

03.15.23



Dylan Gamble
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Proposal for Landscape Architectural Services – Snoqualmie Riverwalk Restart and Canopy Walk Pre-Design

Dylan and Jeff:

We are excited to continue working with the City of Snoqualmie on the development of the Riverwalk project. This letter outlines our proposed landscape architectural services to update the construction document package from 2017/18 to reflect needed changes to the trail layout and design. We will also prepare a predesign study that identifies what the canopy walk would look like spanning from Sandy Cove Park to the recently completed revetment repair at River and Park Street (Riverview Park). Detailed tasks and milestones are summarized below, with associated fees identified.

Riverwalk North Construction Documents, Permitting, Bid & Construction Support

Location: East side SR 202; railroad spur south to SE Fir Street

The scope for this phase of work will focus on the trail segment south of the former railroad spur (east side of SR 202) heading south to tie into the existing sidewalk near SE Fir Street. Work for this trail segment had previously advanced to approximately 90% Construction Documents prior to the project pause.

We will start the project with a 10% Design phase to confirm direction and approach to coordinate the effort with a concurrent design effort along SR 202 associated with the Town Center 3 improvement project. We will then complete 90% & 100% Construction Documents that include associated permit submittals for development in the shoreline zone as well as building permit. Once we have project approvals, we will provide bid and construction support as outlined in tasks 1 through 5 below. An update of this work will be included in the Community Open House associated with the Canopy Walk Pre-Design task.

Task 1: 10% Design

Specific scope elements associated with this task include the following:

- Schedule: It is assumed this task will occur during a 3-month period, assumed to be March through May 2023.

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- Project management tasks consist of subconsultant coordination including up to (6) bi-weekly team meetings, 1 site visit with project team and 1 review meeting with the city.
- Coordinate with the city and OTAK for two roadway crossings from the existing Centennial multi-use trail on the west side of SR 202. Includes coordination with a seating node.
- Coordinate revisions to trail layout, design and overall geometry to align with current program goals and determine project budget.
- Review existing Cultural Resources documentation, building off previous work for the project that satisfies regulatory requirements.
- Prepare a NRHP eligibility recommendation for archaeological site 45-KI-546 to assist the city with pursuing a determination of eligibility.
- Review existing Critical Areas documentation and conduct up to three site visits to delineate any encumbering wetland boundaries within the study area. Findings will be outlined in a letter-style delineation report applicable to local, state, and federal implications.
- Update the existing Site Survey to pick up any new wetland flags coordinated with The Watershed Company delineation scope.
- Prepare a permit summary and timeline.
- Develop project based SEPA checklist and prepare a FEMA Habitat Assessment Report for submittal to agencies.
- Coordinate and prepare Shoreline Substantial Development, JARPA and HPA permit applications for city review and submittal.
- Assemble an updated set of construction documents defining project elements, locations, updated specifications, cost estimate for review with the city.

Task 2: 90% Design

Specific scope elements associated with this task include the following:

- Schedule: It is assumed this task will occur during a 5-month period, assumed to be June through October 2023. (Time is included for permit review period where other tasks may be idle).
- Project management tasks consist of subconsultant coordination including up to (8) bi-weekly team meetings, and 1 review meeting with the city.

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- Prepare detailed TESC, grading and layout plans, and drainage report to meet all regulatory requirements for trail construction.
- Revise structural drawings for the South Trestle Bridge that will cross a wetland at the historic railroad spur.
- Develop site restoration and mitigation plans in accordance with critical area requirements.
- Provide updated site details for trail, rails and guard rails, seating areas, and other elements associated with trail development.
- Compile City of Snoqualmie related permits (clear & grade, building, etc.) and submit for approval.
- Compile 90% Construction document package with specifications and cost estimate for city review.

Task 3: 100% Design

Specific scope elements associated with this task include the following:

- Schedule: It is assumed this task will occur during a 2-month period, assumed to be November & December 2023.
- Project management tasks consist of subconsultant coordination including up to (4) bi-weekly team meetings.
- Incorporate all permit agency and city comments into construction document package.
- Develop Engineers estimate and finalize specifications.

Task 4: Bid Support

Specific scope elements associated with this task include the following:

- Schedule: It is assumed this task will occur during a 2 month period, assumed to be January through February 2024.
- During this task, we will assist the city with submitting the bid package and answering contractor questions. We will also prepare necessary drawing revisions needed for addenda and will review bid tabs.

