



	Approved	Denied
Date Action Taken:	3/14/11	
Other:		
Verified by:	<i>A. Charles</i>	

**WASILLA CITY COUNCIL INFORMATIONAL MEMORANDUM**

**IM No. 11-04B**

**TITLE: PROVIDING THE HEARING OFFICER'S FINAL ORDER AND NOTICE OF RIGHT TO APPEAL ON CASE NOS. 10-01 AND 10-02, REGARDING THE FIRING RANGE, AND PROVIDING INFORMATION ON THE ASSOCIATED COSTS.**

**Agenda of:** March 14, 2011

**Date:** March 2, 2011

**Originator:** Amanda E. Charles, Deputy City Clerk

Route to:	Department	Signature/Date
X	Director of Finance	<i>Joan P. Keller</i>
X	Deputy Administrator	<i>Mary L. York</i>
X	City Clerk	<i>A. Charles</i>

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:** *Verne E. Rupright*

**FISCAL IMPACT:**  yes\$ or  no      Funds Available  yes  no

**Account name/number:**

**Attachments:** Final Order and Notice of Right to Appeal (15 pp)

**SUMMARY STATEMENT:** On December 17, 2010, two hearings were held regarding Appeals to a Hearing Officer, Case Nos. 10-01 and 10-02. These appeals were regarding Planning Commission Resolution Serial No. 10-09: Reaffirming the previous decision of the Planning Commission to approve the City of Wasilla's request to site an outdoor firing range in the Industrial (I) zoning district; Lot 1, New Wasilla Airport Addition No. 1, generally located near the Curtis D. Menard Memorial Sport Center, after finding that the three conditions of the administrative hearing officer have been met.

On February 8, 2011, the hearing officer, Eric Jensen, rendered his decision. His decision in part stated: "...The Planning Commission's grant of the conditional use permit is reversed because the finding that the character of the neighborhood would not be disrupted is against the weight of the evidence. The application is remanded to the Planning Commission where it may take further action on the application not inconsistent with this decision. The Commission may (1) let the denial stand as is, in which case the City must start over on any application for a conditional use permit or (2) allow the city to reopen the current application." The Final Order and Notice of Right to Appeal is attached for your review.

Per WMC 16.36.060.D, the \$500 filing fee and the \$500 deposit will be refunded to the appellant if the decision is not appealed to the Superior Court.

Associated Costs:

Transcript:	\$ 708.00
Advertising:	\$ 360.00
Mailing:	\$ 422.28
Hearing Officer	<u>\$8,865.00</u>
Total:	\$10,355.28



argument was held December 17, 2010 at which the parties to the appeal and other interested parties, as defined by applicable WMC (Wasilla Municipal Code) provisions, were heard. The parties to Appeal Case No 10-02 are the same as those involved in the previous appeal decided in Appeal Cases No. 09-02. Appeal Case No. 09-02 resulted in a remand to the Planning Commission to determine three issues not adequately addressed by the Planning Commission.

These two appeals were separately briefed but were argued consecutively on the same day. The argument and testimony taken on December 17, 2010 was comingled. The appeals are combined for purposes of this decision.

#### **Standard of Review**

The standard of review applied to Planning Commission appeals was set out in the original Appeal Case No. 09-02. It is repeated here for convenience.

This appeal decision is made pursuant to WMC 16.36.090. WMC 16.36.090(B) provides that the hearing officer's decision shall include the officer's findings of fact and conclusions of law. This raises the question of what standard of review is applicable to this appeal. Usually, a judicial appeal is decided on the record and factual conclusions are not examined unless there is a claim that there is no evidence to support the findings.

The provisions of WMC 16.36.090 give the appeal hearing officer the authority to affirm, reverse, or modify the Planning Commission's decision. This combination of fact finding authority and review of prior factual determinations is similar to the powers of the Superior Court when it hears an appeal from an administrative agency

pursuant to AS 44.62.570. Its applicable provisions read as follow:

(b) Inquiry in an appeal extends to the following questions: (1) whether the agency has proceeded without or in excess of jurisdiction; (2) whether there was a fair hearing; and (3) whether there was a prejudicial abuse of discretion. Abuse of discretion is established if the agency has not proceeded in the manner required by law, the order or decision is not supported by the findings, or the findings are not supported by the evidence.

