LAKE FOREST PARK LAKEFRONT IMPROVEMENTS – PHASE 2
CITY OF LAKE FOREST PARK

SCOPE OF WORK

Project Overview

The City of Lake Forest Park (City) has retained Facet and its teaming partners (Consultant) for "Lakefront Improvements Design, Engineering, Environmental, and Permitting" (Project) located at 17337, 17345, and 17347 Beach Dr NE (parcels 403010-0050, -0035, and -0040), Lake Forest Park. The Project is intended to improve public waterfront access through the transition of a newly acquired single-family residential property into a public waterfront park and integration of the property with an existing waterfront preserve.

This contract outlines the second phase of the Project, hereafter referred to as Phase 2, which will encompass design development, permitting, construction documentation, and bid support. Specific efforts will include project management; outreach and engagement; site assessments; design studies; design services; preparation of plans, specifications, and estimates (PS&E); permitting; and, assistance during contractor bidding.

Project Team

Facet, the prime consultant, will provide project management, community/stakeholder outreach and engagement, landscape architecture, civil engineering, structural engineering, marine engineering, and environmental documentation and permitting.

The project team will include the following subconsultants: Johnston Architects (architecture); Transportation Solutions, Inc., (traffic design and engineering); HWA Geosciences, Inc., (geotechnical engineering); Elcon Associates, Inc., (electrical engineering); ASM Affiliates (cultural resources); and, DCW Cost Management (cost estimation).

Subconsultant proposals for this phase of work are provided as Attachments A, B, C, D, E, and F.

Project Schedule

The City and Consultant propose the following timeline for Phase 2 of the Project. A detailed timeline including project milestones and delivery dates will be provided at the beginning of the Project Work and updated monthly throughout the project. **The estimated active duration of Phase 2 will be 18 months.** An estimated breakdown of the work is below. Note, some items will occur concurrently.

Phase 2: Design Development, Permitting, Construction Documentation, and Bidding (est. July 2024 – January 2026; timeline is contingent on funding and permitting)

- 50% PS&E – 12 weeks
- Permitting – 52 weeks
- 70% PS&E – 12 weeks
- 100% PS&E – 12 weeks
- IFC/Bid Set PS&E – 8 weeks

- Bid Support – 9 weeks

Future Phases (Not in Contract): Construction Administration and Post Occupancy/Site Commissioning (est. January 2026 – March 2028; timeline is contingent on funding, permitting, and completion of phase 2)

- *Construction Administration – 46 weeks*
- *Closeout – 6 weeks*
- *Post Occupancy/Site Commissioning – 52 weeks*

Scope Summary

The Consultant anticipates providing the following Work elements under this Scope:

- Project management
- Stakeholder outreach and engagement
- Construction Documentation, including Plans, Specifications, and Estimate (PS&E) at 50%, 70%, 100%, and Issue-for-Construction (IFC)/Bid Set completion
- Environmental Documentation and Permitting
- Bid Support
- Sustainability Credential Support
- *Future work anticipated as a contract supplement:*
    - *Construction Administration*
    - *Post-occupancy Support*

Work Performed by the City

Throughout the duration of the Project, the City will perform services, furnish information, and answer questions as necessary to guide and complete the Project. The following services will be performed by the City:

- Provide accommodations as required for all stakeholder meetings throughout the life of this Scope.
- Provide City's Divisions 0-1 and bid document templates for Public Works Projects.
- Provide the City's drafting standards and library of standard details.
- Provide details, specifications, and finishes for preferred products and installation.
- Review and comment on all deliverables outlined in this Scope.
- Participate in meetings, reviews, and events as outlined in this Scope.

General Assumptions

The following are general project assumptions for the Scope.

- Phase 2 tasks will be performed in succession as laid out in the detailed project schedule. Delays in the Work completion may result in additional fees and services.
- If active work conducted on the Project extends for a period of more than 18 months, hourly rates may be adjusted to reflect current rates.
- Changes in the detail of Work beyond what is described in this Scope will be made as requested by the City and authorized by amendment as extra work.

- Time may be transferred from one task to another due to greater or lesser level of effort, provided that each task shall be completed and the total budget shall not be exceeded.
- The Consultant will invoice the City on a monthly basis as Work is completed. If required, any special reporting of funds, such as may be required by State or Federal funding sources, will be handled entirely by the City.
- The City may supplement staffing needs with experts in particular subject matters (e.g., on-call consultants) to assist in the review process for all interim, draft, and final submittals. The experts will be an extension of City staff and will assist, as needed, in providing comments and the resolution of comment responses as part of the general review process for each submittal.
- All access permissions for completion of the Work will be obtained by the City.
- The Consultant is responsible only for meeting deadlines for their tasks and has no control over those portions of the schedule related to the tasks performed by the City or any third party. The Consultant will work with the City to the greatest extent feasible to maintain the overall Project schedule.
- Imperial units will be used for all project documents.
- The City project manager shall compile and organize all comments received from City departments and other reviewers and provide them to the Consultant as a single cohesive document. Any conflicting comments shall be identified and reconciled by the City project manager prior to delivery to the Consultant.
- Review should be completed in a timely manner, in the duration as specified in the Project Schedule, in one cycle. Consultant is not responsible for delays in Project Schedule resulting from delays in review. During review periods, the Consultant may move forward on tasks that do not rely on review results.
- After the first round of review comments is closed, additional comments received by the Consultant shall be considered as Consultant's additional efforts in communicating, interpreting, and addressing those comments and shall be addressed in the following tasks. Any extra work which is not in Scope and triggered by these additional comments will be through amended Scope.

Exclusions

- Consultant services not specifically described in this Scope
- Permitting fees
- Printing of plans or specifications for permit submittal or other purposes
- Printing, mailing, distribution, and/or advertisement costs for general outreach, such as postcards, or any engagement or outreach materials intended for use outside of the community workshops
- Bid advertising costs

Scope of Work – Project Phase 2

The Consultant will provide plans, specifications, and cost estimates (PS&E) for the Project. This package will serve as the bid package contract documents to facilitate construction of the Project. The Work to be completed in Phase 2 is broken down into the following tasks for project reporting, billing, and accounting.

- Task 1 – Project Management
- Task 2 – Stakeholder Engagement
- Task 3 – Design Services
  - 50% PS&E
  - 70% PS&E
  - 100% PS&E
  - Issue-for-Construction (IFC) / Bid Set PS&E
- Task 4 – Environmental Documentation & Permitting
- Task 5 – Bid Support
- Task 6 – Sustainability Credential Support

Task 1 – Project Management

This Task addresses administration of work from initiation to closure.

Project Management Plan Update

The Consultant will provide an update to the Project Management Plan completed in Phase 1. The plan includes these components:

- Project scope of work
- Project schedule
- Team roles, work assignments and organization
- List of team meetings needed for project coordination
- Communications protocols
- Required reporting for applicable grant funding
- Records management
- Change management and control procedures including Change Log
- Project safety plan
- Quality management plan
- Closeout of project
- Drafts of Consultant's standard templates for meeting agenda and summaries

Project Oversight and Reporting

The Consultant project manager will provide direction to the Project team, including Subconsultants, and conduct Project coordination meetings with appropriate task leaders. The Consultant will coordinate the execution of the Project and meet regularly with the City project manager and staff.

The Consultant will provide direction to the Subconsultants and review their work over the course of the Project. Monthly monitoring of the subconsultant's budget will occur over the course of the Project. Current status, as well as projections, will be developed. Consultant will monitor Subconsultant costs and budgets, and propose corrective actions, if necessary. This may include formal Scope and/or budget modifications which would require City approval in advance.

The Consultant's project manager will monitor the Project planned budget versus actual progress. Consultant will prepare and submit an invoice and brief progress report monthly that reflects progress over the previous billing period and anticipated activities over the next billing period.

The Consultant will provide Quality Assurance / Quality Control (hereafter as QA/QC) in accordance with the Consultant's in-house QA/QC Plan and modified as needed to meet Project specific requirements. The Consultant is responsible for adhering to the QA/QC procedures for all phases of body of work that include but not limited to: computer modeling assumptions, input and output files, analysis approach, design calculations, reports, plans, specifications, and cost estimates; and pertinent information on an ongoing basis. The task entails the periodic review of study criteria, design, and assumptions, as well as concepts and presentation of product format; and documents that the overall Project objectives are being fulfilled.

Assumptions:

- The Consultant project manager and the City project manager will confer on project progress via telephone on a biweekly basis for the duration of the Project. Progress reports will be comprehensive and will describe all active contracts of the Project, including phases 1 and 2 and early works.
- As part of the biweekly calls with the Consultant project manager and City project manager, the Consultant will check in on quality management to ensure product quality aligns with City's expectations, identifying and making corrective action(s), if needed.
- Consultant invoices will include a summary with a breakdown of hours, tasks, and descriptions of work completed.
- Internal project team coordination meetings will be held on a biweekly basis during Project duration. These meetings will be in addition to the coordination meetings held with the City.
- The Consultant project manager will maintain a reserve to accommodate additional quarterly meetings, either digital or in-person, with the principal-in-charge and City project manager, if needed.

Deliverables:

- Updated Project Management Plan
- Biweekly meetings with City project manager (Assumes up to 36 meetings)
- Monthly invoices and Progress Reports, including summary of biweekly meetings, emailed to the City in electronic (PDF) format. (Assumes 18 progress reports)
- Monthly updates to the project delivery schedule in electronic (PDF) format, included with monthly progress reports.

Task 2 – Stakeholder Engagement

This Task address communication and engagement with stakeholders external to the Project Team.

Stakeholder Engagement Plan Update

The Consultant will update the Stakeholder Engagement Plan developed in Phase 1 that outlines goals for who, when, why, and how stakeholders will be engaged. The plan will reference milestones in the Project Schedule and will outline stakeholder engagement responsibilities and expectations for both the Consultant and City staff. The plan will be submitted for review and approval by the City. Once approved, the Stakeholder Engagement Plan will serve as primary outline for collaborative stakeholder engagement through the duration of the current Project phase.

Engagement Website
The Consultant will continue to host and update the public-facing website created in Phase 1 for the duration of the current Project phase. The website will serve as an online headquarters for the public to access project information, participate in virtual engagement activities, and register for or review materials from public engagement events. The Consultant will provide monthly website updates for the duration of the current Project phase.

Direct Engagement (up to 16 hours across all staff, including travel)
The Consultant will support the City in the direct engagement of individual stakeholders or members of specific stakeholder groups. Effort is anticipated to be informal small group meetings and communication by phone and email. Direct engagement may be in-person or virtual as resources allow. Direct engagement will not require preparation of custom materials, graphics, or documentation; however, materials already prepared under other tasks may be referenced. Consultant will provide an informal summary of talking points or discussion highlights following each meeting.

Community Event Support (up to 12 hours across all staff, including travel)
The Consultant will support the City's engagement at pre-planned community events, such as farmers markets, concerts, picnics, or similar, up to the hours budgeted. Support may include graphics, materials, website updates, attendance, or other effort. Feedback received at community events will be collected, documented, and compiled by City staff. Consultant will not provide notes or summaries for community events.

Community Workshops (2)
The Consultant will support the City in the planning and facilitation of two workshops for community members. Workshops will be offered in hybrid format, with both an in-person component and an online survey component. In-person workshops may occur outside of working hours, but not on weekends. Select members of the Consultant Team representing design or technical specialties with direct relevance to the planned workshop focus will be in attendance. The Consultant will prepare and provide materials necessary for successful meeting implementation, such as graphics, presentations, engagement exercises, and hardcopy collateral. All materials and supplies will be billed at cost; as possible and feasible, the City may provide materials and supplies for use at community meetings. Feedback received at community charrettes will be collected, documented, and compiled by the Consultant. Consultant will provide a summary of talking points, discussion highlights, and feedback received following each community workshop.

Official Meetings (12)
The Consultant will support the City at a total of twelve (12) pre-scheduled official meetings occurring in-person during and outside of working hours, but not occurring on weekends. Official meetings are assumed to include:

- Up to six (6) meetings of the Parks and Recreation Board (PRAB) (roughly one meeting per quarter for 18-month project duration)
- Up to six (6) meetings of the City Council (roughly one meeting per quarter for 18-month project duration)

A PowerPoint presentation will be developed each quarter for use at the PRAB and Council meetings; refinements or updates may be made prior to each meeting. Official meetings will not require preparation of other custom materials, graphics, or documentation; however, materials already prepared under other tasks may be compiled for reference at official meetings. Consultant will provide a summary of talking points, discussion highlights, and feedback received following each official meeting.

