, to allow the contractor time to complete the remaining work needed for this project, including design and support through construction and project close-out. All other terms of the agreement remain unchanged.

Additionally, the Administration requests authority to extend this contract up to 90 days for unforeseen circumstances.

RECOMMENDATION OF ADMINISTRATION: Approve Change Order No. Two for Contract No. 25-142P with PND Engineers, Inc. for the Wolf and Hart Lakes Drainage Study and Improvements Design Project to add \$229,230 and extend the completion date to December 31, 2028.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: May 5, 2026

SUBJECT: APPROVAL OF CHANGE ORDER NO. TWO FOR CONTRACT NO. 25-124P WITH PND ENGINEERS, INC. FOR THE WOLF AND HART LAKES DRAINAGE STUDY AND IMPROVEMENTS DESIGN PROJECT TO ADD \$229,230 FOR DESIGN SERVICES AND EXTEND THE COMPLETION DATE TO DECEMBER 31, 2028.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$229,230.00	FUNDING SOURCE Road & Bridges Capital Projects
FROM ACCOUNT # 430.000.000 4XX.XXX	PROJECT # 35003-9702
TO ACCOUNT:	PROJECT #
VERIFIED BY: X M e r i s s a C a r r e l l 4 / 2 3 / 2 0 2 6 S i g n e d b y : M e r i s s a C a r r e l l	

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL	229.2					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds	229.2					
Other						
TOTAL	229.2					

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature X C h e y e n n e H e i n d e l
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Signed by: Cheyenne Heindel



ENGINEERS, INC.

March 31, 2026

251045

Mike Campfield
Project Manager
Matanuska Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

SUBJECT: PROFESSIONAL ENGINEERING SERVICES PROPOSAL - Wolf & Hart Lake Drainage Study & Improvements Design
HART CREEK AT HART LAKE LOOP CURVE

Mr. Campfield:

PND Engineers, Inc. (PND) is pleased to provide a fee proposal for progressing the Hart Creek crossing beneath E. Hart Lake Loop. This will involve replacing the culvert under E. Hart Lake Loop according to the Wolf & Hart Lake Drainage Study recommendations. It does not include replacement of the driveway culvert immediately upstream of the E. Hart Lake Loop crossing. We assume the culverts will be designed to provide fish passage, while accounting for space constraints associated with available right-of-way and adjacent private property. The following tasks are proposed.

PND recently submitted a fee proposal letter for work on Wolf Creek at E. Hart Lake Loop and Horizon View Drive. The fees presented in this proposal for Hart Creek assume that both projects are awarded together, making certain tasks more efficient.

Environmental Support

Based on previous project involvement, we assume that The Matanuska-Susitna Borough (MSB) will develop permit applications and submit them to the appropriate agencies. PND will prepare permit drawings, a project description, and calculations of environmental impact quantities to support the permit application effort.

Deliverables

- Permit Drawings
- Detailed Project Description
- Environmental Impact Quantities

Schedule & Fee

We anticipate providing draft documentation and calculations based on the plans-in-hand design. We propose to complete this task for a fixed fee of \$7,616.

Geotechnical Investigation

PND will conduct a geotechnical exploration near the intersection of E. Hart Lake Loop and E. Rutan Avenue. One borehole will be advanced to a depth of 50 feet in the roadway shoulder. A PND geotechnical engineer will collect soil samples for laboratory testing at our Anchorage facility. PND will prepare draft and final geotechnical reports summarizing subsurface conditions, data collected, and recommendations for design. It is assumed that the drilling would occur during the same mobilization as the one at Horizon View Drive.

Deliverables

- Draft & Final Geotechnical Report

Schedule & Fee

The draft report will be submitted with the plans-in-hand deliverables for a fixed fee of \$21,034. The final report will be submitted within one month of receipt of comments on the draft report.

Hydrologic & Hydraulic Design

PND conducted a hydrologic analysis and preliminary hydraulic analysis during development of the Wolf & Hart Lake Drainage Study report and will use design flows established during that effort for design. As design progresses, PND will refine the existing HY-8 models based on updated design conditions. Although an initial survey was completed for the drainage study, the requirement for fish passage was not known at the time of survey. PND will conduct a site visit with this consideration in mind, collecting bankfull measurements and conducting pebble counts to support fish passage design. PND will prepare draft and final hydrologic and hydraulic reports summarizing the analysis and providing recommendations for fish passage design.