(c) The court may exercise its independent judgment on the evidence. If it is claimed that the findings are not supported by the evidence, abuse of discretion is established if the court determines that the findings are not supported by

- (1) the weight of the evidence; or
- (2) substantial evidence in the light of the whole record.

Finding no other direction, these standards and authority will be applied to this appeal.

#### **Procedural History**

The original appeal resulted in a decision that returned the application for a conditional use permit to the Planning Commission to answer the following questions:

1. What is the reason that WMC 16.16.060(K) requires 20 acres for a firing range, and is this requirement met if the property is additionally used for other purposes? This is a direction to reconsider Finding No. 20.

2. Should a particular amount of surrounding property be restricted in use, to ensure adequate sound dampening, as an additional condition to the conditional use permit. This inquiry is to address Finding No. 30 that found a vegetative buffer was important to mitigate off-site impacts.

3. The Commission is directed to make a determination pursuant to WMC 16.16.050(A) as to whether the proposed use can occur harmoniously with other activities allowed in the district and whether

it will disrupt the character of the neighborhood. If the conditional use is approved then such findings will be in writing.

The Commission originally rendered 39 findings of fact, 37 of which were found to be supported by the record. The three questions referenced above deal with these remaining two findings and the question of whether the proposed use can occur harmoniously with other activities allowed in the district and whether it will disrupt the character of the neighborhood.

Numerous substantive and procedural issues were raised by Appeal Case No. 10-02 and will be addressed in the decision. However, all concerned will likely agree that the primary issue is whether the noise from the shooting range will disrupt the surrounding district or neighborhood.

#### **Substantive Decision**

##### **1) WMC Notice Deficiency**

Appellant Laybourn argues that WMC 16.16.040(A)(2)(e) requires 10 days (14 calendar days) from the date of public notice mailing before scheduling a public hearing before the Planning Commission and that the failure to provide this notice requires reversal. The City mailed its notice on April 29, 2010 for a hearing on May 11, 2010. This was 12, not 14, days and therefore, Laybourn argues, the action of the Commission must be reversed.

In response to this argument the City of Wasilla cites *State of Alaska v First National Bank of Anchorage*, 660 P.2d 406 (Alaska 1982) for the proposition that substantial compliance with the notice ordinance is sufficient. In *First National Bank of Anchorage* the adoption of an administrative regulation was challenged

because it was not properly summarized in the public notice as required by the Administrative Procedure Act. The notice merely recited the sections of the act that were to be modified without stating the nature of the modifications sought. The court found that substantial compliance was met because those who might have an interest in the statute were put on notice by the publication. The specific modifications were not required. If substantial compliance is the standard, then 12 instead of 14 days notice was substantial compliance with the WMC notice requirements. Obviously, the City's Planning Office should endeavor to provide the notice required by the code in the future.

**2) Due Process Violation-Short Notice**

Laybourn argues that his due process rights were violated because the short notice he was provided hindered his ability to prepare for the Planning Commission meeting. He cites *Kerr v. Kerr*, 779 P.2d 341 (Alaska 1989) for the proposition that due process requires notice reasonably calculated to afford parties an opportunity to present objections to a proceeding and time to do so. The City of Wasilla responds that Laybourn did in fact appear at the hearing and was heard. It does not appear from the record that Laybourn asked for a continuance of the Commission meeting to further prepare or that he was, in fact, hindered in his preparation. Without more than an assertion that 12 days is not enough notice I cannot find that there has been a due process violation for shortness of time.