Assumptions:

- Stakeholder engagement will be a collaboration between Consultant and City staff. Where required or as requested, essential activities, such as scheduling, promotions, printing and mailing, accessibility accommodations, translation services, and direct stakeholder outreach will be led by the City. Attendance and facilitation will be performed jointly by Consultant and City staff, as appropriate. Production of stakeholder engagement materials, including graphics and digital format materials, will be led by the Consultant.
- Consultant stakeholder engagement activities will be limited to the level of effort represented in the Project budget.
- Website hosting fees will be expensed to the project budget for a term of two (2) years from initial website expiration (July 28, 2024). At Project completion and at the City's request, website and domain ownership will be transferred to the City.
- Website maintenance will be provided for the planned project duration of eighteen (18) months.
- Social media and email promotions will be handled by the City using the City's existing accounts. No new or custom social media accounts, email accounts, or campaigns will be performed by the Consultant unless explicitly stated above; however, the Consultant may repost or cross post Project promotions to its existing social media accounts if tagged in the City's posts.
- The Consultant will endeavor to have certain staff members present at specific engagement events; however, based on individual staff commitments and schedules, some substitution of staff may occur. If alternate staff are in attendance, they will be qualified to speak about relevant design or technical issues, and they will be up-to-speed on Project status and issues.

Deliverables:

- Updated Stakeholder Engagement Plan
- Engagement website, including eighteen (18) months of maintenance and two (2) years of hosting
- Stakeholder meetings, as described above

Task 3 – Design Services

The Consultant will provide design services adequate to produce plans, specifications, and estimates (PS&E) at the following completion milestones: 50%, 70%, 100% and IFC/Bid. Graphics for interpretive elements will be iterated on the same milestones. Review drafts for interpretive elements will be provided along with each design submittal package.

Each plan set submittal shall provide a graphic description of the proposed work with sufficient detail to show proposed improvements including but not limited to site improvement details, architectural elements, shoreline and dock improvements, Beach Drive frontage right-of-way needs, and impacts to environmental resources and utilities within the project limits.

Plans will be developed in AutoCAD using the topographic survey that shows right-of-way, existing utilities, and surface features. Plans will be developed using City drafting standards, if required. Site plans will be drawn at 1"= 20' or at a scale that will provide sufficient detail to communicate the improvements.

The Plans are anticipated to consist of the following sheets, but not limited to:

Sheet Title	Est. Sheet Count	% Milestone Where Sheet is First Provided	Prepared by
General Sheets (Cover, Notes, symbols, etc.)	3	50	Facet
Site Survey	1	50	APS Survey & Mapping
TESC Plan	2	50	Facet
Tree Protection Plan	2	50	Facet
Site Demolition Plan	2	50	Facet
Building Demolition Plan	2	50	JA
Site Plan	1	50	Facet
Site Grading Plan*	4	70	Facet
Site Grading Profiles and Details	4	70	Facet
Site Drainage Plan	4	50	Facet
Site Drainage Profiles and Details	4	70	Facet
Site Utilities Plan (water & sewer)	6	50	Facet
Site Utilities Details	4	70	Facet
Site Electrical Plan	1	70	Elcon
Site Electrical Details	4	70	Elcon
Right-of-way Improvement Plan	2	70	TSI
Right-of-Way Channelization and Signage Plan	4	70	TSI
Architectural Demolition and Salvage Plans	6	50	JA
Architectural Drawings	20	50	JA
Architectural Details	20	100	JA
Structural architectural details	2	70	Facet
Dock Drawings**	2	50	Facet
Structural Dock Drawings**	4	50	Facet
Dock Details	4	70	Facet
Site Layout Plan	2	100	Facet
Soil Preparation Plan and Details	2	70	Facet
Lighting and Illumination Plan and Details	4	100	Facet
Site Planting Plan and Details	5	70	Facet
Site Irrigation Plan and Details	5	100	Facet

Sheet Title	Est. Sheet Count	% Milestone Where Sheet is First Provided	Prepared by
Site Details	10	100	Facet
Misc Sheets	4	100	All

*Grading for Shoreline Improvements will be prepared to a level of detail for submittal of Section 401 (USACE) permitting

**At 50%, dock drawings shall be prepared to a level of detail suitable for submittal for Section 401 (USACE) Permitting

Assumptions:

- Unless noted differently above, each plan development will iterate on the milestone schedule of 50%, 70%, 100%, and IFC/Bid Set.
- Graphics for up to three interpretive elements will be provided with the design documentation.
- If included, floating dock features will be provided as performance specified features.
- Comments received from the City's review of each milestone submittal will be incorporated into the subsequent milestone submittal.
- Plan, specifications, and cost estimate deliverables will be administered through the project SharePoint site. City comments will be collected and documented via Bluebeam Sessions, unless otherwise noted. Bluebeam reviews will be conducted at each review milestone of 50%, 70%, 100%, and IFC/Bid Set.
- Specifications will be provided in six-digit specification format.
- Divisions 0 and 1 specifications will be provided by the City in (Word) format.
- Unless specifically stated in this scope, additional disciplines, such as for specialized engineering, are not included. If additional disciplines are required, a change order proposal will be submitted for City approval.
- Applicable public project bid documents and templates will be provided by the City in (Word) format.

Task 3.1 – 50% PS&E and Site Assessments

Additional traffic, geotechnical, and cultural assessments will be completed to inform the 50% design, including traffic demand/parking study, geotechnical borings, and cultural resource screening. Details of specific assessments proposed are provided in the appendices. The Plans will be provided as outlined above. The 50% plans will include sufficient detail to show proposed improvements for pre-application meeting, applications for federal shoreline permits, and cost estimation. The 50% cost estimate will be updated from the schematic-level design cost.

Deliverables:

- Geotechnical borings and report
- Traffic engineering studies and report
- Cultural resource inventory and report
- 50% design plans (in electronic PDF format) and outline specifications (MS Word)
- 50% interpretive element concepts (PDF)
- 50% cost estimate (PDF)

Task 3.2 – 70% PS&E and TIR/Drainage Report

The Plans will be provided as outlined above. The 70% plans will be substantially complete and will include sufficient detail to show proposed improvements for land use permit applications and cost estimation. The 70% cost estimate will be prepared by an outside cost estimator. Required drainage report (TIR Report) will also be provided.

Deliverables:

- 70% design plans (in electronic PDF format) and draft specifications (MS Word)
- 70% interpretive graphics (PDF)
- 70% cost estimate (PDF)
- TIR/Drainage Report

Task 3.3 – 100% PS&E and Structural Calculations

The Plans will be provided as outlined above. The 100% plans will be complete drawings with sufficient detail to show construction of proposed improvements for final permit submittals and cost estimation. The 100% cost estimate will be prepared by an outside cost estimator. Structural calculations for all onsite structures will be provided.

Deliverables:

- 100% design plans (in electronic PDF format) and specifications (MS Word)
- 100% interpretive graphics (PDF)
- 100% cost estimate (PDF)
- Structural calculations

Task 3.4 – IFC/Bid Set PS&E

The Plans will be provided as outlined above, with sufficient detail to show proposed improvements for competitive contractor bidding. The bid set cost estimate (engineer's estimate of probably construction cost) will be updated from the outside cost estimate obtained at 100% design.

Assumptions:

- Permit comments received in 100% review will be incorporated into IFC/Bid Set PS&E.

Deliverables:

- IFC/Bid Set design plans and specifications (in electronic PDF format)
- IFC/Bid Set interpretive graphics (PDF and fabrication-ready file)
- IFC/Bid cost estimate (PDF and MS Excel)
- IFC/Bid Set PS&E formatted for upload to Builders' Exchange bid portal

Task 4 – Environmental Documentation and Permitting

City of Lake Forest Park Permitting

The proposed improvements will require land use permit approval from the City of Lake Forest Park. In advance of formal land use permit submittals, the Consultant will coordinate and attend a pre-application meeting with City staff. The meeting will help to ensure that proposed improvements are permittable and

to determine the precise extent of documentation necessary to acquire permits. Following the pre-application meeting, we anticipate preparing the following documentation and permit packages:

- Zoning Conditional Use Permit (ZCUP). LFPMC 18.54.048 requires a ZCUP for the establishment of a public recreational facility within a residential zoning district. The Consultant will prepare a ZCUP compliance document.
- Shoreline Conditional Use Permit (SCUP). Multiple components of the projects are likely to trigger the need for a SCUP. The Consultant will prepare a SCUP compliance document.
- If necessary, the Consultant will prepare a Public Agency and Utility Exception (PAUE) compliance document.
- Critical Areas Study. Informed by the previously prepared wetland and stream delineation reports, the Consultant will prepare a Critical Areas Study to provide justification to the City that the proposed shoreline and modifications, including dock repairs, will result in equivalent or better protection of the functions provided by the existing condition of the site. The report will address shoreline code requirements and focus on ecological improvements gained through proposed restoration efforts. The study will comply with the requirements of LFPMC 16.16.110.
- SEPA checklist. The Consultant will prepare a State Environmental Policy Act (SEPA) Checklist to accompany the submittal.
- Arborist Report. The Consultant will amend the previously prepared detailed Arborist Report so that it evaluates the impacts of the proposed project on all previously inventoried trees within the project area. The report will be utilized to submit for an applicable Tree Removal and Replacement Permit.
- Following City review of the above-described land use permits, the Consultant will prepare for, and attend, one City Hearing Examiner meeting. The Hearing Examiner will be charged with reviewing and ruling on the consolidated land use permits.

Following Hearing Examiner approval of the various land use permits, the following additional construction permits are anticipated to be required prior to the start of construction:

- Critical Areas Work Permit. The Consultant will prepare the documentation necessary to submit for a Critical Areas Work Permit.
- Demolition Permit. The Consultant will prepare the documentation necessary to submit for a Demolition Permit.
- Building Permit and/or Land Clearing, Grading, and Excavating Permit. The Consultant will prepare the documentation necessary to submit for these permits.

Federal Permitting

The Consultant will complete and submit a Joint Aquatic Resources Permit Application (JARPA) form for submittal to the U.S. Army Corps of Engineers (Corps) for coverage under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. We will also need to demonstrate project compliance with the Endangered Species Act (ESA). This will be accomplished through preparation of a Biological Evaluation in order to assess the project's impact on ESA listed species (Chinook salmon, steelhead trout) within the lake.

State Permitting

WA Dept. of Ecology (Ecology). The Consultant will submit the aforementioned JARPA to Ecology for coverage under Section 401 of the Clean Water Act. In addition, Ecology will be responsible for review and final approval of the SCUP; we will coordinate, as necessary, with Ecology throughout their review of this permit package.

WA Dept. of Fish and Wildlife (WDFW). The Consultant will submit the aforementioned JARPA to WDFW in order to obtain a Hydraulic Project Approval. This includes one on-site meeting with WDFW.

NEPA Documentation

If the project receives federal funding, the Consultant will prepare documentation necessary to complete NEPA, including preparation of necessary checklists and discipline reports, including:

- The Consultant will prepare a NEPA Environmental Assessment Checklist in accordance with HUD requirements. This task includes initial coordination with HUD to confirm specific deliverables required for the NEPA process.
- The Consultant will utilize the following documents prepared pursuant to other portions of this scope, as follows:
    - The Biological Evaluation to document compliance with the Endangered Species Act.
    - The Cultural Resources Report to document compliance with Section 106 requirements.
    - The Critical Areas Study and/or JARPA to document compliance with wetland and in-water work requirements.
    - Drainage/water quality report to document compliance with stormwater regulations.
- The Consultant will prepare an Environmental Justice memorandum.
- The Consultant will complete a NEPA Air Quality Checklist.
- The Consultant will complete a NEPA Noise Checklist.

Response to Comments

Following submittal of permit applications described above, the Consultant will respond as necessary to questions/comments from the City, agencies, tribes, or other stakeholders and revise permit documentation, as necessary. This task is limited to a total of 30 staff hours.

Utility Coordination

The Consultant will facilitate and document the following utility coordination tasks (up to a total of 32 hours of Consultant effort is assumed):

- Facilitate pre-application and necessary meetings with the following utility jurisdiction:
    - Lake Forest Park Water District (water)
    - Lake Forest Park Sewer District (sanitary sewer)
    - Seattle City Light (power)
    - Puget Sound Energy (gas)
- Identify and coordinate to resolve foreseeable utility impacts that will impact the project development and overall schedule.

- Coordinate with utility agencies to minimize foreseeable conflicts during construction that could impact project schedule, staging, budget, and overall constructability.