Deliverables

- Draft & Final Hydrologic & Hydraulic Report

Schedule & Fee

PND will conduct a site visit to collect measurements and perform a pebble count as soon as site conditions allow. This site visit will occur during the same time as the Wolf Creek site visit. PND will update the hydraulic analysis and prepare a draft hydrologic and hydraulic report to be delivered with the plans-in-hand deliverable. The final report will be submitted with the pre-PS&E deliverable. We propose to complete this task for a fixed fee of \$15,660.

Plans, Specifications, & Estimate (PS&E)

PND completed concept-level design during the drainage study task; therefore, minimal effort is required to advance the design to the preliminary design level. PND will provide additional deliverables at the plans-in-hand, pre-PS&E, and final PS&E milestones, including comment resolution with MSB and other stakeholders following each deliverable prior to progressing to the next submittal. Deliverables will include plans, specifications (MSB special provisions to Alaska DOT&PF Standard Specifications for Highway Construction), and a construction cost estimate.

Deliverables

- PS&E for the following milestones:
 - Preliminary Design
 - Plans-in-Hand
 - Pre-PS&E
 - Final PS&E
- Cross-sections
- Construction Schedule
- Advertisement Package
- Comment responses from previous milestone deliverables

Schedule & Fee

We anticipate Notice to Proceed (NTP) in early April. After NTP, we would schedule a kickoff meeting to review the concept design from the Wolf & Hart Lake Drainage Study to confirm the path forward with MSB. A site visit would be conducted as soon as snow- and ice-free conditions allow for a stream assessment, which will inform progression of the plans-in-hand deliverable. The approximate schedule is as follows:

- Preliminary – May 2026
- Plans-in-hand – July 2026
- Pre-PS&E – September 2026
- Final PS&E – November 2026
- Advertisement Package – December 2026

We propose to complete this task for a fixed fee of \$55,950.

Bidding Assistance and Design Closeout

As part of this task, PND will attend the pre-bid meeting and assist MSB with answering questions, preparing addenda, and generally supporting the bid process. Following bidding, PND will prepare conformed documents for construction.

Deliverables

- Conformed Documents

Schedule & Fee

We anticipate bid advertisement in early December 2026. We propose to complete this task for a fixed fee of \$3,702.

Easements

The project consists of replacing one long culvert and regrading the stream channel. Temporary construction easements will be required on the upstream and downstream lots where the culvert is being replaced and associated stream grading. Permanent drainage easements are proposed for Hart Creek at the following lots:

- Concord Block 1, Lot 1
- Concorde Block 1, lot 2
- Concorde Block 2, Lot 2
- Concorde Block 2, Lot 1

The fee proposal includes preparation of legal descriptions and exhibit drawings for a total of four (4) easements. PND will prepare legal descriptions and exhibit drawings, while MSB's legal team will prepare and record the formal easement documents.

Survey completed during the drainage study was limited, and additional field survey will be required to support easement document preparation.

Deliverables

- (3) Temporary Construction Easement Legal Descriptions & Drawing Exhibits
- (5) Permanent Drainage Easement Legal Descriptions & Drawing Exhibits

Schedule & Fee

Survey to support the easement effort will be conducted as soon as snow-free conditions allow. PND will prepare easement documents following review of the plans-in-hand deliverable to ensure MSB concurrence with easement locations. We propose to complete this task for a fixed fee of \$13,376.

PND proposes to complete the above design and easement tasks for a total fixed fee price of \$117,338.

We appreciate the opportunity to submit this proposal for field work and design of the Hart Creek crossing of Hart Lake Loop. Please feel free to contact us if you have any questions. We look forward to continuing to work with MSB on this project.

Sincerely,

PND Engineers, Inc.



Alex Jefferies, PE
Principal Engineer



Doug Kenley, PE
Vice President

Attachments:

- 1) Hart Creek at Hart Lake Loop Design Fee Proposal
- 2) Hart Creek at Hart Lake Loop Design Draft Design Schedule

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave

Task: Summary

3/31/2026

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by:

AJ

FEE SUMMARY

TASK	DESCRIPTION	TOTAL
1	Environmental Support	\$7,616
2	Geotechnical Investigations/Recommendations	\$21,034
3	Hydrologic & Hydraulic Design	\$15,660
4	Plans, Specifications, & Estimate	\$55,950
5	Assistance during Bidding & Design Project Closeout	\$3,702
6	Easement Preparation	\$13,376
		\$117,338

