Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051
503.366.0399

February 10, 2023

Jenny Dimsho, AICP
Associate Planner/Community Development Project Manger
City of St. Helens
265 Strand Street
St. Helens, OR 97051

**Re: 1st & St. Helens Street Gateway Arch Design Proposal**

Dear Jenny,

We have developed the following proposal for providing professional design and engineering services for the 1st & St. Helens Street Gateway Arch. This proposal is based on our initial discussion, and your emails on January 27th and 31st. Below is a brief summary of our anticipated scope of work:

The following items are anticipated and included in our scope:

1. Site-visit, information gathering, and review of all existing plans for the area in order to fully understand the atmosphere of the improved downtown area. This will include calling for utility locates and gathering any topographical or other physical information with our RTK GPS or Total Station in order to fully understand all features that could influence the design and installation.
2. Up to four design meeting with the city's Gateway Arch Committee. This will likely include a kickoff meeting, 30% design review meeting, 90% design review meeting, and pre-construction meeting that includes the selected contractor.
3. Development of 30% design plans for Gateway Arch and Sign. We will include a preliminary cost estimate that is based on discussions with potential fabricator and contractors that we've worked with on similar recent projects.
4. Development of 60% plans that address review comments and discussion at the 30% design meeting.
5. Perform structural engineering that includes wind, seismic and gravity load analysis based on the Oregon Structural Specialty Code and an overall code summary that includes review and compliance with the St. Helens Municipal Code.
6. Development of 90% design plans and updated cost estimate based on engineering analysis and any additional input from the team.
7. Develop artistic rendering of the proposed design.
8. Provide review and administrative assistance with the city's bidding and contractor selection process.
9. Provide one-round of value-engineering adjustments, if necessary, once actual pricing is received from fabrication and installation team in order to make sure the project can be installed on budget.
10. Develop Final design documents for permit approval.
11. Provide basic construction administration assistance and documentation. This will include any necessary inspections/engineering observations and development of As-built plans.

The following items are not anticipated to be required or included in our scope:

1. Mechanical, Electrical or Plumbing (MEP) engineering.
2. Testing, planning, permitting or associated fees.

We are estimating a total fee budget of $12,000 to $18,000 for providing these services. We propose to bill for our services on a time and materials basis per our current service rates and billing procedures. Our 2023 Service Rates and Billing Procedures are attached for reference. We would not exceed this amount unless changes or additional scope arise and only upon your approval to do so. This price should be considered a budget price so the actual fee should come in lower than this total. I've included resumes for Key Staff that we anticipate working on the project. We've worked with Pacific Stainless on similar fabrication projects around the community.

Please call with any questions. We appreciate this opportunity and look forward to the possibility of working with you on this exciting project for our community.

Sincerely,

Andrew D. Niemi, P.E.
Principal Engineer

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# 2023 Service Rates and Billing Procedures

Lower Columbia Engineering can provide a fixed fee or a not-to-exceed fee for a particular project with a well-defined scope. Unless a fixed fee price is quoted, all services will be billed on a time and materials basis. Time and materials billing will be based on the following hourly rates:*

## Service Rates:

| | | |
|---|---|---|
| 1. | Engineer II | $195.00 |
| 2. | Engineer I | $180.00 |
| 3. | Architect | $170.00 |
| 4. | Project Manager | $165.00 |
| 5. | Staff Biologist | $155.00 |
| 6. | Engineering Technician | $145.00 |
| 7. | Land Use Planner | $135.00 |
| 8. | Designer II | $125.00 |
| 9. | Designer I | $105.00 |
| 10. | GIS Technician | $100.00 |
| 11. | Permit Technician | $95.00 |
| 12. | Drafter | $90.00 |
| 13. | Project Coordinator | $85.00 |
| 14. | Field Crew Member (planting, labor, etc.) | $55.00 |
| 15. | Outside Services or Expenses (fees, etc.) | Actual Cost + 10% |

## Reimbursable Project Expenses:

| | | |
|---|---|---|
| 1. | 36” x 48” prints | $4.00 |
| 2. | 30” x 42” prints | $3.50 |
| 3. | 24” x 36” prints | $3.00 |
| 4. | 18” x 24” prints | $2.00 |
| 5. | 11” x 17” prints | $ .50 |
| 6. | 8 ½” x 11” or 14” prints | $ .10 |
| 7. | Mileage (per mile) | $ .60 |
| 8. | Other (postage, airfare, etc…) | Actual Cost |

## Billing Procedures & Payment Options:

Typically, an invoice will be issued for the previous month’s services around the 10th of each month. In some cases, billable time may be carried over to a future invoice. Payment will be due 30 days from the invoice date, unless noted otherwise. An interest rate of 1.5% per month may be charged on past due balances (18% APR). Payment may be in the form of check, cash or major credit card. A fee of 3% will be added to all credit card transactions to cover a portion of the fee that we are charged by our service provider.