Assumptions:

- Issuance of permits is not guaranteed.
- Gas service will be disconnected; gas service improvements are not included.
- Broadband service and infrastructure are not included. Broadband service will be coordinated by the City directly with the provider.
- Permit fees are not included. Permit fees will be paid by the City directly to the permitting agencies.
- A Level II or III arborist assessment is not included.
- Coordination/authorization from the WA Dept. of Natural Resources is not included.
- If a Cultural Resource Assessment (CRA) is required by the Corps of Engineers to show compliance with Section 106 of the National Historic Preservation Act, the cultural resource reports developed for submittal to RCO will be used for this purpose.
- It is assumed that the proposed work complies with one or more Corps of Engineers Nationwide Permits or a Letter of Permission. Assistance with an application for an Individual Permit is not included.
- Preparation of a water quality monitoring plan is not included.
- Unless noted otherwise, this scope of work is written based upon the codes and regulations in effect at the time of writing. Work that may become necessary as a result of updated or new regulations are not included in this proposal.
- As-built documentation and/or long-term vegetation/shoreline monitoring services that may be required by the City or other regulatory agencies is not included.
- Assistance with a Shoreline Variance or Zoning Variance is not included.
- All necessary utility permits will be acquired by the contractor.
- Right-of-way permits are not included.
- Coordination/authorization with WSDOT is not included.
- Based on preliminary regulatory review, it is assumed that the council-approved preliminary design is generally permittable (as described in the above scope of services), including proposed intrusions into critical areas/buffers; however, actual permit feasibility and acceptance can only be determined by regulators.
- Assistance with revisions to the City's existing Shoreline Master Program is not included.
- Floodplain permits or coordination/authorization with FEMA are not included.
- The following NEPA discipline reports will not be prepared: hazardous waste, air/noise, light/glare, and 4(f).
- It is assumed that the project will qualify for a NEPA Environmental Assessment Checklist. Assistance with a NEPA Environmental Impact Statement is not included.

Task 5 – Bid Support

Provide support services to assist with contractor selection and contracting. The following services will be provided, up to the amount budgeted for this task:

- Assist with formatting construction documents for City submittal to digital bid advertisement service(s)
- Review and assist with bid addenda
- Attend pre-bid meeting
- Track and respond to RFI's
- Attend bid opening

Assumptions:

- Bid support is considered an inactive work phase. Recurring project meetings will not be held during the bid advertisement period, which is assumed to be six (6) weeks (up to 30 working days).
- Bid posting and advertisement costs are not included. Bid costs will be paid by the City directly to the appropriate parties.
- Printing of hardcopy plans and specifications for bidders or selected contractor and/or subcontractors is not included.
- Assumes up to 12 RFI on bid package.

ADDITIONAL SERVICE: Task 6 – Sustainability Credential Support

If included in the project contract, under this additional service task, the Consultant will provide support services to assist with applications for the following sustainability program credentials:

- USGBC Sustainable SITES Initiative
- USGBC LEED for New Buildings
- USGBC LEED for Existing Buildings
- Salmon Safe Certification

The following services will be provided in pursuit of the above listed sustainability programs:

- Monthly sustainability credential meetings with the project team
- Monthly tracking of sustainability credits and efforts
- Coordination with credential program liaisons
- Completion of credential program worksheets
- Submittal of credential program applications

Assumptions:

- Achievement of credentials is at the discretion of credential programs and cannot be guaranteed by the project team.
- Fees paid directly to credentialling organizations, such as for project registration, review, and final certification, are not included. Fees will be paid directly by the City to appropriate parties.

Early Work Package Tasks:	**Total Consultant Fees**
Task 1: Project Management ▪ Project administration, including subconsultant coordination. ▪ Biweekly meetings ▪ Monthly tracking and reporting	$ 81,494
Task 2: Stakeholder Engagement ▪ Engagement Website ▪ Community Event Support ▪ Direct Engagement Support ▪ Official Meetings ▪ Community Workshops	$ 71,932
Task 3: Design Services ▪ 50% PS%E and Site Assessments ▪ 70% PS%E and TIR/Drainage Report ○ **Fee Reserve:** Pilot infiltration testing (PIT) geotechnical assessment ○ **Fee Reserve:** Structural reinforcement for piling foundation design ▪ 100% PS%E and Structural Calculations ▪ IFC/Bid Set PS&E	$ 750,523
Task 4: Environmental Documentation & Permitting ▪ Local permitting ▪ State permitting ▪ Federal permitting ▪ Utility coordination	$ 101,181
Task 5: Bid Support Coordination ▪ Format to bid announcement ▪ Assist with bid addenda ▪ Track and respond to RFI's ▪ Pre-bid meeting and bid opening	$ 28,170
ADD SERVICE: Task 6: Sustainability Credential Support ▪ USGBC Sustainable SITES Initiative ▪ USGBC LEED for New Buildings ▪ USGBC LEED for Existing Buildings ▪ Salmon Safe Certification	$ 76,505
Phase 2 Fee Total (Labor, Expenses, Reserves, and Add Services)	**$ 1,109,805**
Fee Breakdown:	
Base Fee *(Labor and expenses)*	*$ 934,687*
Reserve Fees *(May be required by project conditions)*	*$ 98,613*
Additional Services Fees *(Optional services)*	*$ 76,505*

Revised 5/24/2024

City of Lake Forest Park /
Lakefront Improvement Project PHASE 2
(No. 2303.0384.02)

Task #	Task Title	Prime Consultant (Facet)																	Expenses	Prime Consultant Fees	Subconsultants						Subconsultant Fees	Team Totals
		Facet Landscape				Facet Current Planning			Facet Marine			Facet Civil			Facet Structural						Architecture / APPENDIX A (Johnston Architects, inc. Bldg Mech and Plumbing Sub)	Transportation Engineering / APPENDIX B (Transportation Solutions, Inc.)	Geotechnical Engineering / APPENDIX E (HWA Geosciences)	Electrical Engineering / APPENDIX F (Elcon)	Cultura Resources / APPENDIX C (ASM Affiliates)	Cost Estimation / APPENDIX D (DCW Cost Management)		
		Project Manager, Senior Landscape Architect	Landscape Architect / LEED GA	Landscape Designer	Graphic Design / Web Coordinator	Senior Environmental Planner	Senior Environmental Planner	Ecologist / Arborist	Senior Marine Engineer	Marine Engineer 4	Marine Engineer 2	Senior Civil Engineer, Principal-in-Charge	Civil Engineer Tech 7	Civil Engineer 4	Senior Structural Engineer, Principal-in-Charge	Engineer, Structural 5	Engineer, Structural 2	Structural Engineer Tech 5										
		$198.00	$172.00	$139.00	$126.00	$250.00	$174.00	$151.00	$249.00	$183.00	$140.00	$312.00	$193.00	$165.00	$312.00	$218.00	$140.00	$151.00										
1	Project Management																			$ 50,982.00	$ 10,000.00	$ 6,582.00	$ 11,930.00	$ 2,000.00	$ -	$ -	$ 30,512.00	$ 81,494.00
1.1	Update Project Management Plan	4																		$ 792.00							$ -	$ 792.00
1.2	Project Oversight and Reporting (PRIME PM ONLY, includes scheduling, ancillary communication, invoicing, budget tracking; assumes 4 hr/mo x18 mo)	72																		$ 14,256.00	$ 4,500.00	$ 6,582.00	$ 11,930.00	$ 2,000.00			$ 25,012.00	$ 39,268.00
1.3	Biweekly internal team mtgs (x36 @ 1 hrs ea.)	36	36	18		2			2	2		12		36						$ 26,870.00	$ 5,500.00						$ 5,500.00	$ 32,370.00
1.4	Biweekly mtgs w/ LFP PM (x36 @ 1 hr ea)	36	4									4								$ 9,064.00							$ -	$ 9,064.00
1.5	Mileage Expenses (@ 2023 federal rate of ¢67/mi, assumes roundtrip travel from local office)																		$ -	$ -							$ -	$ -
1.6	Printing/Reproduction/Plotting Expenses																		$ -	$ -							$ -	$ -
2	Stakeholder Engagement																			$ 51,516.00	$ 15,000.00	$ 5,416.00	$ -	$ -	$ -	$ -	$ 20,416.00	$ 71,932.00
2.1	Update Stakeholder Engagement Plan	2																		$ 396.00							$ -	$ 396.00
2.2	Engagement Website (2 hr maint/mo x18mo)				36															$ 4,536.00							$ -	$ 4,536.00
2.3	Direct Engagement Mtgs (16 hrs total)	16																		$ 3,168.00							$ -	$ 3,168.00
2.4	Community Event Support (12 hrs total)	12																		$ 2,376.00		$ 3,308.00					$ 3,308.00	$ 5,684.00
2.5	Community Charrettes (x2, inc prep)	24	24	32	4															$ 13,832.00	$ 10,000.00	$ 2,108.00					$ 12,108.00	$ 25,940.00
2.6(a)	Official Mtgs w/ CC 4/yr x18mo (Assume 6 mtgs @ 8 hrs/mtg for prep, travel, attendance, and follow up memo)	48	24		1															$ 13,758.00	$ 2,500.00						$ 2,500.00	$ 16,258.00
2.6(b)	Official Mtgs w/ PRAB x 4/yr x18mo (Assume 6 mtgs @ 6 hrs/mtg for prep, travel, attendance, and follow up memo)	36	18		1															$ 10,350.00	$ 2,500.00						$ 2,500.00	$ 12,850.00
2.7	Mileage Expenses (@ 2023 federal rate of ¢67/mi, assumes roundtrip travel from local office)																		$ 350.00	$ -							$ -	$ -
2.8	Website Expenses (includes hosting, domain fees) x 2yrs																		$ 600.00	$ 600.00							$ -	$ 600.00
2.9	Printing/Reproduction/Plotting Expenses																		$ 2,500.00	$ 2,500.00							$ -	$ 2,500.00
3	Design Services																			$ 428,708.00	$ 156,500.00	$ 41,622.00	$ 114,493.00	$ 30,550.00	$ 9,800.00	$ 10,850.00	$ 321,815.00	$ 750,523.00
3.1	50% PS&E and Site Assessments	16	40	80	8				32	64	192	8	80	40						$ 93,272.00	$ 22,000.00	$ 12,204.00	$ 77,792.00		$ 9,800.00		$ 121,796.00	$ 215,068.00
3.1A	RESERVE SERVICE: Geotechnical PIT test																			$ -			$ 36,701.00				$ 36,701.00	$ 36,701.00
3.2	70% PS&E and TIR/Drainage Report	16	60	88	16							14	80	60	13	64	40	40		$ 87,092.00	$ 27,000.00	$ 14,835.00		$ 11,550.00		$ 5,250.00	$ 58,635.00	$ 145,727.00
3.2A	RESERVE SERVICE: Structural Reinforcement / Piling Foundation Design 70%														10	40	20	20		$ 17,660.00							$ -	$ 17,660.00
3.3	100% PS&E, inc. structural calcs	24	60	80	16				32	56	120	4	60	20	18	88	200	80		$ 144,232.00	$ 55,000.00	$ 8,454.00		$ 9,500.00		$ 5,600.00	$ 78,554.00	$ 222,786.00
3.3A	Architecture Mech and Plumbing																			$ -	$ 42,000.00							
3.3B	RESERVE SERVICE: Structural Reinforcement / Piling Foundation Design 100%														10	40	120	80		$ 40,720.00							$ -	$ 40,720.00
3.4	IFC / Bid Set PS&E	16	32	40	8				8	16	48	2	40	12	2	8	8	8		$ 41,900.00	$ 10,000.00	$ 6,129.00		$ 9,500.00			$ 25,629.00	$ 67,529.00
3.4A	RESERVE SERVICE: Structural Reinforcement / Piling Foundation Design IFC/Bid														2	8	4	4		$ 3,532.00							$ -	$ 3,532.00
3.5	Mileage Expenses (@ 2023 federal rate of ¢67/mi, assumes roundtrip travel from local office)																		$ 100.00	$ 100.00							$ -	$ 100.00
3.6	Printing/Reproduction/Plotting Expenses																		$ 200.00	$ 200.00	$ 500.00						$ 500.00	$ 700.00
4	Environmental Documentation & Permitting																			$ 89,201.00	$ 11,000.00	$ -	$ -	$ 980.00	$ -	$ -	$ 11,980.00	$ 101,181.00
4.1	Local / City permitting	2	2																	$ 740.00							$ -	$ 740.00
4.1.1	Zoning CUP					4	16													$ 3,784.00							$ -	$ 3,784.00
4.1.2	Shoreline CUP					4	16													$ 3,784.00							$ -	$ 3,784.00
4.1.3	PAUE					4	16													$ 3,784.00							$ -	$ 3,784.00
4.1.4	Critical Areas Study					4	12	24												$ 6,712.00							$ -	$ 6,712.00
4.1.5	SEPA					2	12													$ 2,588.00							$ -	$ 2,588.00
4.1.6	Arborist Report/Tree Permit			2		2	8	30												$ 6,700.00							$ -	$ 6,700.00
4.1.7	Critical Areas Work Permit			2		2	10													$ 2,518.00							$ -	$ 2,518.00
4.1.8	Hearing Examiner	6				6	6													$ 3,732.00	$ 1,000.00						$ 1,000.00	$ 4,732.00
4.1.9	Building/Grading Permit			2		4	20													$ 4,758.00	$ 10,000.00						$ 10,000.00	$ 14,758.00
4.2	State Permitting	1	1																	$ 370.00							$ -	$ 370.00
4.2.1	Dept. of Ecology - Shoreline CUP					4	8													$ 2,392.00							$ -	$ 2,392.00
4.2.2	Dept. of Ecology - Section 401					4	10													$ 2,740.00							$ -	$ 2,740.00
4.2.3	Dept. of Fish & Wildlife - HPA	4				4	20													$ 5,272.00							$ -	$ 5,272.00
4.3	Federal Permitting	1	1																	$ 370.00							$ -	$ 370.00
4.3.1	JARPA			3		4	16													$ 4,201.00							$ -	$ 4,201.00
4.3.2	Biological Evaluation					4	10	32												$ 7,572.00							$ -	$ 7,572.00
4.3.3	NEPA					16	64													$ 15,136.00							$ -	$ 15,136.00
4.4	Rresponse to Comments					6	18	6												$ 5,538.00							$ -	$ 5,538.00
4.5	Utility Coord & Permitting	8										8		12						$ 6,060.00				$ 980.00			$ 980.00	$ 7,040.00
4.6	Mileage Expenses (@ 2023 federal rate of ¢67/mi, assumes roundtrip travel from local office)																		$ 250.00	$ 250.00							$ -	$ 250.00
4.7	Printing/Reproduction/Plotting Expenses																		$ 200.00	$ 200.00							$ -	$ 200.00
5	Bid Support																			$ 16,692.00	$ 9,500.00	$ 978.00	$ -	$ 1,000.00	$ -	$ -	$ 11,478.00	$ 28,170.00
5.1	Format to bid announcement	2		4																$ 952.00							$ -	$ 952.00
5.2	Review and assist with bid addenda	4	16									2		8						$ 5,488.00							$ -	$ 5,488.00
5.3	Prebid mtg and bid opening	8	4							4				4						$ 3,664.00							$ -	$ 3,664.00
5.4	RFI response and tracking	4	8						2	4	8	2		4		2				$ 6,238.00	$ 9,500.00	$ 978.00		$ 1,000.00			$ 11,478.00	$ 17,716.00
5.5	Mileage Expenses (@ 2023 federal rate of ¢67/mi, assumes roundtrip travel from local office)																		$ 100.00	$ 100.00							$ -	$ 100.00
5.6	Printing/Reproduction/Plotting Expenses																		$ 250.00	$ 250.00							$ -	$ 250.00
6	ADD SERVICE: Sustainability Credential Support																			$ 41,349.00	$ 26,750.00	$ 5,436.00	$ -	$ 2,970.00	$ -	$ -	$ 35,156.00	$ 76,505.00
6.1	Team sustainability meeting (monthly for SITES/LEED x18 @ 1 hr ea, all disciplines; can be reduced to quarterly if Salmon Safe only)	18	18				9			9		18				9				$ 17,451.00	$ 4,250.00	$ 5,436.00		$ 2,970.00			$ 12,656.00	$ 30,107.00
6.2(a)	USGBC Sustainable SITES (site work disciplines)		18							4		18								$ 9,444.00							$ -	$ 9,444.00
6.2(b)	*NIC - USGBC Sustainable SITES, Est. Program Fees: $8,000*																		$ -	$ -							$ -	$ -
6.3(a)	USGBC LEED for new and existing buildings (building disciplines)		18							4		4				9				$ 7,038.00	$ 22,000.00						$ 22,000.00	$ 29,038.00
6.3(b)	*NIC - USGBC LEED for new and existing buildings, Est. Program Fees: $6,700*																		$ -	$ -							$ -	$ -
6.4(a)	Salmon-Safe (site work disciplines)	4	24									8								$ 7,416.00	$ 500.00						$ 500.00	$ 7,916.00
6.4(b)	*NIC - Salmon-Safe, Est. Program fees (estimated): $12,000*																		$ -	$ -							$ -	$ -
	Anticipated Labor Hours by Staff Role	*420*	*408*	*351*	*90*	*76*	*271*	*92*	*76*	*163*	*368*	*104*	*260*	*196*	*55*	*268*	*392*	*232*	*$ 4,550.00*	$ 678,448.00	$ 228,750.00	$ 60,034.00	$ 126,423.00	$ 37,500.00	$ 9,800.00	$ 10,850.00	$ 431,357.00	$ 1,109,805.00
		Facet Landscape + PM & Outreach				Facet Current Planning			Facet Marine			Facet Civil			Facet Structural						Architecture / ATTACHMENT A	Traffic Eng / ATTACHMENT B	Geotechnical / ATTACHMENT C	Electrical Eng / ATTACHMENT D	Cultural Resources / ATTACHMENT E	Cost Estimation / ATTACHMENT F		
		$ 213,465.00				$ 80,046.00			$ 100,273.00			$ 114,968.00			$ 165,496.00													

