

August 26, 2021

St. Helens Riverwalk

Ms. Jennifer Dimsho and Mr. John Walsh
City of St. Helens
265 Strand Street
St. Helens, Oregon
97051

Re: St. Helens Riverwalk Work Order 2

Dear Jennifer and John:

Thank you for the opportunity to continue working with the City of St. Helens on the Riverwalk project. Our team is eager to refine the preferred concepts established under Work Order 1. We understand that the goal of Work Order 2 is to complete design and permitting of the Riverwalk Phase 1 and to design the Riverwalk Phase 2 up to a 30% design level, so that the city may continue to fundraise and plan for future implementation phases outside of this contract.

Mayer/Reed is submitting a scope, fee and schedule for the Work Order 2 tasks, which includes:

- Technical Advisory Committee Meetings
- Public involvement, including one (1) public event
- Additional survey and geotechnical explorations
- Preliminary Design of Riverwalk Phase 1 & 2 and the Amphitheater Stage
- Final Design of Riverwalk Phase 1 and the Amphitheater Stage
- Permitting
- Contingency tasks for an Environmental Assessment and additional geotechnical exploration, if needed

Please see the attached scope of work and fee proposal, which include a detailed list of tasks along with assumptions and exclusions. The estimated fee for Work Order 2 is \$522,390 including project expenses. Design fees are lump sum and shall be billed monthly on a percent complete, per task basis.

Please let us know if this proposal meets your approval. If you have any questions, please don't hesitate to contact me.

Sincerely,

Mayer/Reed, Inc.



Jeramie Shane
Principal and Landscape Architect

St. Helens Riverwalk Work Order 2 Scope of Work Description

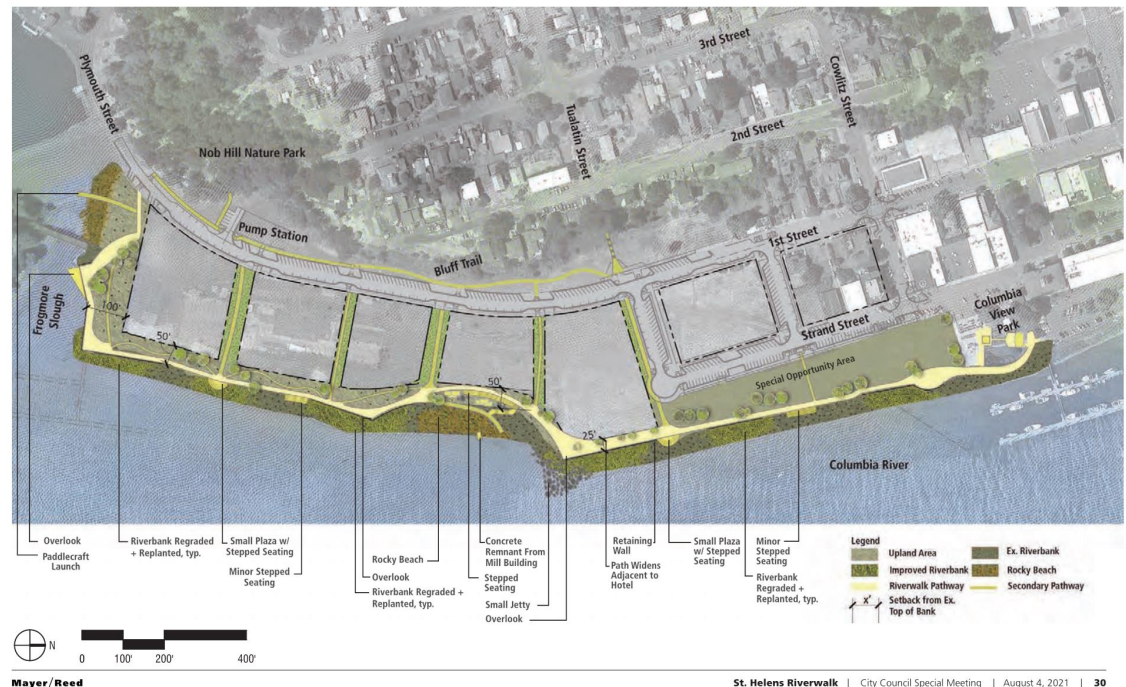
This scope of work consists of the St. Helens Riverwalk design and permitting. This scope of services includes a 30% Design Submittal for the Riverwalk Phase 1 and 2, as well as 60% Design, 90% Design, and Bid Document Submittals for the Riverwalk Phase 1. The design will be based on the preferred concept designs developed during Work Order 1 and presented to the St. Helens City Council on August 4, 2021. See concept drawings below.

