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April 20, 2026

Traci Gengler
Principal Engineer
City of West Allis Engineering Department
7525 W Greenfield Ave. Room 212
West Allis, WI 53214

RE: Proposal for Lighting Design Services – City of West Allis – 2027 Lighting Circuit Upgrades

Dear Traci:

KL Engineering, Inc. is pleased to provide you with this proposal to perform lighting and electrical design for the 2027 Lighting Circuit Upgrades. The following attachments are included with this letter, and should be considered part of our contract for engineering services:

- Attachment A – Contract Assumptions and Scope of Services
- Attachment B – Billing Schedule
- Attachment C – General Terms and Conditions

The total cost for lighting design services will be billed on an hourly basis utilizing the enclosed billing schedule with a maximum cost of **\$120,000**. The level of effort for KL Engineering to provide lighting and electrical design is described in **Attachment A**.

The assumptions, schedule, and cost included with this proposal have been based on our experience with the previous circuit conversion projects. For reference, the cost assumes a similar magnitude of work as compared to previous years, averaging 350 lighting units converted between both City and Contractor forces.

Upon delegation of circuits to be converted with this design contract, KL will coordinate with the City of West Allis to ensure the work and budget are compatible. KL will produce a written document to confirm contract scope and budget, and any discrepancies will be handled via amendment as necessary.

Basis of Payment and General Conditions

This work shall be completed in accordance with the attached General Terms and Conditions, which shall be considered a part of this contract upon the written approval indicated below. KL Engineering will submit monthly invoices for work completed under this proposal. City of West Allis will reimburse KL Engineering within 30 days from the date of the invoice.

Standard billing rates provided with this contract will be subject to revision as necessary after November 1, 2026. These rates will be reflected in KL's invoice statements at that time.

Our professional services will be performed, our findings obtained, and our recommendations prepared in accordance with generally accepted engineering principles and practices. No other warranty, either expressed or implied is made.


We look forward to working with you on this project. Please let us know if you have any questions regarding this proposal. You may indicate your approval for us to proceed with the specific tasks by signing the appropriate section of this proposal and returning it to us.

Sincerely,
KL Engineering, Inc.



Jake Joyal, P.E.
Project Leader II

KL Engineering, Inc.

Approved By:  _____

Title: Director – Infrastructure Services

Date: April 20, 2026

City of West Allis

Approved By: _____

Title: _____

Date: _____

Attachment A

Contract Assumptions and Scope of Services

Lighting and Electrical Design Services 2027 Circuit Conversions West Allis, Wisconsin

This document describes contract assumptions and provides a scope of services to perform lighting and electrical design services for the City of West Allis, Wisconsin. The scope of services are described as follows:

Project Assumptions

- Lighting Design Assumptions:
 - Lighting design will utilize and reference West Allis standard electrical specifications and details.
 - Lighting infrastructure will be designed to meet NEC specifications.
 - Includes revisions to the electrical standards and details as necessary based on lessons learned from previous Circuit Conversion projects.
 - Lighting design will be based on a 1-for-1 replacement with existing lighting units. Exact layout will be designed based on best practices, field conditions, and construction coordination.
 - Photometric modeling and illumination documentation are not included.
 - All lighting infrastructure will conform to the standardized materials as determined for use with these projects. Exceptions to standard conditions may require additional design effort to complete.

Preliminary Engineering:

The preliminary engineering phase includes data collection and investigative efforts necessary to establish the design parameters that will be subsequently used in the Design Engineering phase.

The scope of preliminary engineering work is similar for all project circuits. The preliminary engineering sub-tasks include the following:

- Update the Lighting System Analyzer Database
 - The database prepared as part of the planning study will be updated and maintained on an ongoing basis.
 - Updates include adjusting estimates to reflect 2026 bid results.
- Meetings – KL will facilitate a kickoff meeting in the spring of 2026 at the City of West Allis to confirm the following project details:
 - Lessons learned from 2026 Circuit Conversion Design Process
 - Schedule and project milestones
 - Design methodology and standard practices
 - Points of contact and coordination
- Mapping
 - KL will use the city's GIS database to develop a 2D layout of the extents of each circuit to be used in lieu of actual survey data. This database will also be used to obtain rough approximations of gas and electric utility locations, as well as existing streetlighting infrastructure.
 - KL will coordinate with diggers hotline for utility mapping of the circuit conversion area to determine potential locations of significant conflicts.
 - KL will perform a field review and manually locate all streetlighting units and controls. Data will be uploaded into Civil 3D for design utilization to create removal plans.
 - Field survey will not be collected for typical lighting design except for when work falls within roadway reconstruction limits, where KL will coordinate with the city to obtain survey data from others. KL may request additional survey to be completed by the city when more specific mapping data is required.
- Field Work
 - KL will perform field reviews to manually locate all existing streetlighting infrastructure for the specified high voltage series circuits.
 - KL will inspect all existing lighting infrastructure to determine and document its availability for re-use.