Attachments:

- A. Subconsultant Proposal – Johnston Architects (architecture, including building mechanical and plumbing)
- B. Subconsultant Proposal – Transportation Solutions, Inc. (traffic design and engineering)
- C. Subconsultant Proposal – HWA Geosciences, Inc. (geotechnical engineering)
- D. Subconsultant Proposal – Elcon Associates, Inc. (electrical engineering)
- E. Subconsultant Proposal – ASM Affiliates (cultural resources)
- F. Subconsultant Proposal – DCW Cost Management (cost estimation)

ATTACHMENT A.
Subconsultant Proposal
Architecture, inc. Bldg
Mech and Plumbing

Amber Mikluscak
Principal of Landscape Architecture
Facet
9706 4th Ave NE, Suite 300
Seattle, WA 98115

Date: May 24, 2024
Subject: Lake Forest Park: Lake Front Park Phase 2 Proposal

Dear Amber

Johnston Architects (JA) is looking forward to continuing our work on Lake Front Park and furthering our relationship with Facet.

We understand that this scope of work is for design through bidding but does not include construction administration. We understand the project parameters to be:

- Project duration will be 18 months (roughly July 2024 through January 2025)
- Phase 2 is DD through CD's and bid. Do not include CA.
- Cost estimation by outside estimator. Do not include cost estimation.
- PS&E milestones will be as follows:
  - 50% Plans – Due Sept 2024, used for Corps submittal (waterfront only). No specs.
  - 70% Plans and draft specs – Est. due Dec 2025
  - 100% Plans and specs – Est. due Apr 2025
  - IFC (Issue for Construction)/Bid Set – Est. due Nov 2025
- Please assume the following meetings:
  - Eighteen (18) 1-hr virtual mtgs w/ project team over course of the project
  - Four (4) half-day design charrettes w/ design team
  - Two (2) in-person community meetings
  - Four (4) official meetings (CC or PRAB)

The Task breakdown is as follows:

- Task 1 – Project Management
- Task 2 – Stakeholder Engagement
- Task 3 – Design Services
  - 50% PS&E
  - 70% PS&E
  - 100% PS&E
  - IFC / Bid Set PS&E
- Task 4 – Building Permit and 1 HE meeting.
- Task 5 – Bid Support
- JA will contract with a Mechanical and Plumbing consultant for the building systems design.
  - Their scope will be limited to:
    - Concept Narrative for Cost Estimate Support
    - Building Permit Set
    - 100% CDs (includes permit revisions, incorporation of review comments, serves as Bid set)

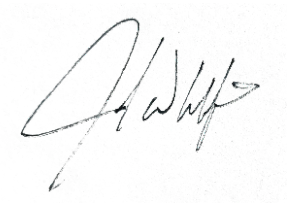
I am attaching our Fee analysis and below are our 2024 hourly rates.

Hourly Billing Rates:

Partners	$240 - $285
Principals & Associate Principals	$190 - $240
Architectural Staff IV & Associates	$160 - $190
Architectural Staff III	$130 - $160
Architectural Staff II	$125 - $130
Architectural Staff 1 & Interns	$90 - $125

Please let me know if you have any questions or concerns.

Sincerely,



Jack Chaffin, AIA
Partner, Johnston Architects
jchaffin@johnstonarchitects.com

Lake Front Park: Phase 2 Fee Analysis					May 24, 2024
ITEM		**PROPOSED**			**COMMENTS**
ARCHITECTURAL BASIC SERVICES					
Project Management		$ 10,000			
Stakeholder Engagement		$ 15,000			
Design Service					
50%		$ 22,000			
70%		$ 27,000			
100%		$ 55,000			
Bid Set		$ 10,000			
Bid Support		$ 9,500			
Task 4 Environmental Documentation and Permitting		$ 11,000			Includes bldg permit and attend HE mtg
TOTAL ARCHITECTURE		**$ 159,500**		**$ -**	
REIMBURSABLES		**$ 500**		**$ -**	
ENGINEERING AND SUB-CONSULTANTS		**PROPOSED**			**COMMENTS**
Engineering included under the architectural contract except where noted:					
Mechanical Electrical Plumbing		$ 42,000			
TOTAL ENGINEERING AND SUB-CONSULTANTS		**$ 42,000**		**$ -**	
REIMBURSABLES		**$ -**		**$ -**	
GRAND TOTAL: ARCHITECTURAL, REIMBURSABLES & ENGINEERING		**$ 202,000**			
ADD SERVICES: LEED					
Monthly Meetings		$ 4,250			18 Meetings
LEED For New Buildings		$ 12,000			Restrooms and Pavilion
LEED for Existing Buildings		$ 10,000			House and Cabin
Salmon Safe		$ 500			1 Site Visit
TOTAL LEED ARCHITECTURE		**$ 26,750**			

May 28, 2024

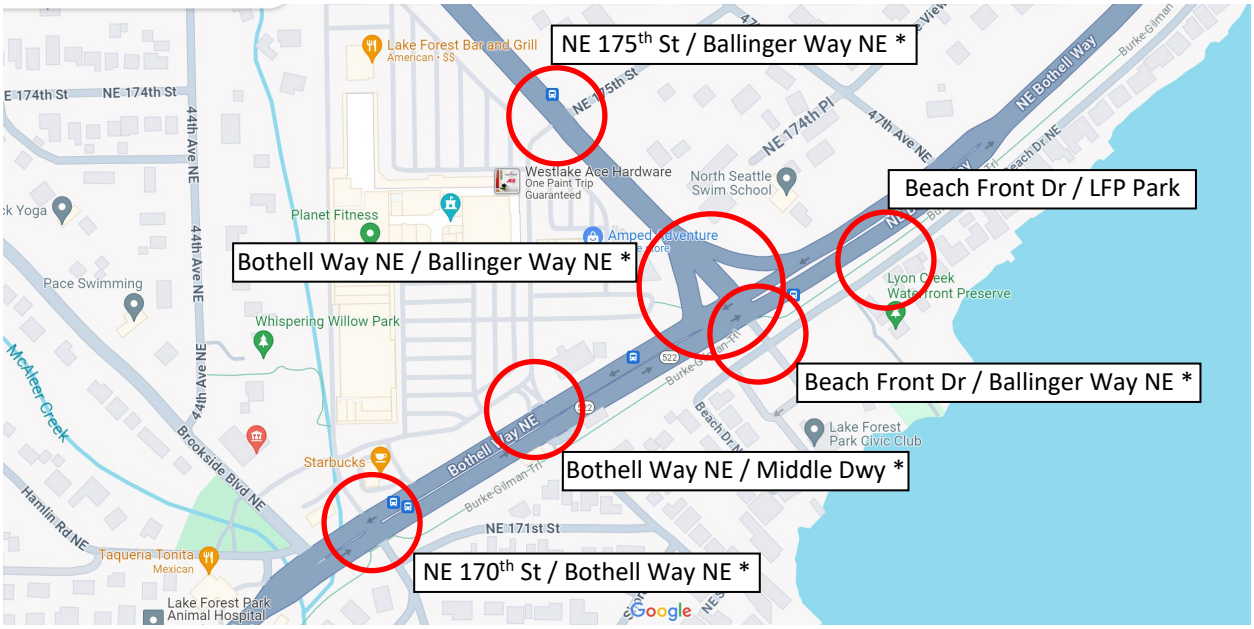
ATTACHMENT B:
Subconsultant Proposal
Traffic Engineering

Traffic and Transportation Scope of Services

Purpose: To provide the necessary parking/traffic studies and the signage, channelization/striping and signing plans for the roadway leading to and adjacent to the new park site improvements.