Design for the **Riverwalk Phase 1** includes pedestrian pathway paving, seat walls, retaining walls, railings, and riverbank improvements. The extent of Phase 1 includes all areas along the Columbia River in the existing Columbia View Park, and a small section on the Veneer Property south of Columbia View Park. The approximate length of Phase 1 is 310 feet. The design will integrate around existing elements in the park, including the splash pad, playground, City Docks gangway access, and amphitheater seating.

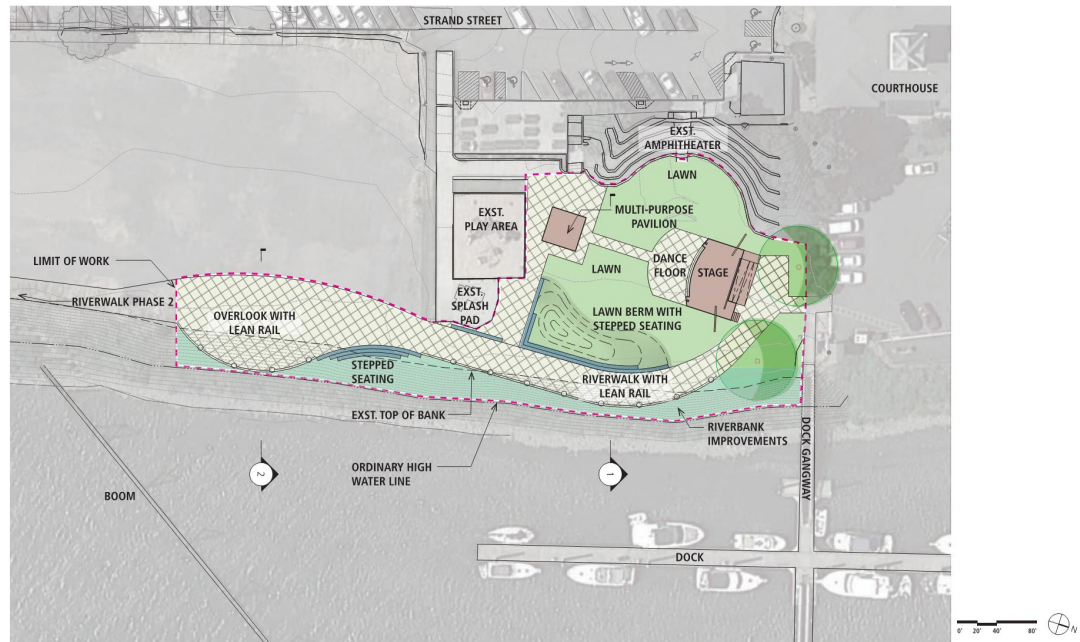
Design for the **Columbia View Park Amphitheater Stage & Multiuse Pavilion** will be based on the preferred concept selected in Work Order #1. The new stage will replace the existing gazebo stage structure. The pavilion will provide informal gathering and shade for park users and accommodate equipment during events. The existing Columbia View Park Amphitheater seating which has been constructed into the hillside of the park will remain.

Design for the **Riverwalk Project Phase 2** includes pathways, seating, plazas, retaining walls, overlooks, shoreline access, and riverbank improvements. The Riverwalk Phase 2 Project will extend south from Phase 1 to Plymouth Street, approximately 2,780 feet.

Preferred Overall Riverwalk Concept



Phase 1 Preferred Concept



Task 1: Project Management

- 1.1 Project Startup & Administration: Develop and revise work plan and schedule
- 1.2 PM Progress Meetings with Client: Prepare for and attend project management meetings. Assume 1 hour duration, approximately every-other week throughout project. See Table 1: Meeting Assumptions.
- 1.3 TAC meetings: Prepare for and attend up to nine (9) meetings with TAC committee. Agendas to be distributed in advance. Assume 1.5 hour duration typical, except for (1) half day workshop. See Table 1: Meeting Assumptions.
- 1.4 Design Team Meetings: Prepare for and attend design team coordination meetings. Assume 1hr typical, approximately every-other week during design phases. See Table 1: Meeting Assumptions.
- 1.5 City Council Meeting: Prepare for and attend up to one (1) City Council meeting. Assume in-person meeting.