Task 5: Construction Support

Specific scope elements associated with this task include the following:

- Schedule: It is assumed this task will occur during a 4 month period, assumed to be June through September 2024. (120 working days through completion)

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- Attend 1 preconstruction meeting at the beginning of construction.
- Attend 18 weekly construction meetings to review ongoing work and compile meetings notes. Will also track RFI's, change orders and other supplemental information to support the project.
- Review submittals, including O&M manuals at end of project.
- Administer 1 punch list walk and 1 back punch walk to ensure project has been implemented as documented.
- Prepare record drawings based on contractors redlines.

Task 6: Develop Alternate Trail Loop

Study an alternative trail alignment that provides a loop path north of the former trestle crossing. Work includes design and detailing of an additional bridge and trails as indicated in construction plans from 2017/2018.

- If determined feasible during 10% Design, the team will incorporate an alternate trail loop. Includes Structural Engineering support for 1 additional bridge crossing, Civil Engineering support for TESC, layout and grading, and restoration / mitigation support.
- Prepare Construction Document plans, storm drainage report, specifications, construction cost estimate, bid support, and construction support services for the Riverwalk North Loop Trail

Task 7: Canopy Walk Pre-Design (Optional Service)

Location: Behind Falls Ave retail businesses, between SE King Street and SE River Street.

The Canopy Walk is identified in the master plan as a signature component of the Riverwalk. We will kick off a predesign phase that will explore up to three different structural systems to implement the Canopy Walk. This phase of work will include attending up to two stakeholder meetings to gather input about the project. We will also work with the city to host a Community Open House to present preliminary options for the Canopy Walk that allows public participation to provide feedback on the design. Specific scope elements associated with this task include the following:

- Cultural Resources will include conducting a surface and subsurface archaeological survey of the project area. Includes notification of Snoqualmie Tribe and DAHP and a site walk to review the scope of the project.
- Review up to seven DAHP historic property inventory (HPI) forms for building and structures over 50 years old on parcels immediately abutting the project area.

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- Prepare a Critical Areas Report documenting wetlands and defining OHWM as appropriate to project scope will be coordinated with Riverwalk North. Includes a permit summary technical memo discussing anticipate project impacts, estimating mitigation requirements, and associated permitting requirements.
- Prepare conceptual site plan/layout of the Canopy Walk to identify the project extents and related details needed to identify program, scope, and scale of the project.
- Civil engineering scope will include any necessary coordination with city ROW and other aspects related to TESC, stormwater design, or other aspects the project will need to abide by.
- Prepare preliminary design for up to three alternatives for the Canopy Walk structure that evaluate different structural alternatives.
- Coordinate with AESI to identify associated Geotechnical Engineering recommendations based on prior reports to assist with pilling depths or other footing related elements associated with the canopy walk.
- Provide planning-level cost estimates for the Canopy Walk options, as well as associated site improvements and identified mitigation plans.
- Prepare a permit matrix that identifies approvals the project will need to obtain and provide a preliminary timeline to assist with planning for the project.
- NHC will review preliminary canopy walk plans, including structural elements prepared by KPFF, to identify any potential flood mitigation opportunities with adjacent projects occurring in the project area. This will include a preliminary hydraulic analysis for the proposed Canopy Walk structure.
- Develop a preferred plan.
- Attend up to two stakeholder meetings and one community open house to review the scope and scale of the Canopy Walk.
- Attend one City Council meeting to provide an update on the project.

Consultants

The following consultants will provide services associated with this scope and fee:

- KPFF Consulting Engineers (Civil Engineering, Structural Engineering, Site Survey)
- The Watershed Company (Critical Areas)
- ESA (Cultural Resources)

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- NHC (Environmental Engineering)
- AESI (Geotechnical Engineering)

Schedule

We understand planning and permitting for the project will occur in calendar year 2023. Construction for Riverwalk North is anticipated in calendar year 2024, pending project funding and permit approvals. Canopy Walk will commence to next phases of design, pending City Council approvals and funding being secured through CIP or grant awards.

Site Survey

It is assumed the project will utilize the site survey prepared by KPFF in 2016/17 for earlier phases of this project. An allowance is provided to pick up any new wetland flags, if deemed necessary by The Watershed Company as part of their site delineation update.