**3) Due Process-Fair Hearing and the Planning Commission Determination that the Firing Range Can Operate Harmoniously with Other Activities Allowed in the District and Whether It Will Disrupt the Character of the Neighborhood.**

WMC 16.16 *et seq* provides for the procedure and standards for the Planning Commission approvals of various uses of property in the City. The Commission is involved when the issues are of community wide importance. WMC 16.16.010. The process requires mandatory notice to individual property owners within 1200 feet of the proposed use. WMC 16.16.020(A)(5). In addition, the process includes publication of notice of Commission hearings on the application and posting of the application at the property affected and at City Hall. However, notice and an opportunity to be heard are of little value if the hearing tribunal is not unbiased.

Section C of Laybourn's brief raises the question of whether he was given a hearing opportunity that meets constitutional due process standards. The Baker brief and argument also raise due process issues but without specifically stating so. Both the U.S. Const. Amd. V and Alaska Const. Art. I Sec. 7 require due process of law. While there is no specific definition of due process it always includes an impartial trier of fact. Administrative procedures are subject to due process examination. *K&L Distrib., Inc. v. Murkowski*, 486 P.2d 351(Alaska 1971). There is seldom a "smoking gun" piece of evidence that discloses a biased tribunal. Whether bias or prejudice exists is likely determined by an accumulation of circumstantial evidence. Appellants highlight various aspects of the Planning Commission's hearing that they believe show a bias in favor of the City.

Laybourn's view of City actions has been filtered through his prior experiences. Specifically, in 2003 the City was beginning to develop a sports complex on the 60



acre property where the firing range is now proposed. The complex included a sports arena containing an indoor ice rink and outdoor ball fields. It was funded and built with a 1/2% increase which would be recinded when the cost of the sports complex construction was repaid. In July of 2010 the City rolled back the 1/2% increase in sales taxes because the building cost of the sports complex had been recouped.

The sports complex required an extension of the City's sewer and water utilities. A utility easement was purchased from appellant Laybourn in 2003. Part of the consideration for the easement was an agreement that the City would apply for permits to construct an access road to Laybourn's property and build the road in 2005, subject to financing. In 2011 Laybourn still has no access road. Apparently, the City did not think that extending the utilities to the sports complex was a cost of construction because the sales tax rate was rolled back before the Laybourn access was constructed. The details of any effort by the City to construct the access roadway are not in the record. From comments by Laybourn at the appeal hearing it is apparent that he thinks the City has been operating at less than good faith regarding the easement. From Laybourn's perspective the City took his property without paying and, to add insult to injury, the City is now building a firing range next door. The City intends to truck in 25,000 yards of gravel and build a firing range before paying its other obligations. Given the background, it is understandable why Laybourn is skeptical of the City's representations regarding the firing range.

Laybourn and the Baker appellants believe that it is not possible for the Planning Commission to be unbiased when the City staff that normally advises the Commission on applications from outside parties is advising the Commission on an application from the City itself. Baker also feels that the City staff did not hold the City to the same stringent standards it requires other applicants to meet. He points to the deficiency in drawings and surveying that are required in the permitting process. The record does not indicate that drawings for the rearranged firing range have been required of the City in compliance with WMC 16.08.015. It is unfortunate that we have this "foxes guarding the henhouse" appearance but there is nothing to be done about it. The City made its application and the Commission reviewed and ruled on the application as it is required to do.

Laybourn directs attention to numerous comments and actions in the record by Commission members that indicate an attitude that the hearing was a pretext to rubber stamp the City's application. There was direction by the chair that the public testimony would be limited to comments related to the three issues remanded for further review; that the public comments should not state whether they were for or against the conditional use; and, that the resolution had passed and that most of the process was a done deal.

Taken in a vacuum, these comments indicate a Commission bias in favor of approving the conditional use. The comments can also be read, in context, as those by a chair that is interested in limiting the comments to those relevant to the proceeding, not going into old issues and

moving the hearing along. The Commission gave all those who wished to be heard an opportunity to speak. No one was limited in their comments once they began to talk.

Laybourn argues that as soon as the public comments were finished, the Commission went straight into adopting environmental conditions, that had been submitted that evening, and discussion on a proposed resolution drafted by the City that was designed to collectively resolve the remanded issues. It was later in the hearing that the Commission directed its attention to the three remanded questions individually. Laybourn believes that this shows that the Commission was merely going through the motions to reach a forgone conclusion. However, a careful review shows that the Commission was directed into discussing a conclusory resolution prepared by City staff. Despite the poor advice given the Commission on how to proceed the chair directed the process back to a discussion of the issues and focused on the appropriate factual inquires.