Notes:

1. See specific notes on each task sheet.
2. Fees assume this project and Wolf Creek at Skyvan/Horizon View are awarded at the same time in order to slightly reduce field fees.
Site investigations/survey would be conducted together.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave
 Task: 1.0 Environmental Support
 CLIENT: Matanuska Susitna Borough
 PROPOSAL NUMBER: 251045

3/31/2026

Prepared by: AJ

LABOR:

1.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		1							1	\$240
b Project Description			2	8					10	\$1,856
c Draft Permit Drawings		1		4	16				21	\$3,396
d Draft Permit Quantities				2	8				10	\$1,578
e Final Permit Document Assistance		1			2				3	\$546
f										\$0
Subtotal	0	3	2	14	26	0	0	0	45	\$7,616
									Labor Total	\$7,616

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
Exps. Total:				\$0
Task Total				\$7,616

NOTES:

1. PND assumes that the MSB is preparing the permit applications and submitting them. PND will provide a project description, permit drawings, and quantities to support application development.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave

3/31/2026

Task: 2.0 Geotechnical Investigations/Recommendations

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

2.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		1							1	\$240
b Field Prep and Coordination					4				4	\$612
c Field Investigation					8				8	\$1,224
d Data Reduction and Analysis					6				6	\$918
e Draft & Final Geotechnical Report					30				30	\$4,590
f QC Reviews		8								\$1,920
Subtotal	0	9	0	0	48	0	0	0	49	\$9,504
									Labor Total	\$9,504

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a Drilling Subcontractor	LS	\$6,500.00	1	\$6,500
b Traffic Control for Drilling	LS	\$4,000.00	1	\$4,000
c Laboratory Testing	LS	\$1,030.00	1	\$1,030
d Misc. Consumables	LS	\$150.00		\$0
e				
Exps. Total:				\$11,530
Task Total				\$21,034

NOTES:

1. Geotech exploration to include one day of drilling, including (1) 50-foot hole in the road shoulder.
2. It is assumed that traffic control will be required due to the blind curve and location of the crossing.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave

3/31/2026

Task: 3.0 Hydrologic & Hydraulic Design

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

3.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		2							2	\$480
b Field Reconnaissance			2		2				4	\$746
c Finalize H&H			4		8				12	\$2,104
d Draft H&H Report		2	12		40				54	\$9,240
e Final H&H Report		1	2		8				11	\$1,904
f QC Reviews			4		2					\$1,186
Subtotal	0	5	24	0	60	0	0	0	83	\$15,660
									Labor Total	\$15,660

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
Exps. Total:				\$0
Task Total				\$15,660

NOTES:

1. This task will build off of the draft hydrology & hydraulics conducted as part of the Wolf & Hart Lake Drainage Study.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave

3/31/2026

Task: 4.0 Plans, Specifications, & Estimate

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

4.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management	4	4							8	\$1,980
b Preliminary Design		1	2	4					7	\$1,388
c Plans-in-Hand		2	24	12	72			6	116	\$19,782
d Pre-PS&E		4	12	14	90			2	122	\$20,142
e Final PS&E		2	4	4	14				24	\$4,210
f Advertisement Package		1	1	4					6	\$1,168
g Meetings and Coordination		8	8						16	\$3,680
h QC Reviews		4	12						16	\$3,600
Subtotal	4	26	63	38	176	0	0	8	315	\$55,950
									Labor Total	\$55,950

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
			Exps. Total:	\$0
			Task Total	\$55,950

NOTES:

1. Assumes that design progresses the Alternative A concept of Wolf Creek from the Wolf & Hart Lake Drainage Study.
2. It is assumed that the road would be reconstructed to existing conditions.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave

3/31/2026

Task: 5.0 Assistance during Bidding & Design Project Closeout

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

5.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		1							1	\$240
b Pre-bid Meeting		2		2					4	\$834
c Responses to Questions, Addenda, Etc.		1		4					5	\$948
d Conformed Document Preparation		2			4		4		10	\$1,680
e									0	\$0
f									0	\$0
g									0	\$0
h									0	\$0
Subtotal	0	6	0	6	4	0	0	4	20	\$3,702
									Labor Total	\$3,702

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
Exps. Total:				\$0
Task Total				\$3,702

NOTES:

- 1.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Hart Creek at Hart Lake Lp/Rutan Ave
 Task: 6.0 Easement Preparation
 CLIENT: Matanuska Susitna Borough
 PROPOSAL NUMBER: 251045

3/31/2026

Prepared by: AJ

LABOR:

6.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Senior Surveyor \$170.00	Senior Surveyor \$154.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management	2					3			5	\$1,020
b Additional Field Survey - control & boundaries						3	12		15	\$2,358
c Deliverables - Prelim Exhibits & Legal (8 easements)						36			36	\$6,120
d Deliverables - Final Exhibits & Legals (8 easements)	4					6			10	\$2,040
e QA/QC, Client Review and Communication, Redlines	2					6	2		10	\$1,838
f									0	\$0
g									0	\$0
h									0	\$0
Subtotal	8	0	0	0	0	54	14	0	76	\$13,376
									Labor Total	\$13,376

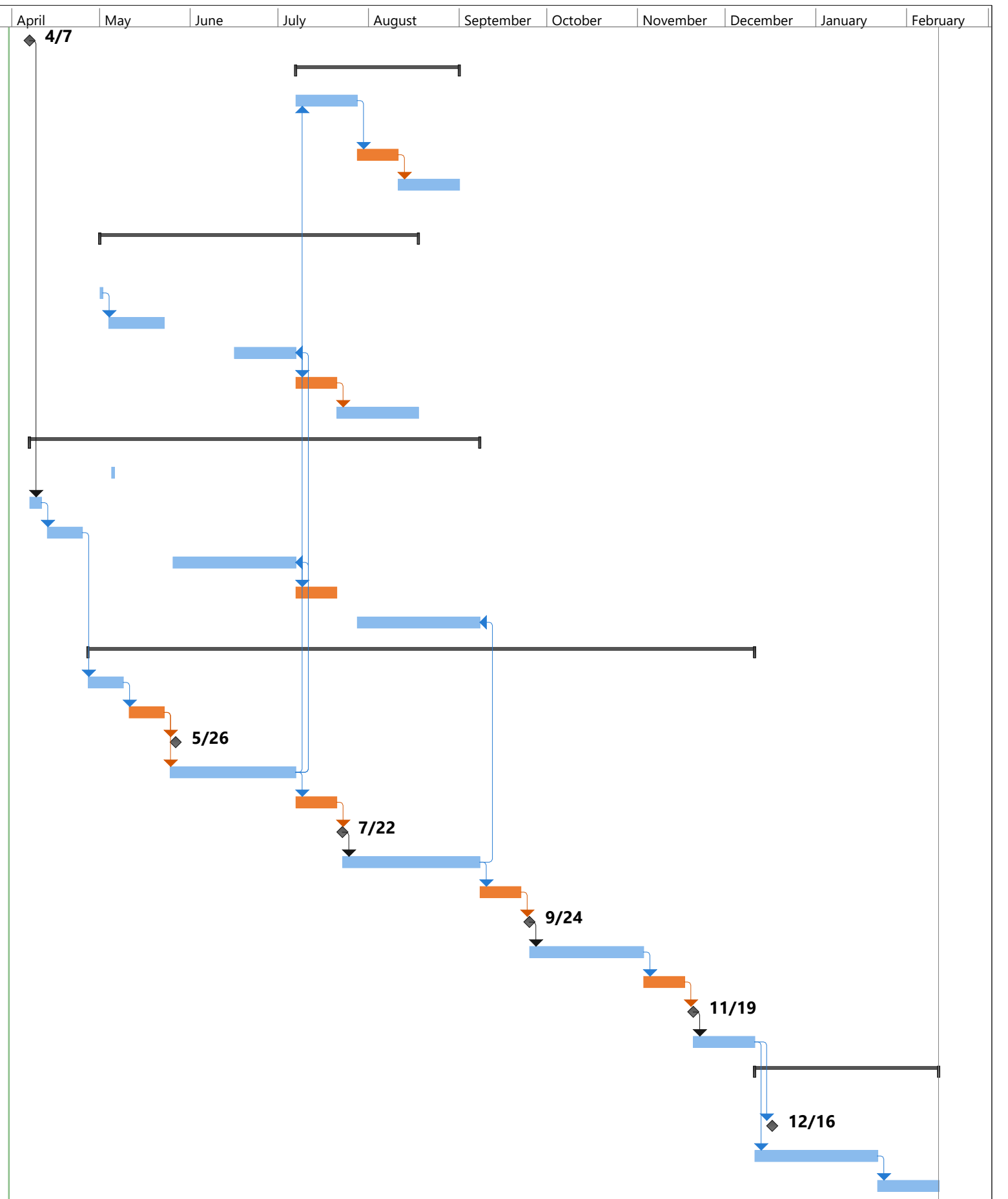
EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
			Exps. Total:	\$0
			Task Total	\$13,376

NOTES:

1. Assumes 2 temporary easements and 4 permanent easements.
2. PND to write legal descriptions and prepare exhibits. MSB legal team to prepare easement documents and record them.