Task 1 Deliverables:

- Project Work Plan & Schedule
- Meeting Agenda & Notes

Table 1: Meeting Assumptions

Phase	TAC Meetings (1.5hr unless noted)	Design Team Mtgs	PM Mtgs
		(1hr)	(1hr)
30% (12 wks)	1. Kick-off	5	6
	2. Focus: Recreation Hub		
	3. Focus: Rocky Beach		
	4. Workshop: Ph1 & 2 walk thru (4 hr)		
	5. 30% Comments		
60% (10 wks)	6. Progress review	4	5
	7. 60% Comments		
90% (9 wks)	8. Progress review	4	4
	9. 90% Comments		

Task 2: Public Involvement

- 2.1 Public Event #2: Prepare for and attend an in-person public open house in Fall/Winter 2021.
 - Purpose: Gather public feedback on Riverwalk design, based on 30% level of design.
 - Includes (1) planning meeting with City Communications Team (1 hr).
 - Includes (1) debrief meeting with Client (1 hr).
 - Includes preparation of event materials:
 - Development of up to two (2) illustrative plan graphics (one for each Riverwalk phase) and up to two (2) site renderings.
 - Development of a survey questionnaire.

Task 2 Deliverables:

- Public Event Presentation Boards and Survey Questionnaire.

Task 2 Assumptions & Exclusions:

- Assumes City staff will prepare all print, web and social media outreach, and update project website.
- Assumes City staff will synthesize public input after each public event, provide summary comments to the team and direction on any conflicting feedback.

Task 3: Technical Investigation

3.1 Topographic Survey: Add topographic survey information to the survey previously delivered as part of Work Order #1. Areas of additional survey include:

- the area north of Columbia View Park between the courthouse and the river, an area of approximately one quarter acre of the parking lot north of the pavilion vicinity
- the area slightly over (1) acre south of the main topographic survey and east of the water treatment plant
- existing vegetation line within the Riverwalk Phase 1 area

3.2 Geotechnical Exploration: Add geotechnical information to provide an understanding of subsurface conditions and develop engineering recommendations for use in design and construction of the planned improvements as follows:

Phase 1 Area

- Coordinate and manage the field explorations, including private and public utility locates, access preparation, and scheduling contractors and NV5 staff.
- Conduct the following subsurface explorations at the site:
 - Drill a total of two borings to the underlying basalt, one at the edge of the bank near the planned northern wall and one at the edge of the bank near the planned southern wall.
 - Push a CPT probe to refusal approximately 100 to 150 feet back from the riverbank behind adjacent to the southern wall. Pore pressure dissipation testing will be conducted while the CPT is performed to assist in evaluating the groundwater depth.
 - Decommission all soil borings in accordance with state and local rules and regulations immediately upon the conclusion of field work for this investigation.
 - Place soil cuttings and decontamination water from explorations conducted in the former Veneer Plant site in a labeled, Oregon Department of Transportation-approved, 55-gallon drum and leave it on site.
 - Conduct analytical environmental testing to characterize a composite sample from the cuttings and decontamination water and subcontract with a waste disposal subcontractor to dispose of the drum at an approved facility.
- Maintain a detailed log of the soil and groundwater conditions encountered in the explorations. Materials will be classified in general accordance with ASTM D2488.
- Conduct a laboratory testing program. Specific laboratory tests will be selected based on the subsurface conditions; however, we anticipate the following tests will be performed:
 - Twenty moisture content determinations
 - Four fines content determinations
 - Two Atterberg limits test
 - Two consolidation tests
- Prepare design calculation for the proposed retaining walls with a maximum exposed height of 12 feet.
- Provide recommendations for embedment, backfill, compaction, leveling pad and temporary excavation. Backfill recommendations will include an option for lightweight cellular concrete, if appropriate, to help minimize consolidation settlements and increase the factor of safety for global stability.

- Perform a slope stability analysis for the proposed retaining walls. We will assume that the walls will likely fail from liquefaction and lateral spreading associated with design level seismic events but will be designed to meet "Life Safety" criteria.
- Provide an estimate of consolidation settlement caused by the retaining wall fill.
- Provide surcharge/preload requirements to mitigate potential settlement due to new retaining wall backfill, if necessary.
- Provide recommendations for managing identified groundwater conditions that may affect the performance of structures.
- Evaluate the potential for liquefaction and lateral spreading at the site and provide mitigation options, if necessary.
- Provide a written geotechnical engineering report providing the results of our retaining wall design and summarizing the results of our geotechnical evaluation and recommendations.