Laybourn and others who spoke at the rehearing complained that the Mullins report was submitted late, was not subjected to a meaningful examination to establish its accuracy and was unsupported by underlying data. The complaint in general was that this report merely recited opinions of Mr. Mullins that were unsupported. The people at the hearing were required to submit questions to Mullins through the Commission members. The appellants feel that it was unfair of the Commission to rely on a report that they had no opportunity to oppose. I understand the frustration. I am unsure of what level of adversarial examination is required in administrative hearings. Since the report was

the basis for the Commission's findings I will address the issue later in this decision.

Reviewing the record as a whole I find that the Commission as a whole met both the substantive and procedural due process required with the exception noted below.

**The twenty acre requirement.**

The original appeal decision directed the Commission to consider why a minimum of 20 acres was required for a shooting range. Laybourn argues that the Commission failed to consider the issue. There were attempts to focus on the issue but it is difficult to understand legislative intent if one was not part of the original drafting process. In response to this direction the City answered that the reason that the ordinance requires 20 acres is because the Anchorage ordinance requires 20 acres. The Commission never engaged in any detailed discussion about the general sizes of shooting ranges (many ranges have 300 meter or longer firing lines and require large areas), what safety concerns might be related to a 20 acre requirement, what noise remediation benefits might result from 20 acres or what is the significance of the lot being used for purposes other than a firing line. Commissioner Walls made an effort to direct an inquiry into the reasons for the requirement but it was side tracked into the literal question of whether the property could be used for other purposes. Reading Laybourn's brief shows that he certainly understood the nature of the inquiry. The record shows that the failure to discuss the policy reasons for a 20 acre requirement is that the Commission applied the literal 20 acre requirement, found that the parcel was 60 acres and called

it good. In other situations this simplistic approach will lead to the absurdities described in Laybourn's brief but since there are currently 20 unused acres of the 60 acre lot I find that finding number 20 is supported by the record. The vote on whether this was an adequate finding was 4 to 2 in favor. This split vote is evidence that the Commission did not view the conditional use permit as a done deal.

**Trees as noise remediation.**

The Commission originally found that the wooded area between the firing line and the neighbors was an important noise remediation component. Since it was considered important it seemed appropriate to direct the Commission to consider requiring the City to leave these trees as a condition of range approval. The City responded by supplying what has come to be known as the Mullins Report. This is a noise analysis report commissioned by the City to supply evidence of the probable noise levels to be expected near the range. The report concludes, in part, that the trees between the firing line and the surrounding property will not have any appreciable sound dampening effect but the decibel level will be within Mullins' interpretation of acceptable levels nonetheless. Based on this evidence the Commission found that there was no reason to limit the removal of trees. Subject to the balance of this decision I find that the record supports a modification of Finding 30 that eliminates the requirement to keep a vegetative buffer.

**Disruption of the character of the neighborhood.**

The final issue was a direction to the Commission to determine whether the firing range can operate

harmoniously with other activities allowed in the district and whether it will disrupt the character of the neighborhood. This finding is central to the decision and specifically required pursuant to WMC 16.16.050. It reads in relevant part as follows:

General approval criteria. A. A...conditional use permit may be granted.. An approval shall include a written finding that the proposed use can occur consistent with the comprehensive plan, harmoniously with other activities allowed in the district and will not disrupt the character of the neighborhood.

The transcript of the hearing shows that the Commission did not fully understand the nature of its responsibility in this regard. Two fact determinations are required.

The first fact determination required is whether the use is harmonious with other activities in the district? The term "district" means the zoning district. The Commission considered whether a firing range was harmonious with industrial uses. It found that the use was harmonious with industrial uses and with the specific recreational uses at the sports complex. That finding is supported by evidence in the record.