Traffic / Parking Studies

- **Trip Generation**. Forecast trip generation using the current ITE Trip Generation Manual data for a public park. Adjust the trip generation based on the anticipated park use, programs, and frequency of events.
- **Parking Generation**. Forecast peak parking demand using the ITE Trip Generation Manual and review "park" parking requirements for at least two other local municipalities. Adjust the parking demand based on the proposed programs and events anticipated at the park.
- **Coordination Meeting with City**. Review trip generation, parking generation, entitlement requirements, and plans for a new parking garage at City Hall with City staff. Also, verify city's staff preferred plan and processes to document shared parking between the park and new parking garage.
- **Data Collection**. Collect peak hour vehicle volumes at up to five intersections, during the 4-6 PM peak hour period and during a weekend peak (establish weekend period via scope with city):
    (1) Beach Front Drive / Ballinger Way NE *
    (2) Bothell Way NE / Ballinger Way NE *
    (3) NE 175th Street / Ballinger Way NE *
    (4) Bothell Way NE / middle driveway *
    (5) Bothell Way NE / NE 170th Street *



- **Traffic Operations Analysis**. Evaluate existing baseline and future traffic conditions without and with the park at year of opening. Compare the traffic operations results against City of Lake Forest standards and provide recommendations to mitigate deficiencies, if any. The operations analysis will include a review of vehicle queueing at Beach Front Drive / LFP Park and on Ballinger Way NE between Bothell Way NE and Beach Front Drive and signal timing at Bothell Way NE / Ballinger Way NE.

- **Safety Analysis**. Compile a crash history to evaluate safety along on Beach Front Drive from the park to Ballinger Way NE and on Ballinger Way NE between Bothell Way NE and Beach Front Drive. Review and provide recommendations for pedestrian and bicycle routes to and from the site from and to the parking at City Hall.
- **Traffic and Parking Studies**. Summarize findings into a traffic and parking study. The traffic study will include output that can be used in a SEPA Checklist. Output from the parking study will be used to provide recommendations for typical park parking quantity needs.
- **Respond to Comments**. Respond to city comments and update the traffic and parking studies as necessary.

Exclusions:

- Parking study for City Hall site.
- Review or preparation of a shared parking agreement for the City Hall site.
- Parking and trip data collection at other similar parks.

Channelization Design

- **Stakeholder Coordination Meetings**. Prepare for and attend meetings with project representatives, including the prime consultant, City of Lake Forest Park, WSDOT, Sound Transit, and King County Parks. Stakeholder/Project Coordination meetings will provide an opportunity for input and discussion on matters such as project milestone status updates, submittal delivery schedule, stakeholder feedback, design requirements and input.
- **AutoTurn Exhibits**. Prepare vehicle turning movement exhibits using AutoTurn software to establish and validate minimum turning paths through the park parking area and at its access connection points with Beach Front Rd, and at the intersection of Beach Front Rd, Ballinger Way NE and Bothell Way NE.
- **Design Submittals**. Coordinate with the prime consultant and civil design team to prepare channelization plans within the public roadway right-of-way between the park (frontage) to the intersection of Beach Front Rd / Ballinger Way NE / Bothell Way NE. Channelization plans to include roadway striping layout, striping details, and new and removed signs. Plans will incorporate input gathered from field reconnaissance of the site as well as received from staff of the City of Lake Forest Park and King County Parks as it relates to their ownership of the Burke-Gilman Trail.
    - Prepare and submit design plans and relevant specifications at the 70% level design.
    - Address review comments received on the 70% submittal and prepare and submit plans and relevant specifications at the 100% level design.
    - Revise the 100% submittal to address review comments received and prepare and submit the IFC level design documents.
    - Provide support during the bid process that corresponds to the hours identified in the labor budget.

Plan Presentation

- **Engagement Meeting**. Prepare for and attend one (1) in-person engagement meeting with the public, which is expected to include invited persons from properties adjacent to the project site. Preparation for the meeting is expected to involve development of exhibits that convey information about transportation design and issues that may be raised and discussed during the meeting.

Sustainability Credentials Support

- **Sustainability Coordination Meetings**. Attend monthly virtual sustainability coordination meetings (estimated to each be 1 hour long) over a period of 18 months and provide input on credit reporting for SITES, LEED, and Salmon Safe based upon the transportation/traffic design work developed for the Project.

Lakefront Park, Phase 2
City of Lake Forest Park
Traffic/Transportation Services

		$302 Sr. Engr. Kirk	$225 Sr. Engr. Jeff	$124 Staff Engr. Daniel	$187 Sr. Design Mike	$175 Admin. Jill	Direct Cost *	Total Estimate
	Traffic Study							
Task 3	Trip Generation		1	4				$721
Task 3	Parking Generation		1	4				$721
Task 3	Coordination Mtg.	1	1					$527
Task 3	Data Collection		1	3			$1,982	$2,579
Task 3	Traffic Operations Analysis		2	4				$946
Task 3	Safety Analysis		2	4				$946
Task 3	Traffic and Parking Studies		12	4				$3,196
Task 3	Respond to Comments	1	4	1				$1,326
Task 1	Project Mgmt. & Admin.	4				2		$1,558
	Labor Hours	6	24	24	0	2		56
	Fee Estimate	**$1,812**	**$5,400**	**$2,976**	**$0**	**$350**	**$1,982**	**$12,520**
	Channelization Design							
Task 3	Stakeholder Coord. Mtgs (8)	12	6					$4,974
Task 3	AutoTurn Exhibits	2	1		8			$2,325
Task 3	Design 70% PS&E	16	2		32			$11,266
Task 3	Design 100% PS&E	10	2		20			$7,210
Task 3	Design IFC / Bid Set PS&E	8	1		12			$4,885
Task 5	Design Bid Support	2			2			$978
Task 1	Project Mgmt. & Admin.	12				8		$5,024
	Labor Hours	62	12	0	74	8		156
	Fee Estimate	**$18,724**	**$2,700**	**$0**	**$13,838**	**$1,400**	**$0**	**$36,662**
	Plan Presentation							
Task 2	Prep for Engagement Mtg	6			8			$3,308
Task 2	In-Person Meeting	4	4					$2,108
	Labor Hours	10	4	0	8	0		22
	Fee Estimate	**$3,020**	**$900**	**$0**	**$1,496**	**$0**	**$0**	**$5,416**
	Sustainability Support							
Task 6	Prep for Mtgs (beyond design)							$0
Task 6	Meeting Attendence	18						$5,436
	Labor Hours	18	0	0	0	0		18
	Fee Estimate	**$5,436**	**$0**	**$0**	**$0**	**$0**	**$0**	**$5,436**
	Labor Hours	96	40	24	82	10		252
	Fee Estimate	**$28,992**	**$9,000**	**$2,976**	**$15,334**	**$1,750**	**$1,982**	**$60,034**
Task 1	**Project Management**	**16**	**0**	**0**	**0**	**10**	**0**	**$6,582**
Task 2	**Stakeholder Engagement**	**10**	**4**	**0**	**8**	**0**	**0**	**$5,416**
Task 3	**Design Services**	**50**	**36**	**24**	**72**	**0**	**$1,982**	**$41,622**
	Traffic Study	5	25.5	24	0	0	$1,982	$12,206
	70% Design	21	4.5	0	40	0	0	$14,835
	100% Design	13	3.5	0	20	0	0	$8,454
	IFC/Bid Set PS&E	11	2.5	0	12	0	0	$6,129
Task 5	**Bid Support**	**2**	**0**	**0**	**2**	**0**	**$0**	**$978**
Task 6	**Sustainability Support**	**18**	**0**	**0**	**0**	**0**	**0**	**$5,436**
	Labor Hours	**96**	**40**	**24**	**82**	**10**		**252**
	Fee Estimate	**$28,992**	**$9,000**	**$2,976**	**$15,334**	**$1,750**	**$1,982**	**$60,034**

HWA GeoSciences Inc.
DBE/MWBE

ATTACHMENT C.
Subconsultant Proposal
Geotechnical Engineering

May 2, 2024
HWA Project No. 2024-069-21

Facet
9706 4th Ave NE, Suite 300
Seattle, Washington 98115

Attn: **Amber Mikluscak, P.E.**

Subject: **GEOTECHNICAL ENGINEERING SERVICES**
Lake Forest Park Lakefront Improvements Project
17345 and 17347 Beach Drive Southeast
Lake Forest Park, Washington

Dear Amber,

Thank you for the opportunity to present this proposal from HWA GeoSciences, Inc. (HWA) to provide consulting services for the City of Lake Forest Park's Lakefront Improvements Project. Our scope of work is presented below.

PROJECT BACKGROUND

Our understanding is that the City of Lake Forest Park (the City) has requested a scope and fee for the design of a new lakefront park on the shore of Lake Washington east of Bothell Way Northeast (SR 522) and Ballinger Way Northeast in Lake Forest Park. The properties are currently owned by the City and that the site area is currently developed with a number of single story residential structures and open areas. The project is anticipated to consist of demolishing or retrofitting some of the existing structures, constructing new permeable pavements, luminaries, small shelter structures, viewing platforms, and a new dock.

Based on a preliminary review of the available geotechnical information, the site is anticipated to be underlain by fill and alluvial soils. Under static conditions, these soils would likely be sufficient to support the proposed improvements. However, due to the proximity to Lake Washington, we anticipate that groundwater will be encountered close to the ground surface and due to the unconsolidated nature of the surficial soils, there are likely to be hazards associated with a seismic event such as liquefaction, liquefaction induced settlement, or lateral spreading. Shallow groundwater also may preclude the use of permeable pavement at the site.

Based on the information available and our understanding of the project, we propose the following scope of services to support developing the site design:

SCOPE OF WORK

Geotechnical Services

1.1 HWA Project Management

- ***Project Setup***
- ***Project Coordination Meetings:*** HWA will attend up to four (4) virtual meetings with the City and/or the design team to coordinate work, or to discuss our findings. This is anticipated to include one (1) kickoff meeting and up to three (3) design meetings, each lasting 1 hour.
- ***Project and Contract Management:*** HWA will prepare monthly invoices, and progress reports throughout the duration of the project, which we anticipate to be eighteen (18) months. We will correspond with the design team in the form of emails, and telephone calls, as necessary. We will provide project management for our services, and we will coordinate with and manage all our subcontractors.

4.1 Exploration Work Planning

- ***Review Available Geotechnical Information***: Upon notice to proceed, HWA will review available geotechnical information from and in the vicinity of the project site to improve our understanding of the local geological conditions at the site and surrounding areas. This will include a review of geologic maps, HWA's library of geotechnical information in the area, and data from online databases.
- ***Site Reconnaissance and Utility Locates***: HWA will conduct a site reconnaissance of the project site. This reconnaissance will be used to identify geotechnical challenges at the proposed improvements and to assist in planning the geotechnical exploration program. During the site reconnaissance, HWA will mark exploration locations with white paint and stakes, and then notify the one-call utility service. An additional site visit will be performed to verify if the proposed locations of the explorations are clear of utilities prior to mobilizing our equipment.
- ***Plan and Coordinate Subsurface Exploration Program:*** HWA will plan and coordinate the geotechnical exploration program for the project. We propose that this exploration program be split into two phases. The first phase will include up to five (5) geotechnical soil borings advanced to approximately 50 feet below the ground surface to support recommendations for foundations.

  Our understanding is that Facet is considering permeable pavements at the site. Based on the 2019 Stormwater Management Manual for Western Washington permeable pavements require at least one (1) foot of separation from the base of the BMP from the

groundwater table; therefore, up to two (2) of these borings will be completed as permanent groundwater monitoring wells to evaluate groundwater conditions in the vicinity of the proposed infiltration facilities at the site over a period of one year.

Samples collected from the borings will also be used to perform grainsize analysis testing to evaluate if the soils are conducive for infiltration. If our preliminary evaluation of the site indicates infiltration is feasible. Field Pilot Infiltration Testing will be coordinated as a second additional phase of field work and is identified within this proposal as a separate task.

