

FIRST AMENDMENT
to
PROFESSIONAL SERVICES AGREEMENT

This First Amendment to Professional Services Agreement (“First Amendment”) is entered into between the City of Sandy, Oregon, whose address is at 39250 Pioneer Boulevard, Sandy OR 97055 (“City” or “Client”) and LANGO HANSEN LANDSCAPE ARCHITECTS, PC whose address is 1100 NW Glisan St. #3a, Portland OR 97209 (“Consultant” or “Lango Hansen”).

RECITALS

The parties entered into a Professional Services Agreement (“Agreement”) whereby Consultant agreed to provide the City with certain services as set forth in the Agreement. The Parties desire to amend this Agreement to increase the Agreement value and expand the stated scope of work.

TERMS

1. Scope of Services; Exhibit A. The Scope of Services attached to the Agreement as Exhibit A shall be supplemented by the Scope of Services attached to this First Amendment as “Exhibit A, Rev. 1”. All references to “Exhibit A,” “Scope of Services,” and “Services” within the Agreement shall collectively refer to “Exhibit A” and “Exhibit A, Rev. 1.”
2. Compensation. The dollar value set forth in Section C.1 of the Agreement is wholly deleted and replaced with “Two Hundred and Nineteen Thousand, Eight Hundred and Ninety Dollars (\$219,890).”
3. Interpretation; Remaining Terms. From and after the Effective Date, “Agreement” means the original Agreement as amended. Except as expressly modified by the terms and conditions of this First Amendment, the parties ratify and confirm each of the terms and conditions of the Agreement which, the parties acknowledge and agree, remains in full force and effect. In case of conflict between the terms of the Agreement and this First Amendment, the terms of this First Amendment shall apply.

IN WITNESS WHEREOF, the Parties have executed this First Amendment intending it to be effective as of the date last set forth below (the “Effective Date”).

CITY OF SANDY, OREGON

By: _____
Print Name: Tyler Deems
Title: City Manager

Date: _____

LANGO HANSEN LANDSCAPE
ARCHITECTS

By: _____
Print Name: Kurt Lango
Title: Principal

Date: _____

April 11, 2025

Rochelle Anderholm-Parsch
Parks and Recreation Director
City of Sandy Parks & Recreation Department
38348 Pioneer Blvd.
Sandy, OR 97055

RE: Meinig Park Improvements – Construction Documents + Construction Observation

Dear Rochelle,

We are excited to submit this proposal for the documentation of the phase one improvements for Meinig Park. These improvements include reconstructed pathways, upper parking lot upgrades, hillside seating and access updates, and lighting and electrical upgrades at Meinig Park. This proposal is based on our conversations, site walks and the master plan effort completed during 2024. We understand that the scope of improvements includes the following focus areas outlined in the master plan:

- Pathway Improvements
 - Asphalt removal and replacement
 - Pathway realignment to meet ADA standards
 - Selective tree removal
 - Planting to repair disturbed landscape areas
 - Pedestrian sidewalk at parking lot
 - Accessible pedestrian entry into the park at main City Hall parking lot
- Upper Parking Lot
 - Asphalt paving and striping
 - Parking lot lighting
 - Accessibility upgrades
- Hillside Seating and Access
 - (3) picnic shelters and decks
 - Stone retaining walls
 - Concrete stairs and handrails
 - Asphalt paths and concrete pads
 - Site furnishings
 - Ornamental planting
- Lighting
 - General electrical system upgrades
 - Pathway pole lighting
 - Electrical outlets

Based on the public outreach and the master plan process as well as conversations with the Parks Department, the pathway improvements focus area, and the electrical improvements identified under the miscellaneous improvements will be documented and permitted.

We have outlined the process below for construction documentation and construction. We have brought on Firwood Design Group for civil, R&W Engineers for electrical, Todd Prager & Associates as consulting arborist and Equilibrium Engineers to provide assistance on structural decking details. We would ask that the City of Sandy provide a topographic survey.

TASK 1 DESIGN REFINEMENT, CONSTRUCTION DOCUMENTS, PERMITTING

TASK 1.1 DESIGN REFINEMENT / DESIGN DEVELOPMENT

We will take the work completed during the master plan phase and develop it to a schematic design level. Part of this effort will include a site visit with the client, LH and the arborist. We will walk the extent of the project area to get input from the arborist regarding the proposed improvement any potential impact ib existing trees. We will consult with the arborist to develop specific strategies for path repair and reconstruction. We suggest a submittal at 100% DD. This submittal will serve as the basis of the land use submittal.