*Rates are subject to change and updated yearly

# Andrew Niemi, P.E., Principal

Andrew Niemi, Principal Engineer, graduated from Oregon State University in 1996. He became a licensed Professional Engineer in Civil Engineering and started Lower Columbia Engineering in 2001. He has been designing and engineering site improvements throughout the Northwest for 25 years. He holds licenses in Alaska, California, Idaho, Montana, Oregon and Washington. His well-rounded experience working in both the private and public sectors will bring value to the overall efficiency and will help ensure the success of your project.

### QUALIFICATIONS AND EXPERIENCE

- Low-impact storm design
- Water supply system planning, design, and permitting
- Project specifications
- Development of bid documents
- Federal, State and Local permitting
- Project management, construction inspections and effectiveness monitoring
- Total station and GPS surveying
- Grant funding coordination and optimization
- Forest Practices Act
- Marine facility design and planning
- HEC-RAS 2D modeling
- HydraCAD storm modeling
- AutoCAD Civil 3D
- NPDES ESC Inspection
- Special inspection services

### ENVIRONMENTAL EXPERIENCE

- Wetland Mitigation and Permitting
- Erosion & Sediment Control
- Complex storm drainage
- Tidal habitat restoration
- Fish barrier removal/replacement (culverts, dams, etc.)
- Endangered Species Act compliance
- Hydraulic modeling
- Extensive FEMA Floodplain planning and permitting, including LOMR and LOMA
- Riparian planting
- Bank stabilization
- Fluvial geomorphology
- Floodplain and stream modeling (15+ years)
- FEMA No-Rise Analysis
- Big game habitat and crossings
- Land owner outreach

### PUBLIC IMPROVEMENTS

- Complex roadway design from passenger cars to buses and off-road over-sized vehicles
- Public street frontage improvements
- ADA walkway and ramp design
- Asphalt and concrete parking area assessment & repair
- Public meetings and presentations
- Public water system design and permitting
- Sanitary sewer system design and permitting, including lift stations
- Public transit center design and construction
- Master utility planning
- Public campus security design
- Design of PUD substations
- Municipal waste management
- Household hazardous waste facilities
- Design of public parks and trail systems
- Utility coordination
- Environmental Site Assessment
- Contractor selection process for public projects
- Federal & State prevailing wage requirements
- Extensive experience with ODOT Standard Specifications and drawings
- Bridge inspection & repair
- American Public Works Association standard specifications
- City Engineer - City of Vernonia, Oregon
- Oregon Department of Forestry written plans, fish passage requirements, flow modeling and roadway design
- ODFW & USFWS fish passage

## EXPERTISE

City Engineering Services

Project Engineer for all phases of public and private projects including planning, design, construction detailing and the documentation of all project phases.

## EDUCATION

B.S. in Engineering,
Oregon State University, 1996

## CERTIFICATIONS

ODOT Bridge Construction Inspector

## LICENSES

Alaska, California, Idaho, Montana, Oregon and Washington

## CONTACT

andrew@lowercolumbiaengr.com
503-366-0399
www.lowercolumbiaengr.com

# Brett Kahr

Brett has 25 years of architectural and project management experience. He draws his experience from years of construction document preparation for a variety of project types and from time doing practical, hands-on, site construction work. Brett is known for being a problem solver and as someone who can be relied upon to get things done. He is constantly striving to expand his skills and returned to school to earn a BFA in Media Arts and Animation from the Art Institute of Portland in 2016.

## QUALIFICATIONS AND EXPERIENCE

**Presentation / Promotion**

- 3D Modeling using:
  - Revit
  - Sketchup
  - 3D Studio Max
  - Maya
  - Houdini
- Model lighting studies
- Master plan renderings
- Still renderings
- Photosimulations
- Walkthrough / flythrough
- Demonstration videos
- Product animations
- Character animations
- Simulations
  - Particles
  - Smoke/pyro
  - Fluids
  - Cloth
  - Rigid body & soft body
- Product animations
- Character animations including lip-sync

**Construction Documentation**

- Construction document prep
  - Single Family Residential
  - Multi-Family Residential
  - Commercial
  - Institutional
  - Industrial
  - Wireless Telecom
  - Mausoleum / Crematory
- Site investigation and as-built documentation
- Site planning & grading
- Steel fabrication drawings
- Stone fabrication drawings
- Document Quality Control
- CAD standards / management
- Water damage mitigation / exterior finish upgrades

## EXPERTISE

Project Manager, CAD drafter and, 3D artist who brings a wide range of technical skills to bear to efficiently and effectively prepare drawings, renderings, and animations for presentations and detailed and concise drawings for permitting and construction.