- ***Generate Geotechnical Subsurface Exploration Plan (SEP):*** HWA will prepare a geotechnical SEP for the proposed work. The SEP will detail the type, location, and extent of proposed field explorations along with logistics necessary to perform the work such as traffic control plans and staging areas. The work plan will also be used for utility locating clearances and permitting that may be necessary to access the exploration locations. The SEP will be submitted to the City for review and approval. We assume any required permits or rights of entry will be acquired by others at no cost to HWA.
- ***Conduct Geotechnical Borings:*** A truck or track-mounted drill rig equipped with hollow-stem auger tooling will be used to advance up to five (5) geotechnical borings at the site up to a target depth of approximately 50 feet below the existing ground surface. Up to two (2) of these borings will be completed as permanent groundwater monitoring wells to monitor groundwater level fluctuations over a period of one year.

  Standard Penetration Test (SPT) samples will be taken at 2-1/2 to 5-foot intervals throughout each boring. All borings will be monitored and logged under full-time observation of an HWA representative. The borings will be drilled by a licensed geotechnical/well driller under subcontract to HWA.
- ***Generate Exploration Logs and Assign Laboratory Testing:*** Samples retrieved from our explorations will be sealed in plastic bags and taken to our Bothell, Washington laboratory for further examination and testing. Selected samples will be tested to determine relevant engineering and index properties. Depending on the type of soils encountered, laboratory testing performed may include moisture content, grain-size distribution, and/or Atterberg limits test. Soil and laboratory test information will be presented in summary logs that will be generated upon completion of our exploration program.
- ***Groundwater Level Monitoring:*** HWA will install a data logging transducer in each of the monitoring wells installed by HWA at the site to record seasonal groundwater levels and monitor groundwater fluctuations over time. The transducers will be set to take groundwater elevation readings every hour and will be recorded for one year to include at least one wet season. As part of this scope, HWA will conduct up to four (4) site visits to download groundwater data from the transducers. The water level information collected

will be used during future phases to assist in developing recommendations for possible stormwater infiltration facilities and construction impacts.

4.2 Geotechnical Engineering Design Services

- ***Preliminary Infiltration Screening Analyses:*** HWA will evaluate grain size analyses data of samples obtained from the near surface soils and our explorations logs to evaluate if onsite infiltration of stormwater is feasible.
- ***Generate Seismic Design Parameters***: Based on the geologic information obtained from our field exploration program in the vicinity of the improvements, HWA will determine the Site Class for seismic design and will generate seismic design parameters.
- ***Evaluate Liquefaction and Lateral Spreading Potential:*** HWA will evaluate the susceptibility of the subsurface soils to liquefaction and assess the potential impacts to the proposed improvements**.**
- ***Evaluate Geologic and Seismic Hazards:*** The site is mapped as a seismic hazard on the City's critical hazard map, HWA will evaluate the site for nearby faults or other geologic hazards and provide a qualitative assessment of their potential impacts to the site**.**
- ***Develop Recommendations for Foundations:*** HWA will provide recommendations for bearing capacity and the foundation design of the small shelters, overlook structures, luminaires, and other improvements.
- ***Evaluation Foundations for Lateral Loading:*** HWA will evaluate lateral loading of the foundations associated with potential conditions and hazards identified at the site.
- ***Pavement Engineering Analysis and Recommendations:*** HWA will use the collected information regarding soil and groundwater conditions observed at the site to develop recommendations for the pavements at the proposed facility such as subgrade preparation, aggregate base course, and minimum section thicknesses.
- ***Develop Considerations for General Earthwork and Construction:*** HWA will evaluate the site conditions and provide general considerations or recommendations regarding earthwork and construction for the site.
- ***HWA QA/QC:*** HWA will have all design calculations and geotechnical recommendations reviewed by a senior principal prior to distribution to the design team or the City.
- ***Draft Geotechnical Engineering Report:*** HWA will prepare draft geotechnical report to support 50% design. This report will present the results of our field explorations, also it will include:

  - A description of the geotechnical site exploration program.
  - The logs of the site investigations, including any existing subsurface geotechnical data and the results of any field tests conducted.
  - A description of all laboratory tests conducted and the test results.
  - A description of the geologic and seismic setting.
  - A site plan showing exploration and groundwater monitoring well locations.
  - Groundwater monitoring data
  - Preliminary recommendations pertaining to infiltration rates, assessment of seismic hazards, design recommendations, and considerations for earthwork and construction.

- ***Respond to Review Comments:*** HWA will respond to review comments in the form of emails to the design team.
- ***Final Geotechnical Engineering Report:*** The report will be finalized at the 100% plans milestone after comments from the City and design team are received.
- ***Miscellaneous Engineering and Support:*** Additional time will be allotted to account for additional efforts within this scope of work, such as plan reviews or alternative evaluations, which may be requested from us by the design team or the City.

ASSUMPTIONS/CONDITIONS

The following assumptions were made as part of the development of the proposal for the geotechnical phase:

- All exploration locations will be within the City's rights-of-way or property for which rights of entry have been previously secured. All required permits will be provided by others at no cost to HWA.
- Portions of the site may not be fully accessible for our equipment. Some clearing and preparatory work may be required during our field work to access portions of the site and is permitted.
- Traffic control will not be required.
- Utility locates will be comprehensive and accurate enough to allow reliable and safe location of borings. Vacuum extraction of borings is not included.
- Field explorations can be accomplished during normal daylight workdays and hours, with at least a minimum of 8 hours available per day. Field work for the geotechnical soil borings is estimated to be completed within 3 days.

- Exploration locations will be field located using handheld GPS and measurement from existing known features. Surveying of actual exploration locations is not included.
- The geotechnical explorations proposed herein will not be used to assess site environmental conditions. However, visual or olfactory observations regarding potential contamination will be noted. Analysis, testing, storage, and handling of potentially contaminated soil and groundwater (either sampled or spoils from drilling) are beyond this scope of services. If contaminated soils and/or groundwater are encountered, the material will be properly contained on-site for disposal as mutually agreed upon without additional cost to HWA.
- HWA assumes that recommendations for pile support of the dock can be developed using information collected from our onshore borings advanced during the initial phase of field work. Mobilizing a floating barge with a drill rig or other methods to collect offshore subsurface information is not included within this scope of work.
- Only one round of review of the Geotechnical Engineering Report will be required.
- Ground improvement recommendations are not anticipated; therefore, they are not included within this scope of work.
- Following delivery of the draft report, all soil samples will be disposed of, unless otherwise mutually agreed upon. Long-term storage of soil samples by HWA is not included.

Optional Field Infiltration Testing Services

It is our understanding that permeable pavement is the preferred method for managing stormwater runoff at the site. However, if our preliminary evaluation determines that permeable pavement is not a feasible method to manage stormwater, efforts associated with field infiltration testing would not be required. We have separated the efforts associated with field infiltration and developing design infiltration rates into a separate sub task for budgeting purposes. We propose the following scope of services if our initial efforts indicates that permeable pavements may be viable:

4.3 Pilot Infiltration Tests (PITs)

- ***Additional Project Management:*** We have included additional time to provide project management for our services, and to coordinate with and manage all our subcontractors.
- ***Additional Utility Locating Site Visit:*** HWA will make an additional site visit to verify that the proposed locations of the PITs are clear of utilities prior to finalizing the exploration plan.
- ***Plan and Coordinate Large Scale PITs:*** HWA will work with local jurisdictions to obtain a hydrant use permit as needed. HWA will work with the local water district to

identify the nearest accessible fire hydrant to the location of the proposed PIT test to supply water to the PITs, or to resupply our subcontracted mobile water truck, as needed. If an accessible hydrant cannot be identified within a reasonable distance of the site, additional water trucks may be required. HWA will contract with a subcontractor to provide the equipment necessary to set up and perform the PIT.

- ***Conduct Pilot Infiltration Test:*** Up to two (2) Pilot Infiltration Tests (PITs) will be conducted within this scope. The PIT tests will be conducted per the 2019 Stormwater Management Manual for Western Washington, approximately at the center of the areas with the highest concentrations of permeable pavement. The exact location of the pilot infiltration tests will be determined based on the site conditions and configuration of existing utilities.

  Our subcontractor will excavate a minimum of a 3 x 4 foot area to the approximate depth of the proposed infiltration facility, up to approximately 4 feet below the existing ground surface. Once the site has been prepared, caution tape and cones will be placed around the excavation while HWA conducts the PIT. Water for the test will be supplied from a nearby hydrant or water truck.

  After the PIT is completed, caution tape and cones will be left in place around the excavation to and the PIT left open to allow the remaining water to drain overnight. The following morning HWA's subcontractor will over excavate the soils within the PIT to evaluate the presence of restrictive layers within the subsurface. Samples will be collected from the base of the PIT and below the PIT.

  After the over excavation is complete, the PIT will be backfilled with the excavated material. Each portion of the Pilot Infiltration Test will be performed under the full time observation of a representative from HWA. Soils removed for the PIT and the over excavation will be logged by HWA's representative.

- ***Generate PIT Log and Assign Laboratory Testing:*** Each of the soil samples retrieved from the PIT test will be sealed in plastic bags and taken to HWA's Bothell, Washington office for further examination and testing. Soil information will be presented in summary PIT logs that will be generated upon completion of our exploration program.

- ***Conduct Infiltration Testing Analysis:*** HWA will evaluate the data obtained from the PIT test and determine an appropriate design infiltration rate for use in design of potential infiltration facilities.

- ***Additional Pavement Engineering:*** HWA will use the collected information regarding soil and groundwater conditions observed at the site to develop recommendations for permeable pavements, in addition the recommendations for pavements in our geotechnical task.

- ***Additional HWA QA/QC:*** HWA has included time for additional QA/QC for this additional task.
- ***Additional Reporting Time:*** HWA has included additional time for updating the geotechnical report related to this additional task.

ASSUMPTIONS/CONDITIONS

The following assumptions were made as part of the development of the proposal for this phase:

- All exploration locations will be within the City's rights-of-way or property for which rights of entry have been previously secured. All required permits will be provided by others at no cost to HWA.
- Portions of the site may not be fully accessible for our equipment. Some clearing and preparatory work may be required during our field work to access portions of the site and is permitted.
- Traffic control will not be required.
- Utility locates will be comprehensive and accurate enough to allow reliable and safe location of borings. Vacuum extraction of borings is not included.
- Field explorations can be accomplished during normal daylight workdays and hours, with at least a minimum of 8 hours available per day. Field work for the PITs is estimated to be completed within 3 days.
- Exploration locations will be field located using handheld GPS and measurement from existing known features. Surveying of actual exploration locations is not included.
- PITs will be backfilled with the excavated material. The excavated material will be placed back into the pit in loose lifts and periodically compacted during backfilling by tamping the lifts with the excavator bucket, mechanical compaction of the soils is not included as part of the scope of work. Excavations will not be advanced below the water table, if encountered.
- The geotechnical explorations proposed herein will not be used to assess site environmental conditions. However, visual or olfactory observations regarding potential contamination will be noted. Analysis, testing, storage, and handling of potentially contaminated soil and groundwater (either sampled or spoils from drilling) are beyond this scope of services. If contaminated soils and/or groundwater are encountered, the material will be properly contained on-site for disposal as mutually agreed upon without additional cost to HWA.
- Depth of the Pilot Infiltration Tests will be excavated to the approximate depth of the base of the infiltration facility but are limited to approximately 4 feet below the existing ground surface. Excavations beyond this depth would require shoring for safe access to set up the PIT, which is not included within our scope.

- A groundwater mounding analysis is not anticipated to be required for permeable pavement or if the stormwater is diverted to the Lyon creek and is not included within our scope of work.
- Following delivery of the draft report, all soil samples will be disposed of, unless otherwise mutually agreed upon. Long-term storage of soil samples by HWA is not included.

DELIVERABLES

- Geotechnical Subsurface Exploration Plan (PDF)
- Draft Geotechnical Engineering Report (PDF)
- Final Geotechnical Engineering Report (PDF)

Client Responsibilities

1. Provide access to the site to perform site reconnaissance, utility locates, field work, and groundwater monitoring.
2. Provide necessary permits and rights of entry at no cost to HWA.

PROJECT BUDGET

We estimate that the scope of services proposed herein will require a budget as detailed on the attached project cost estimate. We will not exceed the attached cost estimates without your prior authorization. However, if during the evaluation of the available data or during our field exploration unanticipated subsurface conditions are revealed which would require a level of effort beyond the scope of our study, we will contact you immediately to discuss any necessary modifications to our scope of services and/or budget estimate.

The budget presented in this proposal reflects an estimate based on our current understanding of the project requirements for a scope of work developed from the information provided. HWA reserves the right to transfer hours and budget dollars between tasks to satisfy project requirements. Our budget also reflects estimated direct costs to the project for testing, drilling, etc. HWA may also transfer funds allocated for direct costs to professional/technical hours or vice versa, to satisfy project requirements.