ID	Task	Task Name	Duration	Start	Finish	March	April	May	June	July	August	September	October	November	December	January	February
1		Notice to Proceed (assumed)	0 days	Tue 4/7/26	Tue 4/7/26		4/7										
2		Task 1. Environmental Support	40 days	Tue 7/7/26	Mon 8/31/26												
3		Draft Drawings, Project Description, Quantities	15 days	Tue 7/7/26	Mon 7/27/26												
4		MSB Review	10 days	Tue 7/28/26	Mon 8/10/26												
5		Final Drawings, Project Description, Quantities	15 days	Tue 8/11/26	Mon 8/31/26												
6		Task 2. Geotechnical Investigation/Recommendations	77 days	Fri 5/1/26	Mon 8/17/26												
7		Site Investigation	1 day	Fri 5/1/26	Fri 5/1/26												
8		Lab Testing and Analysis	15 days	Mon 5/4/26	Fri 5/22/26												
9		Draft Geotechnical Report	15 days	Tue 6/16/26	Mon 7/6/26												
10		MSB Review	10 days	Tue 7/7/26	Mon 7/20/26												
11		Final Geotechnical Report	20 days	Tue 7/21/26	Mon 8/17/26												
12		Task 3. Hydrologic & Hydraulic (H&H) Design	110 days	Tue 4/7/26	Mon 9/7/26												
13		Site Visit	1 day	Tue 5/5/26	Tue 5/5/26												
14		Hydrologic Analysis	4 days	Tue 4/7/26	Fri 4/10/26												
15		Hydraulic Analysis	10 days	Mon 4/13/26	Fri 4/24/26												
16		Draft H&H Report	30 days	Tue 5/26/26	Mon 7/6/26												
17		MSB Review	10 days	Tue 7/7/26	Mon 7/20/26												
18		Final H&H Report	30 days	Tue 7/28/26	Mon 9/7/26												
19		Task 4. Plans, Specifications, & Estimate	164 days	Mon 4/27/26	Thu 12/10/26												
20		Preliminary Design	10 days	Mon 4/27/26	Fri 5/8/26												
21		MSB Review	10 days	Mon 5/11/26	Fri 5/22/26												
22		Comment Resolution Meeting	0 days	Tue 5/26/26	Tue 5/26/26												
23		Plans-in-Hand	31 days	Mon 5/25/26	Mon 7/6/26												
24		MSB Review	10 days	Tue 7/7/26	Mon 7/20/26												
25		Comment Resolution Meeting	0 days	Wed 7/22/26	Wed 7/22/26												
26		Pre-PS&E	33 days	Thu 7/23/26	Mon 9/7/26												
27		MSB Review	10 days	Tue 9/8/26	Mon 9/21/26												
28		Comment Resolution Meeting	0 days	Thu 9/24/26	Thu 9/24/26												
29		Final PS&E	27 days	Fri 9/25/26	Mon 11/2/26												
30		MSB Review	10 days	Tue 11/3/26	Mon 11/16/26												
31		Comment Resolution Meeting	0 days	Thu 11/19/26	Thu 11/19/26												
32		Advertisement Package	15 days	Fri 11/20/26	Thu 12/10/26												
33		Task 5. Assistance during Bidding and Design Closeout	45 days	Fri 12/11/26	Thu 2/11/27												
34		Pre-bid Meeting	0 days	Wed 12/16/26	Wed 12/16/26												
35		Assistance during Bidding	30 days	Fri 12/11/26	Thu 1/21/27												
36		Conformed Document Preparation	15 days	Fri 1/22/27	Thu 2/11/27												





ENGINEERS, INC.