Documents:

Demolition / Materials Plan
Grading Plan
Planting / Irrigation Plan
Site Details

Meetings:

Site Walkthrough

TASK 1.2 CONSTRUCTION DOCUMENTS/PERMITTING

Building on the design refinement phase, we will develop the plans for the pathway, the upper parking lot, hillside seating and access and lighting and electrical to further refine the park's programmatic elements.. We would suggest submittals at 50%, 90% and 100%. With each of these submittals, we will meet with you and your staff to incorporate comments. A cost estimate will be issued with these sets. We will issue the 90% set to the City for permitting. A separate fee has been provided for the new single source electrical service task. Because the overall extent of disturbance will be greater than one acre, we are assuming that a 1200c permit will be required for these improvements. Based on conversations with the Planning Department, it is our understanding that a stormwater permit will not be required for the proposed pathways, parking lot paving or shelter reconstruction as they are considered to be maintenance work and are the replacement of existing like improvements.

Documents:

Demolition Plan
Materials Plan
Layout Plan
Grading Plan
Erosion Control Plan
1200c DEQ Permit Plans
Planting Plan
Irrigation Plan
Utility & Electrical Plans
Site Details
Structural Details

Meetings:

Page Turn Meetings

TASK 2 BIDDING, CONSTRUCTION OBSERVATION

TASK 2.1: BIDDING

Lango Hansen will prepare final construction documents based on comments that we receive during the permitting process. The design team will address technical questions related to the documents including substitution requests during the bid process. We will also attend the pre-bid conference. After award of the project, we will incorporate all the bid addenda revisions, value engineering and permit revisions into a final construction document conformance set. If the bids come in higher than the budget allows, we will work with city staff to identify components of the design to bring the project into budget.

Documents:

Addenda Material
Final Conformance Set

Meetings:

Pre-Bid Conference
City Staff Meeting to Review Final Bids
City Council Bid Presentation

TASK 2.2: CONSTRUCTION OBSERVATION

At the beginning of the Construction Observation process, the design team will attend the preconstruction meeting to meet the contractor, provide an overview of the goals and vision for the project, and answer any questions. The design team will provide technical support throughout the CA process. This includes reviewing and responding to submittals, RFI's, Change Order requests, and Pay Applications. Lango Hansen will attend weekly site meetings and will prepare field reports based on those visits. Other design team members will conduct site visits and special inspections (e.g., permit inspections, erosion control) on an as-needed basis, and will provide field reports based on those visits.

Meetings:

Preconstruction Meeting
Weekly Site Meetings
Substantial Completion and Final Acceptance Walkthroughs

DRAFT SCHEDULE

Kick-off Meeting	March 7
100% DD / Land Use Submittal	May 10
50% CD	June 2
90% CD / Permit	July 1
Receive Permits	September 1
100% CD / Post Bid Documents	November 1
Bid Opening	December 1
LHLA Recommends Bid Award	December 15
Council Approves Contract	January 7, 2026
Pre-construction Meeting	January 12, 2026
Const pause for Mountain Festival	July 7 – July 15, 2026
Substantial Completion	October 1, 2026
Final Acceptance	November 1, 2026

BASE FEES:	LH	FDG	R&W	PRAGER	EQUILIBRIUM
Design Refinement	16,000	8,000		7,000	
Construction Documents	58,000	6,000	38,000	9,700	1,000
Permitting	2,000	1,500	500		1,500
Construction Observation	17,000	1,000	10,000	*	
Subtotal	93,000	8,500	48,500	17,700	10,000
TOTAL LABOR	\$177,700				
REIMBURSABLES	\$1,700				

*The fees above include construction observation services for all consultants except for the arborist. We recommend that Prager & Associates be retained for construction observation services and that their services be billed on a time and materials basis.

We understand that the Parks Department is making every effort to secure funding for the entire scope of site improvements outlined above but those funds have not been finalized yet. It is Lango Hansen's intention to document all of the proposed improvements. However, if less funding is available, we will revise the construction documents to reflect the available park funding.

Thank you for the opportunity to submit this proposal and please let me know if you have any questions or comments.

Sincerely,
Lango Hansen Landscape Architects

A handwritten signature in black ink, appearing to read 'B. Martin', with a stylized flourish extending to the right.

Brian Martin
Senior Associate