Phase 2 Area

- Review geotechnical and geologic information which is available in the site area from our in-house project files or provided by others.
- Coordinate and manage the field explorations, including private and public utility locates, access preparation, and scheduling contractors and NV5 staff.
- Conduct the following subsurface explorations at the site:
 - Drill one to two borings to the underlying basalt near the shoreline. We will attempt to conduct a CPT near the proposed northern overlook structure. If we are unable to push the CPT through the rocky surficial material a boring will be conducted in its place. A contingency cost has been provided for the additional boring, if required.
 - Push three CPT probes to refusal at the site. One will be performed approximately 100 feet back from the bank at each overlook structure and a third one will be attempted at the bank of northern overlook structure. If the CPT meets refusal in the near surface materials a boring will be performed in its place, see contingency task. A pore pressure dissipation test will be performed in each probe to assist in evaluating the groundwater depth and seismic shear wave testing will be performed every 2-meters in one probe to assist in site class determination and liquefaction estimates.
 - Decommission all soil borings in accordance with state and local rules and regulations immediately upon the conclusion of field work for this investigation.
 - Place soil cuttings and decontamination water from explorations in a labeled, Oregon Department of Transportation-approved, 55-gallon drum and leave it on site.
 - Characterize a composite sample from the cuttings and decontamination water and subcontract with a waste disposal subcontractor to dispose of the drum at an approved facility.
- Maintain a detailed log of the soil and groundwater conditions encountered in the explorations. Materials will be classified in general accordance with ASTM D2488.
- Conduct a laboratory testing program. Specific laboratory tests will be selected based on the subsurface conditions; however, we anticipate the following tests will be performed:
 - Twenty moisture content determinations
 - Four fines content determinations
 - Three Atterberg limits tests
- Provide preliminary design considerations and potential foundation options to support the overlook structures. We anticipate the overlook structures will either be supposed on shallow foundations bearing on reinforced backfill for MSE (Mechanically Stabilized Earth) retaining walls or on deep foundations.

- Provide design criteria recommendations for retaining walls, including lateral earth pressures, backfill, compaction, and drainage.
- Provide recommendations for site preparation, grading and drainage, stripping depths, fill type for imported material, compaction criteria, trench excavation and backfill, use of on-site soil, and wet/dry weather earthwork.
- Provide preliminary recommendations for permanent and temporary slopes.
- Provide preliminary recommendations for preparation of the subgrade for floor slabs and hardscapes.
- Provide preliminary recommendations for managing identified groundwater conditions that may affect the performance of structures.
- Evaluate the potential for liquefaction and lateral spreading at the site and provide mitigation options, if necessary.
- Provide preliminary seismic design parameters in accordance with the 2018 IBC. We assume a site-specific seismic hazard report will not be required.
- Provide a written preliminary geotechnical engineering report summarizing the results of our geotechnical evaluation and recommendations.

Task 3 Deliverables: Revised Topographic Survey, Geotechnical Report

Task 3 Assumptions & Exclusions:

- Excludes environmental scope. Soil characterization report was submitted to DEQ on 8/23/21 with a request to manage soil as clean fill.
- Survey limits are coordinated with 1st and Strand Street Scope and will include Ordinary Low Water Boundary.
- Extend control. Project coordinates will be reference to Oregon Coordinate Reference System (OCRS), Columbia River West Zone. Vertical datum shall be on North American Vertical Datum of 1988 (NAVD88).
- Site access will be arranged by others.
- Explorations for Phase 1 and Phase 2 can be conducted concurrently.
- Drilling mud and cuttings can be left onsite for testing prior to disposal.
- All grading activities will be above the ordinary high-water elevation so an evaluation of erosion potential and recommendations for protection from waves is not required.
- Infiltration testing is not required.

Task 4: Riverwalk Preliminary Design – Phase I & 2

Work in Task 4 includes:

- Landscape Architecture: Preliminary layout of site elements (pathways, plazas, seat walls, site furnishings), grading, and planting.
- Civil Engineering: Preliminary layout of stormwater & utilities, vehicular circulation & access.
- Structural Engineering: Coordinate design, review drawings & develop assumptions for up to seven (7) retaining wall locations and two overlook structures: one cantilevered overlook structure at the existing steel sheet pile wall at the south end, one at the rocky beach.
- Architecture: Schematic design of up to one (1) restroom building. Assumes approx. 200sf, two unisex stalls with exterior entrances, small storage closet, continuity of character with other built elements in the project.
- Water Resources: Coordinate design, review drawings & develop assumptions for riverbank treatments and jetty.
- Environmental Design/Permitting: Coordinate design, review drawings & develop Permitting Feasibility & Framework Memo for Phase 2 elements.