The second fact determination required is whether the use "will not disrupt the character of the neighborhood". A neighborhood is specifically defined in the code as follows:

WMC 16.04.070. "Neighborhood" means the physical area within a minimum of six hundred (600) feet of the proposed use. This term also means an area having certain characteristics in common, including traffic flow, attendance at an elementary school, subdivision boundaries, or a short distance to frequently needed services.

The Laybourn property and the Katkus property lie within the 600 foot neighborhood definition. Their property is zoned rural-residential. If the conditional use disrupts the character of the neighborhood then the Commission cannot grant the conditional use.

Mr. Mullins testified (Tr.79) that the expected peak decibel reading level at the Laybourn property line is 102. He added, "the short answer is at a 100 feet, yes, you would exceed the criteria that the Army uses which is the best available criteria we have to judge this." The Laybourn property is 100 feet away. With no other sound nuisance ordinance in place Mullins believes a benchmark level of 87 dB is the maximum that will be tolerated. The 87 peak dB level of noise is apparently a maximum standard that the army has developed for firing ranges. Higher levels of noise are unacceptable for residential areas. This is evidence that must be considered in determining whether the use will "disrupt the character of the neighborhood." I find that there is no evidence in the record to support the conclusion that this conditional use will not disrupt the character of the neighborhood. To the contrary, the record shows that the use will disrupt the neighborhood.

The Commission imposed numerous noise mitigation conditions on the permit. But the Commission never considered whether the noise would disrupt the character of the neighborhood. The wording of the fact finding alone indicates that the use is consistent with "outside sports and airport expansion." The transcript of the hearing indicates that the Commission focused on the effects of the noise in an industrial district. They talked about how the

industrial area was expanding by other rural residential property being re-zoned industrial. There was no discussion about how the noise level would affect the neighborhood. The Commission considered the noise decibel level at the Laybourn and Katkus houses but did not discuss the effects of noise on the neighborhood, i.e. the area within 600 feet of the firing line. Some significant portion of Laybourn's rural residential 80 acres lies within the neighborhood.

It may be that other remedial noise reduction measures can bring the decibel level below an 87 peak reading. The Mullins report has discussed a fence on top of the berms, sandbags at the sides of the firing line, extending the firing line cover to the berm behind the line or further caliber limitations. If so, then such measures must be added as conditions to the permit. If the range cannot be constructed in a way that limits the peak decibel level at 87, as measured at the surrounding rural residential property lines, then the permit must be denied. "Peak" is that decibel meter reading setting discussed in the Mullins report wherein the meter takes the highest number of decibel readings per second. If the City presents further evidence that such measures are possible then the Commission will require the inclusion of those measures.

In anticipation the City will further pursue the conditional use permit I am directing the following changes to the review process. Additional remediation efforts must be supported by evidence of its effectiveness. This will involve the testimony of Mr. Mullins or another expert. If the City offers evidence from an expert then the expert's underlying data and/or testing protocol should, as a matter of fundamental fairness, be made available to any



interested party in advance of the hearing to allow an adequate opportunity to prepare opposing expert testimony or examination of the expert opinions by interested parties.

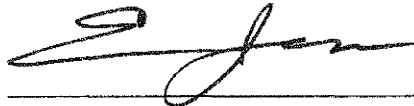
In the alternative, if the Commission does not require that the expert produce his underlying data, testing results and protocol then it shall include as a condition to the firing range use, in addition to all other conditions, that the range will operate with below 87 peak decibels as measured at the surrounding rural residential property lines.

Accordingly, the Planning Commission's grant of the conditional use permit is reversed because the finding that the character of the neighborhood would not be disrupted is against the weight of the evidence. The application is remanded to the Planning Commission where it may take further action on the application not inconsistent with this decision. The Commission may (1) let the denial stand as is, in which case the City must start over on any application for a conditional use permit or (2) allow the City to reopen the current application.

#### Notice of Right to Appeal

This Order constitutes the final decision of the City of Wasilla in this matter. This Order may be appealed within 30 days of the date of this Order in accordance with Wasilla Municipal Code 16.36.100, AS 22.10.020(d) and Alaska Rule of Appellate Procedure 602(a)(2).