May 2, 2024
HWA Project No. 2024-069-21

Thank you again for the opportunity to provide this proposal for geotechnical engineering services to support City of Lake Forest Park's Lakefront Improvements Project. Should you have any questions regarding this proposal, or require additional services, please contact us at your convenience.

Sincerely,

HWA GEOSCIENCES INC.

William R. Rosso, P.E.
Geotechnical Engineer

Sandy R. Brodahl, P.E.
Geotechnical Engineer, Principal

Attachments: Project Cost Estimate

Project Cost Estimate
LFP Lakefront Improvements Project
Lake Forest Park, Washington
Prepared for Facet, attn. Amber Mikluscak

HWA GEOSCIENCES INC. DBE/MWBE

HWA Ref: 2024-069-21
Date: 26-Apr-24
Prepared By: WRR/SRB

Scope of Work
Refer to the project scope of work document.

ESTIMATED HWA LABOR:

WORK TASKS	2024 BILLING RATES									
	Principal IX	Geotech. Eng. VII	Geotech. Eng. IV	Hydrogeologist IV	Geologist III	CAD	Contracts Administrator	Administrative Support	TOTAL	TOTAL
DESCRIPTION	$345.00	$290.00	$180.00	$190.00	$145.00	$155.00	$165.00	$120.00	HOURS	AMOUNT
Task 1.1 - Project Management										
Project setup			2					2	4	$600
Project coordination meetings		4	4						8	$1,880
Project and Contract Management			36				18		54	$9,450
Task 4.1 - Exploration Work Planning										
Review available geotechnical information		1	4						5	$1,010
Site reconnaissance and utility locates (two site visit)			3		6	1			10	$1,565
Plan and coordinate field exploration program		1	4					4	9	$1,490
Generate geotechnical subsurface exploration plan (SEP)		1	4			4			9	$1,630
Conduct geotechnical borings (3 days)			3		27				30	$4,455
Generate boring logs and assign laboratory testing		2	2		5	2			11	$1,975
Groundwater data collection/download (up to 4 site visits)	1	1	4		12				18	$3,095
Task 4.2 - Geotechnical Engineering Design Services										
Conduct preliminary infiltration screening		1	4						5	$1,010
Generate seismic design parameters		1	4						5	$1,010
Evaluate liquefaction and lateral spreading potential		1	6						7	$1,370
Evaluate geologic and seismic hazards		1	6						7	$1,370
Develop recommendations for foundations		4	12						16	$3,320
Evaluate foundations for lateral loading	4	2	6						12	$3,040
Pavement Engineering and Recommendations	4		2						6	$1,740
Develop considerations for general earthwork and construction		1	4						5	$1,010
HWA QA/QC	4	8							12	$3,700
Draft Geotechnical Data Report	2	4	16			2		2	26	$5,280
Respond to Review Comments on Draft Geotechnical Data Report		2	4						6	$1,300
Final Geotechnical Data Report	2	4	8			2		2	18	$3,840
Miscellaneous Engineering and Support	6	12	12						30	$7,710
TOTAL LABOR CHARGES:	23	51	150	0	50	11	18	10	313	**$62,850**

LABORATORY TESTING SUMMARY:

Test	Est. No. Tests	Unit Cost	Total Cost
Moisture Content w/Description	35	$24	$840
One-Dimensional Consolidation Test	1	$950	$950
Percent Passing #200 Sieve	7	$105	$735
Grain Size Sieve Analysis -wet	7	$135	$945
Combined Grain Size & Hydrometer	6	$275	$1,650
Atterberg Limits	3	$260	$780
LABORATORY TESTING TOTAL:			**$5,900**

ESTIMATED DIRECT EXPENSES:

Mileage: 0.67/mi, 8 round trips at 20 miles/trip	$107
GPS Unit Rental, $75/day, 3 day	$225
Transducer Rental: $600/datalogger, 2	$1,200
Water Level Indicator: $30/day, 6 days	$180
Laboratory Testing	$5,900
TOTAL DIRECT EXPENSES:	**$7,612**

ESTIMATED SUBCONSULTANT COSTS:

Private Utility Locate	$500
Drilling Subcontractor - 3 days (5 borings, 250 ft, two permanent wells)	$17,500
Subconsultant Mark-Up (7%)	$1,260
TOTAL SUBCONSULTANT COSTS:	**$19,260**

PROJECT TOTALS AND SUMMARY:

Geotechnical Services	$89,722
Pilot Infiltration Testing (optional)	$36,701
GRAND TOTAL:	**$126,423**

BASE FEE

TASK TOTALS AND SUMMARY:

Total Labor Cost	$62,850
Direct Expenses	$7,612
Subconsultant Costs	$19,260
TOTAL:	**$89,722**

BASE FEE

Project Cost Estimate
LFP Lakefront Improvements Project
Lake Forest Park, Washington
Prepared for Facet, attn. Amber Mikluscak

HWA GeoSciences Inc.
DBE/MWBE

HWA Ref: 2024-069-21
Date: 26-Apr-24
Prepared By: WRR/SRB

Scope of Work
Refer to the project scope of work document.

ESTIMATED HWA LABOR:

WORK TASKS	2024 BILLING RATES									
	Principal IX	Geotech. Eng. VII	Geotech. Eng. IV	Hydrogeologist IV	Geologist III	CAD	Contracts Administrator	Administrative Support	TOTAL	TOTAL
DESCRIPTION	$345.00	$290.00	$180.00	$190.00	$145.00	$155.00	$165.00	$120.00	HOURS	AMOUNT
Task 4.3 - Pilot Infiltration Testing (optional)										
Additional Project Management			2					2	4	$600
Conduct Additional Utility Locating			1		3				4	$615
Plan and Coordinate Small Scale PITs	1	1	4						6	$1,355
Conduct Pilot Infiltration Tests (2½ days)	1	1	2	4	24				32	$5,235
Generate PIT Logs and Assign Laboratory Testing	1	1	2	1	2				7	$1,475
Conduct Infiltration Analysis	1			4					5	$1,105
Additional Pavement Engineering Efforts	4		2						6	$1,740
Additional HWA QA/QC	2	1							3	$980
Additional Reporting Time	2	1	4						7	$1,700
TOTAL LABOR CHARGES:	12	5	17	9	29	0	0	2	74	**$14,805**

LABORATORY TESTING SUMMARY:

Test	Est. No. Tests	Unit Cost	Total Cost
Moisture Content w/Description	4	$24	$96
Percent Passing #200 Sieve	0	$105	$0
Grain Size Sieve Analysis -wet	0	$135	$0
Combined Grain Size & Hydrometer	6	$275	$1,650
		LABORATORY TESTING TOTAL:	**$1,746**

ESTIMATED DIRECT EXPENSES:

Mileage: 0.67/mi, 3 round trips at 20 miles/trip	$40
GPS Unit Rental, $75/day, 3 days	$225
Water Level Indicator: $30/day, 3 days	$90
Laboratory Testing	$1,746
TOTAL DIRECT EXPENSES:	**$2,101**

ESTIMATED SUBCONSULTANT COSTS:

Private Utility Locate	$500
Excavator and Water Truck Subcontractor for PITs - 3 days	$18,000
Subconsultant Mark-Up (7%)	$1,295
TOTAL SUBCONSULTANT COSTS:	**$19,795**

PROJECT TOTALS AND SUMMARY:

Geotechnical Services	$89,722
Pilot Infiltration Testing (optional)	$36,701
GRAND TOTAL:	**$126,423**

RESERVE FEE

TASK TOTALS AND SUMMARY:

Total Labor Cost	$14,805
Direct Expenses	$2,101
Subconsultant Costs	$19,795
TOTAL:	**$36,701**

RESERVE FEE


screening vegetation
split-rail fence
staging area
screening vegetation
buoy line
Parking Area
More Parking Option
split-rail fence
swim platform
swimming and wading area
gathering lawn
Beach Area
Biggest Beach Option
Lake Washington
fence with gates
Play Area
Big House and Deck renovated to community space
Cabin 6:
Keep as offices
plaza
paved path
Dock Area
All-Activity Dock Option
Garage renovated to restroom
Shelter:
Balanced
swim platform
watercraft launch
viewing platform w/ bench
viewing platform w/ bench
paved path
split-rail fence
split-rail fence
paved path
split-rail fence
viewing platform w/ bench
viewing platform w/ bench
Preserve Restoration:
Restore to forested buffer with low understory plants to preserve views
park sign
viewing platform w/ bench
relocated footbridge
restored creek buffer
viewing platform w/ bench
split-rail fence
viewing platform w/ bench
preserve area / no water access
split-rail fence
renovated viewing deck
fence w/ gate
restored creek buffer
Lyon Creek
restored creek buffer
Lake Washington

ATTACHMENT D.
Subconsultant Proposal
Electrical Engineering

ELCON ASSOCIATES, INC.
ENGINEERS—CONSULTANTS

16300 Christensen Rd, Suite 330
Seattle, Washington 98188
Phone: 206.243.5022
www.elcon.com

4/25/2024

Ms. Amber Mikluscak, PLA, GISP
Principal Director of Landscape Architecture
DCG/Watershed
750 6th St South, Kirkland, WA 98033

Subject: Electrical Engineering Services Proposal for the City of Lake Forrest Park Lakefront Phase 2 Scope of Work

Reference: Your Email dated April 11, 2024, Regarding Scope and Fee Proposal City of Lake Forrest Park Lakefront Site Visit

Dear **Amber,**

Based on your April 11, 2024, email with attachments, and information we gathered during the site visit, we have developed the following scope of services and fee proposal to provide electrical engineering for this project.

Project Description:

This project's scope of work is to provide electrical and lighting design services at 50%, 70%, 100%, IFC/Bid Set PS&E, and Bid Support at the Lake Forest Park waterfront project.

Basic Services Scope of Work:

Elcon Associates, Inc. will coordinate with DCG/Watershed Seattle City Light (SCL), and City of Lake Forest Park to prepare electrical power and lighting design drawings, specifications, and electrical cost estimate (PS&E).

Expected tasks are outlined below:

Task 1 – Project Management:

1. Project Planning and Administration
2. Coordination with design team
3. Coordination with DCG/Watershed personnel
4. Coordination with SCL personnel

Task 3 – Design Services:

70% PS&E

1. Respond to City's 50% submittal review comments
2. Attend online coordination meeting (1 mtg)

3. Update load calculations
4. Prepare 70% Drawings
    a. Legend, Abbreviations & Gen. Notes
    b. Overall Site Plan
    c. Enlarged Electrical Plan
    d. One-Line Diagram
    e. Lighting Plan
    f. Lighting Schedule/Details/Controls
    g. Panelboard Schedules
5. Estimate of Probable Construction Costs
6. Develop electrical/lighting Specifications
7. QC Review

100% PS&E

1. Respond to City's 70% submittal review comments
2. Attend online coordination meeting (1 mtg)
3. Prepare 100% Drawings
    a. Legend, Abbreviations & Gen. Notes
    b. Overall Site Plan
    c. Enlarged Electrical Plan
    d. One-Line Diagram
    e. Lighting Plan
    f. Lighting Schedule/Details/Controls
    g. Panelboard Schedule
4. Estimate of Probable Construction Costs
5. Develop electrical/lighting Specifications
6. QC Review

IFC / Bid Set PS&E

1. Respond to City's 100% submittal review comments
2. Attend online coordination meeting (1 mtg)
3. Prepare Bid Set Drawings
    a. Legend, Abbreviations & Gen. Notes
    b. Overall Site Plan
    c. Enlarged Electrical Plan
    d. One-Line Diagram
    e. Lighting Plan
    f. Lighting Schedule/Details/Controls
    g. Panelboard Schedule
4. Estimate of Probable Construction Costs
5. Develop electrical/lighting Specifications
6. QC Review

Task 5 – Bid Support:

1. Respond to Bidders' questions
2. Attend online coordination meeting (1 mtg)

Assumptions:

- A Time and Materials contract for services will be negotiated and signed and Notice to Proceed (NTP) issued before work will begin.
- Work will be under the direction of DCG/Watershed personnel.
- All electrical design work (70%, 100%, IFC/Bid Set, Bid Support) will be completed in accordance with a mutually agreed upon schedule.
- Probable opinion of electrical costs will be prepared using 2024 RS Mean's Electrical Cost Data.
- All deliverables listed above will be provided electronically in PDF format.
- Any changes to the scope or fee of this agreement shall be documented in writing (email will suffice) before additional work is performed.
- This scope of work does not include CA Support. A new scope/fee will be developed during the construction phase of this project.

We appreciate the opportunity to submit this scope and fee proposal. Please call or e-mail if you have any questions. We look forward to working with you on the electrical design of this project.

Sincerely,

ELCON ASSOCIATES, INC.