- Lighting: Review design standards and owner project requirements. Conduct preliminary review of utility services. Coordinate design criteria for site lighting locations and luminaire spacing. Develop narrative cost assumptions for site lighting design.
- Interpretive & Wayfinding Signage: Refine Phase 1 signage locations and themes. Provide cost assumption narrative & estimate for up to 4 signs: (1) park identification, (1) welcome market at docks, (2) thematic interpretive signs.
- Cost Estimate for all Phase 1 & 2 elements.

4.1 Prepare Preliminary Design: Includes preliminary design of entire Riverwalk Phases 1 & 2 for review at focus meetings and workshop described in Task 1.

4.2 Prepare Final 30% Design Submittal: Includes 30% Design roll plot and supporting plan enlargements, sections and details that describe site features, utilities, and structures, cost assumptions narrative and estimate, specifications table of contents. Includes memo outlining the process for permitting elements in Phase 2.

Task 4 Deliverables:

- Preliminary Design Roll Plot for Client Work Session
- Final 30% Design Roll Plot & Plan Enlargements, Sections & Details
- Specifications TOC
- Cost Assumptions Narrative & Cost Estimate
- Phase 2 Permitting Feasibility & Framework Memo

Task 4 Assumptions & Exclusions:

- Assumes the team will use CSI Specifications.
- Assumes pedestrian pathway lighting only. Excludes public street, parking or intersection lighting.
- Assumes no work below Ordinary High Water in Phase 1 area.
- Assumes redesign of existing pathways within Columbia View Park to align with new design elements. Excludes redesign of existing Columbia View Park splashpad, playground, picnic area, amphitheater seating, restrooms, and parking.
- Assumes that layout of connecting pathways through future development sites between Riverwalk and 1st Street is to be done by others in future design phases. Design team will provide up to two (2) typical sections of connecting pathways.
- Excludes design of vehicular, pedestrian or planting at Cowlitz Area, between Riverwalk and Strand St, south of existing park fence.
- Excludes replacement or upsizing of ex. stormwater outfalls.
- Excludes signage design for: updated park rules, dedication plaques, water safety display.
- Exclude artwork & art selection.
- Exclude coordination with donors or donated site elements.
- Excludes design of marina, pier, or other in-water structures.
- Excludes erosion control drawings, cost assumptions only.
- Excludes irrigation drawings, cost assumptions only.
- Exclude excludes mechanical and plumbing design, cost assumptions only.
- Excludes telecommunications and low voltage design.
- Excludes sound reinforcement, AV and speaker design.

Task 5: Riverwalk Final Design – Phase 1 Only

Work in Task 5 includes:

- Landscape Architecture: Refinement of site materials & layout, site details, grading, planting, and irrigation.
- Civil Engineering: Refinement of stormwater & utility design. Development of demolition and erosion control plans.
- Structural Engineering: Design up to 3 retaining walls and one cantilevered overlook, assistance with structural details for site amenities including handrails, etc.
- Water Resources: Coordinate design, review drawings & develop assumptions for riverbank treatments.
- Environmental Design: Coordinate design and review drawings.
- Lighting: Development of system calculations, drawings of system components, equipment locations, details, diagrams, luminaire schedule and luminaire selection.
- Interpretive & Wayfinding Signage: Development of signage text and images. Schematic layout of each sign type.
- Constructability Review: Provide constructability review and submit a summary report of potential construction/staging issues that may impact final design and permitting at 60% and 90%. This task will include a strategy session with the City of St. Helens public works (assumes 2 people for a 2-hour meeting).
- Cost Estimate for Phase 1 elements.

5.1 Prepare 60% Design Submittal

5.2 Prepare 90% Design Submittal

5.3 Prepare Bid Documents

Task 5 Deliverables: see table below

Table 2: Task 5 & 6 Deliverables

<u>Plan Sheets</u>	Submittal			
	60%	90%	Bid	Firm
Title Sheet, Symbols, TOC, General Notes	X	X	X	M/R
Existing Conditions/Survey	X	X	X	M/R
Site Demo, Clearing & Grubbing	X	X	X	Otak
Erosion Control Plans & Details	(cost assump tions only)	X	X	Otak
Site Materials Plan (& Details at 60%)	X	X	X	M/R
Layout Plans (¼ scale enlargements, incl. railings and site walls)	X	X	X	M/R
Grading (Enlargements at 60%)	X	X	X	M/R
Civil Site Utilities & Storm	X	X	X	Otak
Lighting Plans & Details	X	X	X	PAE
Site Plan Enlargements		X	X	M/R
Site Sections & Details	X	X	X	M/R