March 11, 2026

251045

Mike Campfield
Project Manager
Matanuska Susitna Borough
350 E. Dahlia Ave.
Palmer, AK 99645

SUBJECT: Wolf & Hart Lake Drainage Study & Improvements Design
WOLF CREEK DESIGN FEE

Mr. Campfield:

PND Engineers, Inc. (PND) is pleased to provide a fee proposal for progressing the Alternative A Wolf Creek crossing near the intersection of E. Hart Lake Loop and N. Horizon View Drive/N. Skyvan Circle. This will involve replacing culverts under E. Hart Lake Loop and N. Horizon View Drive and establishing drainage easements downstream of N. Horizon View Drive. We assume the culverts will be designed to provide fish passage, while accounting for space constraints associated with available right-of-way and adjacent private property. The following tasks are proposed.

Environmental Support

Based on previous project involvement, we assume that The Matanuska-Susitna Borough (MSB) will develop permit applications and submit them to the appropriate agencies. PND will prepare permit drawings, a project description, and calculations of environmental impact quantities to support the permit application effort.

Deliverables

- Permit Drawings
- Detailed Project Description
- Environmental Impact Quantities

Schedule & Fee

We anticipate providing draft documentation and calculations based on the plans-in-hand design. We propose to complete this task for a fixed fee of \$7,616.

Geotechnical Investigation

PND will conduct a geotechnical exploration near the intersection of E. Hart Lake Loop and N. Horizon View Drive. One borehole will be advanced to a depth of 50 feet in the roadway shoulder. A PND geotechnical engineer will collect soil samples for laboratory testing at our Anchorage facility. We assume the drilling subcontractor will have adequate space and flexibility to complete drilling operations without formal traffic control. PND will prepare draft and final geotechnical reports summarizing subsurface conditions, data collected, and recommendations for design.

Deliverables

- Draft & Final Geotechnical Report

Schedule & Fee

The draft report will be submitted with the plans-in-hand deliverables for a fixed fee of \$18,714. The final report will be submitted within one month of receipt of comments on the draft report.

Hydrologic & Hydraulic Design

PND conducted a hydrologic analysis and preliminary hydraulic analysis during development of the Wolf & Hart Lake Drainage Study report and will use design flows established during that effort for design. As design progresses, PND will refine the existing HY-8 models based on updated design conditions. Although an initial survey was completed for the drainage study, the requirement for fish passage was not known at the time of survey. PND will conduct a site visit with this consideration in mind, collecting bankfull measurements and conducting pebble counts to support fish passage design. PND will prepare draft and final hydrologic and hydraulic reports summarizing the analysis and providing recommendations for fish passage design.

Deliverables

- Draft & Final Hydrologic & Hydraulic Report

Schedule & Fee

PND will conduct a site visit to collect measurements and perform a pebble count as soon as site conditions allow. PND will update the hydraulic analysis and prepare a draft hydrologic and hydraulic report to be delivered with the plans-in-hand deliverable. The final report will be submitted with the pre-PS&E deliverable. We propose to complete this task for a fixed fee of \$15,660.

Plans, Specifications, & Estimate (PS&E)

PND completed concept-level design during the drainage study task; therefore, minimal effort is required to advance the design to the preliminary design level. PND will provide additional deliverables at the plans-in-hand, pre-PS&E, and final PS&E milestones, including comment resolution with MSB and other stakeholders following each deliverable prior to progressing to the next submittal. Deliverables will include plans, specifications (MSB special provisions to Alaska DOT&PF Standard Specifications for Highway Construction), and a construction cost estimate.

Deliverables

- PS&E for the following milestones:
 - Preliminary Design
 - Plans-in-Hand
 - Pre-PS&E
 - Final PS&E
- Cross-sections
- Construction Schedule
- Advertisement Package
- Comment responses from previous milestone deliverables

Schedule & Fee

We anticipate Notice to Proceed (NTP) in late March. After NTP, we would schedule a kickoff meeting to review the concept design from the drainage study to confirm the path forward with MSB. A site visit would be conducted as soon as snow- and ice-free conditions allow for a stream assessment, which will inform progression to the plans-in-hand deliverable. The approximate schedule is as follows:

- Preliminary – April 2026
- Plans-in-hand – June 2026
- Pre-PS&E – August 2026
- Final PS&E – October 2026
- Advertisement Package – December 2026

We propose to complete this task for a fixed fee of \$49,456.

Bidding Assistance and Design Closeout

As part of this task, PND will attend the pre-bid meeting and assist MSB with answering questions, preparing addenda, and generally supporting the bid process. Following bidding, PND will prepare conformed documents for construction.