- KL will measure all applicable panel amperages and circuit voltage drops on existing low voltage electrical services to determine capacity for carrying additional loads from converted high voltage systems.
- KL will field verify and document any significant potential conflicts including complex overhead or underground utility configurations, steep grades, railroad corridors, tree canopy issues, paved terrace areas, and other similar features.
- KL will field document all existing signing within the project limits as it pertains to shared lighting infrastructure.
- Deliverables
 - Includes plans with existing conditions mapping and depiction of all features described above.
 - Includes site photos, electrical documentation, and other field notes.

Design Engineering:

This task includes completion of streetlighting, and electrical design for the high voltage circuits, as well as development of plans, specifications and construction estimates for preliminary and final project intervals. The scope of design engineering work is similar for all project segments.

The design engineering sub-tasks include the following:

- Meetings – KL will meet with City staff at two (2) design intervals in summer and fall to review all circuit conversion design plans and determine any conflicts with scheduling or roadway reconstruction projects.
- Electrical Service and Lighting Controls Coordination
 - Using the City mapping created from GIS and manual locates, proposed cabinet locations will be determined. Proposed cabinet locations shall be optimized by taking consideration of neighboring low voltage service capacities, as well as all future high voltage circuit conversion projects.
 - It is assumed that existing low voltage lighting services outside of the project limits may be considered as a potential power source.
 - It is assumed that proposed low voltage lighting services may be installed with the anticipation for future expansion beyond the project limits.
 - This task includes coordination with the electrical utility for up to one (1) new electrical service per high voltage series circuit being converted, completing the permit form and application, and conflict mitigation.
- Street Lighting Design
 - All existing street lighting infrastructure that was located from manual inspection and GIS databases will be mapped in AutoCAD Civil 3D and required removals will be determined.
 - Final lighting layout, electrical conduit routing, pull box and control cabinet locations will be mapped in AutoCAD Civil 3D.
 - Using the proposed layouts, voltage drop calculations will be performed to determine optimized electrical circuiting and conductor sizing. All calculations will be documented with spreadsheets and will be available for review upon request.
 - Includes establishing requirements for temporary connections, temporary lighting, and other construction operations.
 - Includes accounting for sign replacement where infrastructure is shared
- Field Work
 - Upon completion of pre-final design, KL will field verify all proposed lighting, pull box and cabinet locations to ensure design efficiency and mitigate conflicts with existing geometrics and known utilities.

Bidding and Administration:

This task includes preparing and submitting deliverables for project advertisement and letting. The scope of bidding and administration work is similar for all project segments.

The bidding and administration sub-tasks include the following:

- Prepare Bidding Plans and Specifications – KL will develop and submit construction documents for each circuit conversion, for two project intervals, pre-final and final, with one (1) opportunity for official review after the pre-final submittal. Deliverables will include the following:

- Lighting Removal Plans
- Lighting Plans
- Signing Plans
- Construction Details (4 pages)
- Technical Specifications
- Bid Tabulations
- Project Delivery and Administration
 - This proposal assumes that construction estimates will be updated continuously and presented at check-in meetings with the City of West Allis.
 - This proposal assumes lighting designs associated with any concurrent roadway reconstruction projects will be included with the circuit conversion project lettings and will not be bid as part of the roadway projects. Preparing lighting deliverables for multiple lettings may require additional services to complete.
 - This proposal is based on the City completing bidding documents and advertisement for one (1) letting per all high voltage series circuit conversions. The required contractor sealed bid submittal package will include the following elements that then assure conformance with state bidding and construction laws as noted in Wisconsin Statutes 66.0901, and 62.15:
 - Bid bond
 - Signed bid form (binding price)
 - All proposed material submittals (correlate with the bid price)
 - Affidavit of organization
 - Project bidding manual
 - Project advertisement on Quest
 - Other front-end documents as required
- Meetings and Coordination:
 - Includes one (1) kick-off meeting as described previously.
 - Includes two (2) design review meetings as described previously.
 - Includes one (1) pre-bid meeting with contractors.

Project Schedule:

We anticipate quickly mobilizing upon receiving authorization to proceed with the intent to prepare biddable plans for a construction site in early spring. See below for the anticipated design schedule for the 2027 lighting upgrade projects:

- April 28, 2026: Authorization to proceed
- Spring, 2026: Kickoff meeting
- Summer, 2026: Design review meeting #1
- Fall, 2026: Design review meeting #2
- Early December, 2026: Plans to City for Review
- Late December, 2026: Plans advertised for bids
- January, 2027: Award bids
- April, 2027: Start construction

The schedule for the remainder of the construction season will be dictated by the contractor(s) who will be selected to complete the work and other factors that will be determined through the design process.