Dated this 8<sup>th</sup> day of February 2011.



Eric Jensen, Hearing Officer



	Approved	Denied
Date Action Taken:	3/14/11	
Other:		
Verified by:	<i>Al Chambers</i>	

**WASILLA CITY COUNCIL ACTION MEMORANDUM**

**AM No. 11-05**

**TITLE:** CONTRACT AWARD TO USKH IN THE AMOUNT OF \$34,747 FOR AIRPORT PIONEER ROAD ENGINEERING SERVICES.

**Agenda of:** March 14, 2011  
**Originator:** Public Works Director

**Date:** February 22, 2011

Route to:	Department	Signature/Date
X	Public Works Director	<i>[Signature]</i> 2/22/11
X	Finance Director	<i>[Signature]</i> 2/23/11
X	Deputy Administrator	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:** *[Signature]*

**FISCAL IMPACT:**  yes \$34,747 or  no Funds Available  yes

**Account name/number:** Aviation Ave/330-4379-437.45-26

**Attachments:** USKH Proposal (3 pp)  
 Scope of Services (2 pp)

**SUMMARY STATEMENT:** Last year, the airport access road from the Curtis D. Menard Memorial Sports Center (hereafter "Sports Center") was cleared of trees and stumps. In addition, a pioneer road was partially constructed from the airport towards the Sports Center as part of the airport apron work. This year, the pioneer road will be completed from the Sports Center to the airport using a State grant. This engineering contract award will revise the design and prepare bid ready documents such that the construction contract for the remainder of the pioneer road can be awarded and completed this summer.

In 2009, USKH was awarded the term contract for airport engineering services. This action memorandum is a continuation of the 2009 term contract (awarded with AM No. 09-37).

**STAFF RECOMMENDATION:** Authorize contract award to USKH in the amount of \$34,747 for Airport Pioneer Road Engineering Services.

**Project: Wasilla Airport Haul Road, Sta 40+50 to South Mack (Non-FAA)**

**SCOPE OF SERVICES**

**GENERAL**

The work from the original contract shall be modified to include design service tasks for the Wasilla Airport Haul Road to South Mack Drive. The work for this phase includes construction documents preparation as specified in this Scope of Services.

**DESIGN SERVICES**

USKH will review the construction documents previously prepared by HDL to connect the haul road completed under the Phase 1 project to South Mack Drive. The following tasks are provided in our proposal.

**Aviation Drive Haul Road** – USKH will review design of the Apron D and Aviation Drive Project completed by HDL, modify, and repackage it for 2011 construction utilizing non-FAA funding sources. Under this task USKH will prepare/update plans, specifications, and estimate as well as bid schedules for bid ready documents. Extent of proposed construction will be to construct a pioneer road up to the bottom of proposed subbase in the same manner as the haul road constructed under Wasilla Apron D, Phase 1 project constructed in 2010. Road will connect to the existing haul road constructed under the 2010 project near Sta 40+50 and continue to Sta 63+20 (EOP) at South Mack Drive. Fill necessary to construct the road will be excavated from the Apron D project site.

**FEE ESTIMATE**

Design work will be completed on a lump sum basis. Worksheets showing our estimated labor and costs for the design scope of work are attached. Fees are based on the assumption that no additional survey will be necessary for the project and the City of Wasilla has the Autocad and Word electronic files of the original Wasilla Airport Apron D and Aviation Drive project design by HDL. No additional environmental permitting is expected for this project. All work is covered under USACE Permit POA-1996-534, expiring July 31, 2014.

## SCHEDULE

Design work can begin as soon as USKH receives Notice to Proceed from the City. Goal of this effort is to have bid ready contract documents by May 2011 to begin construction in July 2011. USKH will provide two submittals: a 95% on the entire design project and then 100% complete. The below schedule allows for 2 week review period between submittals.