Deliverables

- Conformed Documents

Schedule & Fee

We anticipate bid advertisement in early December. We propose to complete this task for a fixed fee of \$3,702.

Easements

We understand that the MSB wishes to obtain three temporary construction easements and five permanent drainage easements at the following properties:

1. Rose Estates Block 2, Lot 5, 4795 N Horizon View Dr
2. NEW HORIZONS EST ADD #1 TRACT A-2, 4748 N Horizon View Dr
3. NEW HORIZONS EST ADD #1 TRACT A-3, 5690 E Hart Lake Loop
4. Horizon Estates Ph I Block 1 Lot 6, 6061 E New Horizon Cir
5. TOWNSHIP 18N RANGE 1E SECTION 20 LOT D9, 5776 E Beverly Ann Ln

PND will prepare legal descriptions and exhibit drawings, while MSB's legal team will prepare and record the formal easement documents.

Survey completed during the drainage study was limited, and additional field survey will be required to support easement document preparation.

Deliverables

- (3) Temporary Construction Easement Legal Descriptions & Drawing Exhibits

- (5) Permanent Drainage Easement Legal Descriptions & Drawing Exhibits

Schedule & Fee

Survey to support the easement effort will be conducted as soon as snow-free conditions allow. PND will prepare easement documents following review of the plans-in-hand deliverable to ensure MSB concurrence with easement locations. We propose to complete this task for a fixed fee of \$16,744.

PND proposes to complete the above design and easement tasks for a total fixed fee price of \$111,892.

We appreciate the opportunity to submit this fee proposal for design of the Wolf Creek crossings at E. Hart Lake Loop and N. Horizon View Drive. Please feel free to contact us if you have any questions. We look forward to continuing to work with MSB on this project.

Sincerely,

PND Engineers, Inc.



Alex Jefferies, PE
Principal Engineer



Doug Kenley, PE
Vice President

Attachments:

- 1) Wolf Creek Design Fee Proposal
- 2) Wolf Creek Design Draft Design Schedule

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

Task: Summary

3/11/2026

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by:

AJ

FEE SUMMARY

TASK	DESCRIPTION	TOTAL
1	Environmental Support	\$7,616
2	Geotechnical Investigations/Recommendations	\$18,714
3	Hydrologic & Hydraulic Design	\$15,660
4	Plans, Specifications, & Estimate	\$49,456
5	Assistance during Bidding & Design Project Closeout	\$3,702
6	Easement Preparation	\$16,744
		\$111,892

Notes:

1. See specific notes on each task sheet.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr
 Task: 1.0 Environmental Support
 CLIENT: Matanuska Susitna Borough
 PROPOSAL NUMBER: 251045

3/11/2026

Prepared by: AJ

LABOR:

1.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		1							1	\$240
b Project Description			2	8					10	\$1,856
c Draft Permit Drawings		1		4	16				21	\$3,396
d Draft Permit Quantities				2	8				10	\$1,578
e Final Permit Document Assistance		1			2				3	\$546
f										\$0
Subtotal	0	3	2	14	26	0	0	0	45	\$7,616
									Labor Total	\$7,616

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
Exps. Total:				\$0
Task Total				\$7,616

NOTES:

1. PND assumes that the MSB is preparing the permit applications and submitting them. PND will provide a project description, permit drawings, and quantities to support application development.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

3/11/2026

Task: 2.0 Geotechnical Investigations/Recommendations

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

2.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		1							1	\$240
b Field Prep and Coordination					14				14	\$2,142
c Field Investigation					8				8	\$1,224
d Data Reduction and Analysis					6				6	\$918
e Draft & Final Geotechnical Report					30				30	\$4,590
f QC Reviews		8								\$1,920
Subtotal	0	9	0	0	58	0	0	0	59	\$11,034
									Labor Total	\$11,034

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a Drilling Subcontractor	LS	\$6,500.00	1	\$6,500
b Laboratory Testing	LS	\$1,030.00	1	\$1,030
c Misc. Consumables	LS	\$150.00	1	\$150
d				\$0
e				
Exps. Total:				\$7,680
Task Total				\$18,714

NOTES:

1. Geotech exploration to include one day of drilling, including (1) 50-foot hole in the road shoulder.
2. Assumes formal traffic control is not required.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