Assumptions

1. AESI (Geotechnical Engineering) and NHC (Hydraulic Engineering) fees assume minimal consultation to assist with initial design and layout for the Canopy Walk.
2. AESI has an allowance to provide input to KPFF for any associated soil bearing analysis associated with the footing design for the bridge structure. No new Geotechnical site investigations are anticipated.
3. Water quality treatment for stormwater runoff will not be required.
4. Stormwater flow control will not be required.
5. Civil drawings will not be required for the JARPA permit.
6. The overall bridge configuration (i.e. timber glu-lam girders with metal bridge grating on spread footings) is assumed to be the identical to the previously completed 60% design. Changes in superstructure and/or substructure type will require a contract supplement.
7. Specifications will conform to WSDOT Standard Specifications for Road, Bridge, and Municipal Construction (WSDOT Standard Spec).
8. Cost estimate will conform to the bid items contained within the WSDOT Standard Spec.
9. This scope and fee does not include work beyond what is noted herein.
10. Canopy Walk Predesign does not include any permit applications or development of construction documents.

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Fees

Based on the scope of services identified at this time, we have established a fee as follows:

Riverwalk North

Task 1: 10% Design	\$119,453.67
Task 2: 90% Design	\$103,786.67
Task 3: 100% Design	\$65,799.67
Task 4: Bid Support	\$14,933.00
Task 5: Construction Support	\$72,352.00
Task 6: Develop Alternate Trail Loop	\$62,684.00
<u>Reimbursable expenses</u>	<u>\$1,000.00</u>
Total	\$440,009.02

Optional Services

Task 7: Canopy Walk Pre-Design	\$130,641.60
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Fees will be billed monthly based upon the percentage of work completed. Services beyond those noted in this proposal will be billed as additional services on an hourly basis as follows, or lump sum fees can be negotiated:

Principal	\$225.00 per hour
Associate	\$180.00 per hour
Project Manager	\$150.00 per hour
Landscape Designer	\$120.00 per hour
Administrative Staff	\$105.00 per hour

Invoices not paid within 90 days of invoice date will be subject to late charges of 1% per month. If payment for services is not received within 120 days of the invoice date, all subsequent services and/or issuance of documents may be postponed until receipt of payment, unless special arrangements are made prior to providing the services.

If this proposal meets with your approval, please sign one copy and return it to our office. If you have questions, would like more information, or wish to make any modifications, please do not hesitate to contact us. We look forward to working with you on the next phases of the project! Work will be scheduled upon our receipt of the signed proposal.

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Sincerely,

Berger Partnership PS

A handwritten signature in blue ink that reads "Andy Mitton".

Andy Mitton

Principal, ASLA, PLA

APPROVED:

Date

Fee Estimate Worksheet

Date: 3/6/2023

Project: Snoqualmie Riverwalk Phase 1 restart

	Berger				Berger Total	Subconsultants							Sub Total incl. Mark-up
	Principal	PM	LA Staff	Admin		ESA	KPFF Civil	KPFF Structural	KPFF Survey	AESI	NHC	Watershed	
	AM	JF	BM	CG									
Task 1: Riverwalk North 10% Design													
Project management	8	16			\$4,200.00	\$3,084.00	\$21,709.17	\$21,104.17	\$7,000.00	\$5,000.00	\$2,500.00	\$13,750.00	\$81,562.07
Team coord calls (bi-weekly = 6)	9	9			\$3,375.00								\$0.00
Cultural resource coord - DAHP NRHP eligibility	4	12			\$2,700.00	\$3,806.00							\$4,186.60
Shoreline permitting / Critical Areas coordination / SEPA (project based)	6	16			\$3,750.00								\$0.00
Site visit with project team members	4	4			\$1,500.00								\$0.00
Confirm trail design / update layout plans	4	16	16		\$5,220.00								\$0.00
Revise mitigation planting / site restoration sheets	2	6	12		\$2,790.00								\$0.00
Update site details	1	4	6		\$1,545.00								\$0.00
Coordinate Structural details	4	12			\$2,700.00								\$0.00
Coordinate Civil / drainage scope	2	12			\$2,250.00								\$0.00
Update Cost Estimate	1	4	4		\$1,305.00								\$0.00
Update Specifications	1	4		4	\$1,245.00								\$0.00
Review mtg w/ City	3	3			\$1,125.00								\$0.00
Totals	49	118	38	4	\$33,705.00	\$6,890.00	\$21,709.17	\$21,104.17	\$7,000.00	\$5,000.00	\$2,500.00	\$13,750.00	\$85,748.67