Dimitri Siaterlis, PE.
Principal Electrical Engineer

Estimate for Engineering Services

Project: City of Lake Forest Park

Client No: **Lakefront Improvements**

Elcon No: 7030 - S2303O

Phase: Phase 2 - Electrical/Lighting Design

Revision: April 25, 2024

ELCON ASSOCIATES, INC.
ENGINEERS - CONSULTANTS

Budgeted Labor By Category in Manhours

ENGINEERING SERVICES	Principal	Sr. Project Manager	Jr. Engineer	CADD	Clerical	Total
Task 1 – Project Management:						
1. Project Planning and Administration	8				2	10
2. Coordination with design team	4					4
3. Coordination with DCG/Watershed personnel	4					4
4. Coordination with SCL personnel	4					4
Task 3 – Design Services:						
70% PS&E						
1. Attend online coordination meeting (1 mtg)		1				1
2. Prepare load calculations			4			4
3. Prepare 70% Drawings						
a. Legend, Abbreviations & Gen. Notes		1		1		2
b. Overall Site Plan		4		4		8
c. One-Line Diagram	1	6		6		13
d. Lighting Plan	1	8		8		17
e. Panelboard Schedules		8		8		16
4. Estimate of Probable Construction Costs			8			8
5. Develop outline specifications		4			2	6
6. QC Review	1					1
100% PS&E						
1. Respond to City's 70% review comments		1		1		2
2. Attend online coordination meeting (1 mtg)		1				1
3. Prepare 100% Drawings						
a. Legend, Abbreviations & Gen. Notes		1		1		2
b. Overall Site Plan		4		4		8
c. Enlarged Electrical Plan		4		4		8
d. One-Line Diagram	1	6		6		13
e. Lighting Plan	1	6		6		13
f. Lighting Schedule/Details/Controls			8	8		16
g. Panelboard Schedule		4		4		8
4. Estimate of Probable Construction Costs			6			6
5. Develop electrical/lighting Specifications		6			2	8
6. QC Review	1					1
IFC / Bid Set PS&E						
1. Respond to City's 100% review comments		1		1		2
2. Attend online coordination meeting (1 mtg)		1				1
3. Prepare Bid Set Drawings						
a. Legend, Abbreviations & Gen. Notes		1		1		2
b. Overall Site Plan		2		2		4
c. Enlarged Electrical Plan		2		2		4
d. One-Line Diagram	1	2		2		5
e. Lighting Plan	1	2		2		5
f. Lighting Schedule/Details/Controls			4	4		8
g. Panelboard Schedule		4		4		8
4. Estimate of probable construction costs			4			4
5. Finalize electrical/lighting specifications		4			2	6
6. QC Review	1					1
Task 5 – Bid Support:						
1. Respond to Bidders' questions		4				4
2. Attend online coordination meeting (1 mtg)		1				1
Total Labor Hours:	29	89	34	79	8	239
Labor Rate: Standard Rate	$235.00	$165.00	$125.00	$100.00	$110.00	
Total Labor Cost:	$6,815	$14,685	$4,250	$7,900	$880	$34,530

EXPENSES					
	Travel	*Trips*	miles	$0.67	
	Parking				
	Total Expenses				
TOTAL ESTIMATED FEE					**$34,530**

ADD SERVICE / TASK 6 - Sustainability Credential Support:

1. Attend monthly coord mtgs **(18 mtgs x $165/hr) = $2,970**

Est. Total w/ ADD SVC **= $37,500**

ATTACHMENT E.
Subconsultant Proposal
Cultural Resources

ASM affiliates
Archaeology • History • Ethnography • Architectural History

Proposal to Conduct a Cultural Resources Assessment

Lake Forest Park Lakefront Improvements Project Phase 2
King County, Washington

April 25, 2024

Prepared by:

ASM Affiliates
26231 72nd Ave NW
Stanwood, WA 98292

Prepared for:

Amber Mikluscak, PLA, GISP
Principal, Director of Landscape Architecture
FacetNW
amikluscak@facetnw.com

Dave Iversen, Director

Project Introduction

ASM Affiliates, Inc. (ASM) will conduct a cultural resources assessment for the Lakefront Phase 2 Project, Lake Forest Park, King County, Washington. The assessment will include the Lyon Creek Waterfront Preserve Property (Parcel 403010-0050) as well as the section of Beach Drive NE between Ballanger Way and 47th Avenue. All services will be provided in accordance with the Washington State Department of Archaeology and Historic Preservation (DAHP) guidelines, and managed by ASM's archaeologists, architectural historians, and/or historians who exceed the *Secretary of the Interior's Professional Qualification Standards*. All services will be provided on a fixed-fee basis after receipt of signed contract. This proposal shall remain valid for 90 days from today's date.

Scope of Work

Project Kickoff - ASM will participate in one kickoff call to discuss project requirements and confirm project schedule.

Records Search - Prior to the initiation of fieldwork, ASM will conduct records searches of site forms and previous cultural resources reports on file at DAHP as well as archival review of other existing documentation that may be useful to determine cultural resources concerns or historical properties located within 1-mi. of the project area. Library and online resources will also be consulted to check historic land survey and patent maps, topographic maps, and other pertinent historical documents. The results of a preliminary desktop review of these data will be presented in a technical memo.

Field Survey - Fieldwork will include an intensive survey to examine all exposed ground surfaces for archaeological resources. Subsurface excavation will be conducted using a systematic method to determine if unknown significant sites are present below the ground surface. ASM will conduct subsurface excavations at regular intervals in accessible areas. Shovel test probe (STP) excavations will be used to determine the presence, extent, and structure of subsurface deposits, and assist in the determination of the nature of any identified site boundaries. If necessary, auger probes will be excavated at the base of STPs in areas where project excavation is planned to extend greater than three feet below surface. Sediment from excavations will be screened through ¼-in. hardware mesh. will be documented on ASM forms, which include provenience location, artifact inventory, information on sediment type and color, termination depth, and general observations. The locations of excavations and all identified cultural resources will be documented with submeter accuracy global positioning systems (GPS) handheld devices and included on report quality figures within the technical report.

Technical Report Preparation – ASM will present the results of the assessment in an addendum to the technical report prepared or Phase 1 of the project.

Schedule

ASM will conduct the field survey within 60 days of NTP and a draft report addendum will be submitted for review within 30 days of fieldwork completion. The final report will be submitted within two (2) weeks of receipt of comments to the draft.

Cost

The fixed-fee cost to complete the field survey and technical report is **$9,800.00**.

Assumptions

- A maximum of 20 STP excavations will be conducted for the fieldwork;
- No cultural resources will be documented;
- Deliverables will be provided electronically via email;
- NRHP evaluation, data recovery, and/or on-site monitoring for any cultural resources identified will be performed under a separate contract.

Proposal Acceptance

Title: Proposal to Conduct a Cultural Resources Assessment - Lake Forest Park Lakefront Improvements Project Phase 2

Cost: $9,800.00

Accepted by:

_____ _____
Signature Print Name

_____ _____
Title Date

_____
Company Name

_____
Billing Address

_____
Email Address

_____
Phone

DCW COST MANAGEMENT

415 1st Ave, #9671
Seattle, WA 98109

220 NW 8th Ave
Portland, OR 97209

206 259 2990
www.dcwcost.com
WBE WOSB SCS

ATTACHMENT F.
Subconsultant Proposal
Cost Estimation

April 24, 2024

Amber Mikluscak
Facet
9706 4th Ave NE, Suite 300
Seattle, WA 98115

RE: Phase 2: Lake Forest Park Lakefront Improvements

FP-WA-2023-0099b
Add Service

Dear Amber Mikluscak,

Thank you for inviting our team to submit a proposal for Cost Consulting services on this project.

My understanding of the scope of services to be provided is incorporated into the attached assumptions as detailed in Schedule 1. The proposed fees in Schedule 2 assume these terms & conditions will be in effect for the provision of our services, and we reserve the right to adjust our fee should these be changed, or should we be required to execute a different contract between us.

I look forward to the opportunity of assisting you on this particular project. If you have any questions regarding these fees or the scope of our services, please do not hesitate to contact me. If you are in agreement with the scope, fees, and contract terms, please sign as indicated, retain a copy, and return the signed copy.

Sincerely,

Trish Drew, CPE, LEED AP

Managing Director

SCHEDULE 1

DCW COST MANAGEMENT, LLC's Basic Services

Project Description:

We understand that the project comprises cost planning for the Phase 2: Lake Forest Park Lakefront Improvements located in Lake Forest, WA. The cost study scope of work includes costing the design documents.

The project comprises three parcels including an existing public preserve and two parcels previously programmed as a single residential property with multiple outbuildings. The project is encumbered by shoreline and critical area regulations, including the shoreline management area of Lake Washington and encumbrances from onsite wetlands and Lyon Creek, a natural salmon-bearing stream.

Early Works Demolition incorporates the demolition of Buildings 1-5 and 9. The existing wood fence between the preserve and Building 1 will be demolished as well. A new chain link fence with 2 gates, privacy panels, and an "about the project" banner will be installed along the frontage of Beach Dr, just inside the property.

A new lakefront park will be developed through site improvements and adaptive reuse of existing structures. Park amenities will include new parking area, paved plaza and paths, viewing platforms, gathering deck, play area, picnic shelter, bathhouse, community flex space, and small city office. A new dock will be constructed for public water access and recreation.

Detailed Scope of Work:

Task 1 – Project Management

Task 2 – Stakeholder Engagement

Task 3 Design Services

Task 3a <u>70% Plans, Specifications and Estimate</u>

- Prepare an opinion of probable construction costs, including lifecycle costs, during this stage with all elements as necessary for a complete cost estimate. The cost estimate will be prepared in Uniformat II component format.
- This stage includes a maximum of two alternates.
- Prepare a single revision to the opinion of probable construction cost after review and commentary by the team. Further revision requests are not included and may require additional fee.
- Up to three team and client meetings are included during this phase.

Task 3b <u>100% Plans, Specifications and Estimate</u>

- Prepare an opinion of probable construction costs, including lifecycle costs, during this stage with all elements as necessary for a complete cost estimate. The cost estimate will be prepared in Uniformat II component format.
- Prepare a single revision to the opinion of probable construction cost after review and commentary by the team. Further revision requests are not included and may require additional fee.
- Up to three team and client meetings are included during this phase.

Task 4 – Environmental Documentation & Permitting

Task 5 – Bid Support

SCHEDULE 2

Fee Schedule

Fee Breakdown

	HRS	RATE	SUM
Task 1 – Project Management	0	$175	$ 0.00
Task 2 – Stakeholder Engagement	0	$175	$ 0.00
Task 3a – 70% Plans, Specifications and Estimate	36	$175	$6,300.00
Task 3b – 100% Plans, Specifications and Estimate	32	$175	$5,600.00
Task 4 – Environmental Documentation & Permitting	0	$175	$ 0.00
Task 5 – Bid Support	0	$175	$ 0.00
SUM Total	**68**		**$11,900.00**

The services in the scope of work (Attachment 1) will be performed on an **Hourly Basis NTE (not to exceed)** the amount of **$11,900.**

The fees are valid for ninety days from the date of this proposal. Should any of the above tasks be deleted from our scope of services, we reserve the right to adjust the above fees, to reflect possible resultant changes to the scope of the remaining service.

The fee assumes that drawings, specifications, and reports required for the performance of our work will be provided electronically, at no cost to DCW Cost Management, LLC. Should you require printed copies of our opinions of probable construction cost, this fee assumes that we will provide a maximum of six copies of each report.

(end of page)

SCHEDULE 3

DCW COST MANAGEMENT, LLC Current Hourly Rate Schedule

All other services not detailed above, including additional estimates, further revisions to completed estimates, use of different estimating formats, additional meeting attendance, value engineering, reconciliation with cost estimates prepared by other parties beyond that specifically included above, or bidding and construction phase services will be considered additional services. Unless otherwise agreed prior to the work being carried out, our fees for any additional services will be based on time expended at our normal billing rates prevailing at the time the work is carried out. Currently, these hourly rates are:

	Bill Rate
Directors	$180.00
Specialists	$170.00- $180.00
Cost Estimators*	$160.00 - $150.00
Clerical	$105.00
Deposition and Trial	Additional 50%

*Primary work performed by Cost Estimators

Confirmation of Agreement: This letter correctly sets out the scope and fees to be provided by DCW Cost Management, LLC for the proposed project.

DCW COST MANAGEMENT, LLC.

DATE: 4/24/2024

By: Trish Drew

Its: Managing Director

Client: Facet

DATE:

By: Amber Mikluscak

Its: Principal of Landscape Architecture