## EDUCATION

Architectural Drafting Program
Portland Comm. College, 1993

BFA in Media Arts & Animation
Art Institute of Portland, 2016

## CONTACT

brett@lowercolumbiaengr.com
503-366-0399
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# Kyle Hannon, P.E.

Kyle joined the firm in 2011 after graduating from Oregon State University in Civil Engineering. He is experienced with structural analysis of both new construction and existing buildings. His expertise includes foundation design, wood & steel design, and storm drainage plans. Kyle understands the design and permitting process and uses a common sense approach to ensure that projects are completed in a timely and cost effective manner.

**QUALIFICATIONS AND EXPERIENCE**

- Structural analysis of existing and new public structures, including seismic upgrades and wind analysis
- Pre-engineered steel building and foundation expertise
- Industrial equipment foundation design
- Civil engineering of parking lots
- Storm drainage plans including biofiltration swales to treat stormwater prior to discharging
- Steel awning and canopy design & engineering
- Low-maintenance building & site design
- Asphalt and concrete parking area assessment, repair, and replacement
- Catwalk and industrial stair systems
- Project management, construction inspections and effectiveness monitoring
- Federal, state and local permitting
- Project specifications and bid documents
- Design and review of plans & specification
- ADA upgrades of existing public facilities
- Design of substations
- Municipal waste management
- Public street frontage improvements
- Public water main and sanitary sewer system design and permitting
- Railroad/vehicle transportation integration

## EXPERTISE

Project Engineer for all phases of public and private projects including comprehensive facility improvement planning, site design, construction detailing and the documentation of all design phases through construction drawings and construction administration.

## EDUCATION

B.S. in Civil Engineering, Oregon State University, 2010

## LICENSE

Oregon P.E. – Civil Engineering

## CONTACT

kyle@lowercolumbiaengr.com
503-366-0399
www.lowercolumbiaengr.com

# Matt Alexander

Matt attended the California Polytechnic State University, San Luis Obispo, studying within the School of Architecture & Environmental Design. A key team leader and contributor in the drafting and design department, Matt has a love of Architecture and Urban Planning and enjoys the creative process and problem solving. He is an energetic and multi-disciplinary professional who contributes his skills by supporting every department at Lower Columbia Engineering. Prior to Matt's career at LCE, he worked at DAO Architecture, Axis Design Group and Henneberry Eddy Architects in Portland, Oregon. Outside of the office, Matt leads an active life and enjoys being with family and friends, taking weekend trips to enjoy the outdoors, and experiencing other cultures through his love of travel.

## QUALIFICATIONS AND EXPERIENCE

- Construction Documentation and detailing in all phases of design
- 12 years of experience working in AutoCAD, Civil 3D, Revit and BIM
- Rendering & graphic design experience for marketing, proposal response and public presentation material
- SketchUp, V-Ray, Twilight Render and Podium for schematic and photo-realistic rendering
- Over 10 years of experience utilizing InDesign, Illustrator, Photoshop, Acrobat and Dreamweaver
- Walkthrough / flythrough
- Master Plan Rendering
- Still Renderings

## URBAN DESIGN & PLANNING

- Building and site design
- Pre-engineered metal building and foundation experience
- Public street frontage improvements and Right-of-Way dedications
- Landscaping
- Schematic Design and Design Development
- Construction administration
- Complex parking lot layouts, access approaches and circulation design for public and private facilities with a mix of vehicle types
- Public transportation facilities and systems design
- Signing, striping and traffic plans

## CIVIL AND ENVIRONMENTAL

- Landscape design
- Retaining wall design
- Equipment pad layout and design
- Stream Restoration
- Constructed Wetlands
- Culvert and bridge design including fish passage improvement projects
- Storm Drainage Plans including use of Biofiltration Swales to treat storm water prior to discharging
- Erosion and Sediment Control design including preparing DEQ 1200-C Permitting Documents
- Parking lot layouts, access approaches and circulation design for public and private facilities with a mix of vehicle types and sizes
- Fire Apparatus Access design

## EXPERTISE

Experienced Designer and Drafter specializing in Architecture, Civil, and Structural Development. Multi-disciplinary background with expertise in Construction Documentation and Graphic & Presentation Material Development.

## EDUCATION

College of Architecture
California Polytechnic
University, San Luis Obispo

## CONTACT

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