**95% Submittal: 6 weeks after NTP**

**100% Complete: 10 weeks after NTP**

## DELIVERABLES

Drawings	95% Submittal: (1) copy transmitted electronically as PDF. 100% Submittal: (1) Full Sized Signed, (6) half sized sets
Specifications	95% Submittal: (1) copy transmitted electronically as PDF. 100% Submittal: (6) Completed Contract Sets
Cost Estimate	95% Submittal: (1) copy transmitted electronically as PDF 100% Submittal: (1) hard copy, (6) bid schedules with contract sets
	All 100% documents will also be submitted to the City on CD-ROM in PDF, Word, and ACAD format.

Wasilla Municipal Airport Haul Road, Sta 40+50 to South Mack Drive (Non-FAA)	<b>USKH</b>	WO#1126805
<b>Haul Road Sta 40+50 to South Mack Drive Design Services</b>	2515 A Street	
Fee Estimate for Professional Services	Anchorage, AK 99503	
<b>Summary of Labor and Expenses</b>		

Task Description	USKH		Total
	Civil	Expenses	
1 95% Design Submittal	\$24,400.00		\$24,400.00
2 100% Design Submittal	\$10,185.00	\$162.00	\$10,347.00
Total	\$34,585.00	\$162.00	\$34,747.00

**Notes**

Fee does not include any additional survey, and is for a repackage and review of the Wasilla Airport Apron D and Aviation Drive project to construct pioneer haul road from Sta 40+50 to EOP at S. Mack Drive.

Cost assumes City of Wasilla has drawing files of original project in Autocad format.

Wasilla Municipal Airport Haul Road, Sta 40+50 to South Mack Drive (Non-FAA)						USKH WO#1126805			
Haul Road Sta 40+50 to South Mack Drive Design Services						2515 A Street			
Fee Estimate for Professional Services						Anchorage, AK 99503			
<b>Labor Breakdown - Civil</b>									
Item	Description	PIC \$185.00	Senior Eng II \$160.00	Eng II \$135.00	EIT II \$95.00	CADD Designer \$110.00	Clerical \$80.00	TOTAL COST	TOTAL HOURS
<b>Task Description</b>									
1	<b>95% Design Submittal</b>								
	Review and Update Sheets (Approx. 14 Sheets)		8.0	36.0		35.0		\$9,990.00	79.0
	Review and Update Specifications		12.0	16.0	24.0		16.0	\$7,640.00	68.0
	Quantities and Cost Estimate			12.0	28.0			\$4,280.00	40.0
	Project Management / Quality Control	10.0	4.0					\$2,490.00	14.0
Totals for Task 1		10.0	24.0	64.0	52.0	35.0	16.0	\$24,400.00	201.0
2	<b>100% Design Submittal</b>								
	Review meeting/comments			9.0				\$1,215.00	9.0
	Design/drawings		2.0	8.0		12.0		\$2,720.00	22.0
	Specifications		4.0	8.0			8.0	\$2,360.00	20.0
	Cost Estimate		2.0	8.0				\$1,400.00	10.0
	Project Management / Quality control	10.0	4.0					\$2,490.00	14.0
Totals for Task 2		10.0	12.0	33.0	0.0	12.0	8.0	\$10,185.00	75.0
<b>Civil Labor Totals</b>		20.0	36.0	97.0	52.0	47.0	24.0	\$34,585.00	276.0

Wasilla Municipal Airport Haul Road, Sta 40+50 to South Mack Drive (Non-FAA)

**USKH** WO#1126805

**Haul Road Sta 40+50 to South Mack Drive Design Services**

2515 A Street

Fee Estimate for Professional Services

Anchorage, AK 99503

**Expenses Breakdown**

Item Description	Quantity	Units	Rate	Total	Remarks
<b>1 Tasks 1 will be electronically submitted</b>					
<b>2 100% Design Submittal</b>					
Drawings 22X34 (1 Set)	14	sheets	\$2.00	\$28.00	
Drawings 11X17 (6 Sets)	14	sheets	\$1.00	\$14.00	
Misc Printing	500	pages	\$0.20	\$100.00	
CD Roms	1	each	\$20.00	\$20.00	
Totals for Task 2				\$162.00	
<b>Total Expenses</b>				<b>\$162.00</b>	