STANDARD BILLING RATE SCHEDULE
EFFECTIVE NOVEMBER 1, 2025

Limited Term Employee	\$80.00
Administration	\$90.00
Senior Administration	\$115.00
Technician I	\$85.00
Technician II	\$95.00
Technician III	\$100.00
Technician IV	\$107.00
Technician V	\$112.00
Senior Technician I	\$125.00
Senior Technician II	\$130.00
Senior Technician III	\$140.00
Senior Technician IV	\$150.00
Senior Technician V	\$165.00
Surveyor I	\$90.00
Surveyor II	\$95.00
Surveyor III	\$100.00
Surveyor IV	\$113.00
Surveyor V	\$117.00
Senior Surveyor I	\$125.00
Senior Surveyor II	\$130.00
Senior Surveyor III	\$135.00
Senior Surveyor IV	\$145.00
Senior Surveyor V	\$150.00
Engineer I	\$116.00
Engineer II	\$120.00
Engineer III	\$126.00
Engineer IV	\$130.00
Engineer V	\$136.00
Electrical Engineer I	\$118.00
Senior Engineer I	\$142.00
Senior Engineer II	\$146.00
Senior Engineer III	\$155.00
Senior Engineer IV	\$165.00
Senior Engineer V	\$170.00
Senior Specialist I	\$135.00
Senior Specialist II	\$142.00
Senior Specialist III	\$150.00
Senior Specialist IV	\$175.00
Senior Specialist V	\$188.00
Technical Leader I	\$170.00
Technical Leader II	\$175.00
Technical Leader III	\$185.00
Project Leader I	\$170.00
Project Leader II	\$175.00
Project Leader III	\$185.00
Senior Technical Leader	\$195.00
Senior Project Leader	\$195.00
Discipline Leader	\$200.00
Director	\$225.00
Executive	\$235.00

Expenses

Out-of-pocket direct job expenses (reproductions, sub-consultants, equipment rental, etc.) at cost

Travel Expenses

Company or Personal Car Mileage IRS rate
Lodging and Subsistence at cost

Billing and Payment

Travel time is charged for work required to be performed out-of-office.

Invoicing is on a monthly basis for work performed. Payment for services is due within 30 days from the date of the invoice.

An interest charge of 1.5% per month is made on the unpaid balance starting 30 days after the date of the invoice.

This schedule of billing rates is effective November 1, 2025 and will remain in effect until October 31, 2026 unless unforeseen increases in operational costs are encountered. We reserve the right to change rates to reflect such increases.

KL ENGINEERING, INC.