3/11/2026

Task: 3.0 Hydrologic & Hydraulic Design

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

3.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management		2							2	\$480
b Field Reconnaissance			4		4				8	\$1,492
c Finalize H&H			2		6				8	\$1,358
d Draft H&H Report		2	12		40				54	\$9,240
e Final H&H Report		1	2		8				11	\$1,904
f QC Reviews			4		2					\$1,186
Subtotal	0	5	24	0	60	0	0	0	83	\$15,660
									Labor Total	\$15,660

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
			Exps. Total:	\$0
			Task Total	\$15,660

NOTES:

1. This task will build off of the draft hydrology & hydraulics conducted as part of the Wolf & Hart Lake Drainage Study.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

3/11/2026

Task: 4.0 Plans, Specifications, & Estimate

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

4.0 Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Staff Engineer \$140.00	Env. Scientist \$172.00	CAD Designer \$147.00	Total Hours	Labor Cost
a Project Management	4	4							8	\$1,980
b Preliminary Design		1	2	4					7	\$1,388
c Plans-in-Hand		2	16	8	60			6	92	\$15,478
d Pre-PS&E		4	12	12	80			2	110	\$18,258
e Final PS&E		2	4	4	12				22	\$3,904
f Advertisement Package		1	1	4					6	\$1,168
g Meetings and Coordination		8	8						16	\$3,680
h QC Reviews		4	12						16	\$3,600
Subtotal	4	26	55	32	152	0	0	8	277	\$49,456
									Labor Total	\$49,456

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
			Exps. Total:	\$0
			Task Total	\$49,456

NOTES:

1. Assumes that design progresses the Alternative A concept of Wolf Creek from the Wolf & Hart Lake Drainage Study.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

3/11/2026

Task: 5.0 Assistance during Bidding & Design Project Closeout

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

5.0 Task Description	Contract Manager	Project Manager	Senior Engineer	Senior Engineer	Staff Engineer	Staff Engineer	Env. Scientist	CAD Designer	Total Hours	Labor Cost
a Project Management	\$255.00	\$240.00	\$220.00	\$177.00	\$153.00	\$140.00	\$172.00	\$147.00	1	\$240
b Pre-bid Meeting				2					4	\$834
c Responses to Questions, Addenda, Etc.				4					5	\$948
d Conformed Document Preparation					4			4	10	\$1,680
e									0	\$0
f									0	\$0
g									0	\$0
h									0	\$0
Subtotal	0	6	0	6	4	0	0	4	20	\$3,702
									Labor Total	\$3,702

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
d				\$0
e				\$0
Exps. Total:				\$0
Task Total				\$3,702

NOTES:

- 1.
- 2.

FEE PROPOSAL



PROJECT TITLE: Wolf & Hart Lakes Drainage Study - Phase II - Wolf Creek at Hart Lake Lp/Horizon View Dr

3/11/2026

Task: 6.0 Easement Preparation

CLIENT: Matanuska Susitna Borough

PROPOSAL NUMBER: 251045

Prepared by: AJ

LABOR:

6.0	Task Description	Contract Manager \$255.00	Project Manager \$240.00	Senior Engineer \$220.00	Senior Engineer \$177.00	Staff Engineer \$153.00	Senior Surveyor \$170.00	Senior Surveyor \$154.00	CAD Designer \$147.00	Total Hours	Labor Cost
a	Project Management	2					4			6	\$1,190
b	Additional Field Survey - control & boundaries						4	14		18	\$2,836
c	Deliverables - Prelim Exhibits & Legal (8 easements)						48			48	\$8,160
d	Deliverables - Final Exhibits & Legals (8 easements)	4					8			12	\$2,380
e	QA/QC, Client Review and Communication, Redlines	2					8	2		12	\$2,178
f										0	\$0
g										0	\$0
h										0	\$0
Subtotal		8	0	0	0	0	72	16	0	96	\$16,744
										Labor Total	\$16,744

EXPENSES:

Item	Description	Units	Unit Cost	Quantity	Total Cost
a					\$0
b					\$0
c					\$0
d					\$0
e					\$0
Exps. Total:					\$0
Task Total					\$16,744

NOTES:

1. Assumes 5 permanent drainage easements and 3 temporary easements based on email from Mike Campfield on 3/2/2026
2. PND to write legal descriptions and prepare exhibits. MSB legal team to prepare easement documents and record them.

WOLF CREEK AT E. HART LAKE LP & N. HORIZON VIEW DRIVE DESIGN SCHEDULE