Task 1 Total \$119,453.67

Task 2: Riverwalk North 90% Design

Project management	8	24			\$5,400.00		\$21,709.17	\$21,104.17		\$5,000.00	\$2,500.00	\$18,170.00	\$75,331.67
Team coord calls (bi-weekly = 8)	12	12			\$4,500.00								\$0.00
Coordinate Cultural Resources	2	4			\$1,050.00								\$0.00
Coordinate Critical Areas	6	16			\$3,750.00								\$0.00
Compile drawing set / cover sheet	1	4	6		\$1,545.00								\$0.00
Update trail layout plan		4	8		\$1,560.00								\$0.00
Update site restoration plans	2	4	8		\$2,010.00								\$0.00
Update site details	2	4	8		\$2,010.00								\$0.00
Compile & submit permit set	2	12	4		\$2,730.00								\$0.00
Revise cost estimate	1	4	6		\$1,545.00								\$0.00
Revise specifications		4		6	\$1,230.00								\$0.00
Review mtg w/ City	3	3			\$1,125.00								\$0.00
Totals	39	95	40	6	\$28,455.00	\$0.00	\$21,709.17	\$21,104.17	\$0.00	\$5,000.00	\$2,500.00	\$18,170.00	\$75,331.67

Task 2 Total \$103,786.67



Fee Estimate Worksheet

Date: 3/6/2023

Project: Snoqualmie Riverwalk Phase 1 restart

	Berger					Subconsultants								
	Principal	PM	LA Staff	Admin		ESA	KPFF Civil	KPFF Structural	KPFF Survey	AESI	NHC	Watershed		
	AM	JF	BM	CG	Berger Total								Sub Total incl. Mark-up	
Task 6: Develop alternate trail loop														
Project management	8	12			\$3,600.00	\$0.00	\$25,500.00	\$23,740.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,164.00	
Prepare additional layout and restoration sheets	2	16			\$2,850.00									
Cost estimate revisions & detail support	2	8		4	\$2,070.00								\$0.00	
Totals	12	36	0	4	\$8,520.00	\$0.00	\$25,500.00	\$23,740.00	\$0.00	\$0.00	\$0.00	\$0.00	\$54,164.00	
Task 7 Total													\$62,684.00	
Project Totals	235	585	230	14	\$146,640.00	\$6,890.00	\$103,167.51	\$101,812.51	\$7,000.00	\$10,000.00	\$5,000.00	\$31,920.00	\$292,369.02	
Reimbursable Expenses (Berger)					\$1,000.00									

Project Total Tasks 1 - 6 \$440,009.02

Fee Estimate Worksheet

Date: 3/6/2023

Project: Snoqualmie Riverwalk Phase 1 restart

	Berger				Berger Total	Subconsultants						Sub Total incl. Mark-up	
	Principal	PM	LA Staff	Admin		ESA	KPFF Civil	KPFF Structural	KPFF Survey	AESI	NHC		Watershed
	AM	JF	BM	CG									
Task 7: Canopy walk predesign													
Project management	8	12			\$3,600.00	\$3,084.00	\$15,302.50	\$20,222.50	\$7,000.00		\$5,000.00	\$4,525.00	\$60,647.40
Kick off meeting to discuss / confirm project program and overall vision	4	4			\$1,500.00								\$0.00
Site walk with ESA / team	4	4			\$1,500.00								\$0.00
Owner review meetings (3?)	6	6			\$2,250.00								\$0.00
Team meetings (4?)	8	8			\$3,000.00								\$0.00
Stakeholder outreach - 2 panel meetings	12	12			\$4,500.00								\$0.00
Community open house	12	12			\$4,500.00								\$0.00
Coordination with Town Center 3	2	12			\$2,250.00								\$0.00
Attend 1 City Council update mtg	4				\$900.00								
Cultural resource coord - research and field work	2	8			\$1,650.00	\$17,922.00							\$19,714.20
Critical areas coordination w/ Watershed	8	8			\$3,000.00								\$0.00
Conceptual layout plan	4	12	16		\$4,620.00								\$0.00
Develop structural strategy / mitigation strategy w team	4	12			\$2,700.00								\$0.00
Prepare preliminary design details	4	12	16		\$4,620.00								
Develop graphic site plan / sections / rendering for open house	2	8	24		\$4,530.00								\$0.00
Rough order magnitude cost estimate	2	8	12		\$3,090.00								
Narrative / report	2	8		4	\$2,070.00								\$0.00
Totals	88	146	68	4	\$50,280.00	\$21,006.00	\$15,302.50	\$20,222.50	\$7,000.00	\$0.00	\$5,000.00	\$4,525.00	\$80,361.60

Task 7 Total \$130,641.60