General Terms and Conditions of the Engineering Services

1. KL Engineering, Inc. will begin engineering services upon written authorization from the Client to proceed. Receipt of a signed Agreement will be considered written authorization. For projects requiring phased services, a written authorization of approval of the prior phase and notice to proceed on the subsequent phase must be received prior to commencement of services. Phases, when applicable, shall be divided into study and report phase, preliminary design phase, final design phase and construction phase. For projects not requiring phased services, a final approval of the work is required prior to completion of the project.
2. Pursuant to the scope of the project described herein, KL Engineering, Inc. shall perform the services, which may include the preparation of design documents, all of which will be subject to Client's review and approval and all of which KL Engineering, Inc. shall perform and prepare within the fee terms described herein. If Client requests revisions to the services and/or design documents, and if the same is within the scope of services, KL Engineering, Inc. shall make the requested revisions at no additional cost in accordance with the terms of this Agreement. Any revisions requested beyond the original identified scope are provided as Additional Services and will be billed according to KL Engineering, Inc.'s current billing schedule.
3. KL Engineering, Inc. will bill the Client monthly with net payment due in thirty (30) days from the date of the invoice. Past due balances shall be subject to an interest charge at a rate of 1½% per month and Client shall be responsible for the cost of collection, including attorney's fees. In addition, KL Engineering, Inc., may after, giving seven (7) days' written notice, suspend service under this Agreement and any other agreement until the Client has paid in full all amounts due for services rendered and expenses incurred, including the interest charge on past due invoices.
4. The quoted fees and scope of engineering services constitute the estimate of the fees and tasks required to perform the services as defined. This Agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development service, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction which may alter the scope of the projects and/or services. KL Engineering, Inc., will promptly inform the Client in writing of such situations so that changes in this agreement can be made as required.
5. Costs and schedule commitments under this Agreement shall be subject to change for delays caused by the Client's failure to provide specified facilities, resources, or information or for delays caused by unpredictable occurrences including, without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdowns, pandemics, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delays of services caused by any of the above which result in additional costs beyond those outlined may require renegotiation of this agreement.
6. KL Engineering, Inc., will maintain insurance coverage for: Worker's Compensation, General Liability, Auto Liability, and Professional Liability. KL Engineering, Inc., will provide information as to specific limits upon written request. If the Client requires coverages or limits in addition to those in effect as of the date of the Agreement, premiums for additional insurance shall be paid by the Client. The liability of KL Engineering, Inc., to the Client for any indemnity commitments, or for any damages arising in any way out of performance of this Agreement is limited to such insurance coverages and amounts which KL Engineering, Inc., has in effect. IN NO EVENT SHALL KL ENGINEERING BE LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT OR DIMINUTION OF VALUE OR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTACT, TORT OR OTHERWISE. IN NO EVENT SHALL KL ENGINEERING'S AGGREGATE LIABILITY ARISING OUT OF OR RELATING TO THIS AGREEMENT EXCEED THE TOTAL OF THE AMOUNTS PAID BY THE CLIENT TO KL ENGINEERING, INC. HEREUNDER.
7. Client shall indemnify and hold harmless KL Engineering, Inc. from and against all judgments, losses, damages, and expenses (including attorney fees and defense costs) to the extent such judgments, losses, damages, or expenses are caused by any negligent act, error, or omission of Client or any person or organization for which Client has engaged or is legally liable. Upon completion of all Services, obligations, and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Article shall survive.
8. In the event of a dispute between KL Engineering, Inc. and Client arising out of or related to this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. If the parties cannot thereafter resolve the dispute, each party shall nominate a senior officer of its management to meet to resolve the dispute by direct negotiation or mediation. If such negotiation fails to resolve the dispute, KL Engineering, Inc. and Client agree that all disputes between them arising out of or relating to this Agreement may be submitted to non-binding mediation or either party may take other steps to resolve the dispute. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder.
9. Termination of this Agreement by the Client or KL Engineering, Inc., shall be effective upon seven (7) days' written notice to the other party. The written notice shall include the reasons and details for termination. KL Engineering, Inc., will prepare a final invoice showing all charges incurred through the date of termination; payment is due as stated in paragraph 2. If the Client violates the agreements entered into between KL Engineering, Inc., and the Client or if the Client fails to carry out any of the duties contained in these terms and conditions, KL Engineering, Inc., may upon seven (7) days' written notice, suspend services without further obligation or liability to the Client unless, within such seven (7) day period, the Client remedies such violation to the reasonable satisfaction of KL Engineering, Inc.
10. Reuse of any documents and/or engineering services pertaining to this project by the Client or extensions of this project or on any other project shall be at the Client's sole risk. The Client agrees to defend, indemnify, and hold harmless KL Engineering, Inc., from all claims, damages, and expenses including attorneys' fees and costs arising out of such reuse of the documents and/or engineering services by the Client or by others acting through the Client.
11. KL Engineering, Inc. is allowed to maintain for its own use and reference, its research and development and associated technologies it develops during the course of this Agreement and/or resulting from the performance of its services. Furthermore, KL Engineering, Inc. has created or acquired rights in certain intellectual property prior to this Agreement or unrelated to the services. KL Engineering, Inc. retains all ownership rights in this intellectual property, including all improvements, modifications, enhancements, and derivatives thereof.
12. KL Engineering, Inc., will provide engineering services in accordance with generally accepted professional practices. KL Engineering, Inc., does not make any warranty or guarantee, expressed or implied, nor have any agreement or contract for services subject to the provisions of any Uniform Commercial Code. Similarly, KL Engineering, Inc., will not accept those terms and conditions offered by the Client in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt, or the actual performance of services subsequent to receipt of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein. The terms herein shall exclusively govern the services to be provided by KL Engineering, Inc. to Client.
13. KL Engineering, Inc., intends to serve as the Client's professional representative for those services as defined in this Agreement, and to provide advice and consultation to the Client as a professional. Any opinions of probable project costs, reviews and observations, and other decisions made by KL Engineering, Inc., for the Client are rendered on the basis of experience and qualifications and represents the professional judgment of KL Engineering, Inc. However, KL Engineering, Inc., cannot and does not guarantee that proposals, bids or actual project or construction costs will not vary from the opinion of probable cost prepared by it. Client agrees to hold KL Engineering, Inc., harmless for any claim arising out of or related in any way to project or construction costs.
14. This Agreement shall not be construed as giving KL Engineering, Inc., the responsibility or authority to direct or supervise construction means, methods, techniques, sequence, or procedures of construction selected by the contractors or subcontractors or the safety precautions and programs incident to the work of the contractors or subcontractors.
15. This Agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.
16. This Agreement cannot be changed or terminated orally. No waiver of compliance with any provision or condition hereof should be effective unless agreed in writing duly executed by the parties hereto.
17. This agreement contains the entire understanding between the parties on the subject matter hereof and no representations, inducements, promises or agreements not embodied herein (unless agreed in writing duly executed) shall be of any force or effect, and this agreement supersedes any other prior understanding entered into between the parties on the subject matter hereof.