Architecture – Building Plans & Details	X	X	X	Otak
Structural – Building Sections & Details	X	X	X	Otak
Structural – Site Plans, Section & Details	X	X	X	Otak
Irrigation Plans & Details	X	X	X	M/R
Planting Plans (& Details at 90%)	X	X	X	M/R
Signage Details	X	X	X	M/R
Specifications	Draft	Draft	Final	All
Cost Estimate	Assump tions & Review	Assump tions & Review	Assump tions & Review	All

Task 5 Assumptions & Exclusions:

- See assumptions & exclusions under Task 4.
- Excludes Bid Assistance, Construction Management, and Construction Observation. These items may be scoped in a later Work Order.
- Excludes signage image acquisition, final artwork, proof of final text and layout, shop drawing and sample review. These items may be scoped during construction.

Task 6: Amphitheater Stage & Multipurpose Pavilion Design

Work in Task 6 includes:

- Architecture: Preliminary and final design for amphitheater stage and multipurpose pavilion.

Stage Pavilion:

- Roughly 800 sf covered stage
- Ramp and stairs at back (30" height)
- Optional "wings" that could be enclosed for storage / back of house use
- Wing storage approximately 100sf each

Multi-Use Pavilion:

- Roughly 150 sf
- Below grade conduit for larger event equipment (sound booth)
- Structural Engineering: Foundation design and structural details.
- Lighting/Power: Power and lighting design for stage and immediate adjacent amphitheater. Development of system calculations, drawings of system components, equipment locations, details, diagrams, luminaire schedule and luminaire selection.
- Cost Estimate: for Stage and Pavilion elements.

6.1 Prepare 30% Design Submittal

6.2 Prepare 60% Design Submittal

6.3 Prepare 90% Design Submittal

6.4 Prepare Bid Documents

Task 6 Deliverables: For 30% Design Submittal, see Task 4 Deliverables. For 60%, 90%, and Bid Document Submittals, see Task 5 Deliverables.

Task 6 Assumptions & Exclusions:

- Assumes stage and pavilion will be supported on mat foundations. Design and documentation of structural pile foundation supports not included .
- Excludes mechanical engineering.

Task 7: Permitting

- 7.1 Local permitting: Coordinate with city staff and answer questions regarding local permit applications.
- 7.2 Erosion control permitting: Prepare and submit permit application to Oregon DEQ.

Task 7 Deliverables: Erosion Control Permit Application

Task 7 Assumptions & Exclusions:

- Excludes permitting with the following agencies: Oregon Department of State Lands, US Army Corps of Engineers, National Marine Fisheries Service.
- Assumes city staff lead the Land Use, Architectural Review, Site Development Review and any other local permitting processes. Assumes staff will use 90% deliverables described in Task 5 for this process, no additional deliverables needed from the design team.
- Excludes electrical permit. Coordination with the electrical contractor and Columbia County may be scoped during construction.

CONTINGENCY TASKS

TASK 8: Prepare Environmental Assessment:

Prepare Environmental Assessment to satisfy NEPA requirements for the Phase 1 Riverwalk work. This task includes:

- 8.1 Gather Background Information; Describe Existing Conditions: We will order information on the presence within the project area of endangered species from the Oregon Biodiversity Information Center (ORBIC). We will also review County records on the US Fish and Wildlife Service's website. A biologist from PHS will then visit the property and describe existing conditions.
- 8.2 Prepare Draft and Final Environmental Assessment: We will prepare a draft version of the EA. The EA will respond to the requirements of the NPS (funding agency). Prior to the preparation of the EA, we will discuss the reporting with a representative of the funding agency to ensure our work addresses the elements of the EA that are required. We will prepare a final version of the report, which will incorporate any of their comments.

Task 9: Additional Geotech Boring:

See description in task 3.2. If CPT meets refusal near the surface at the northern overlook structure, then a boring will be conducted in its place.

				Mayer/Reed		OTAK		PHS		NV5		ACC		PAE	
				Prime - Landscape Architecture, Interpretive		Civil, Water Resources, Permitting, Structural , Architecture, Survey		Environmental Permitting		Geotechnical, Environmental		Cost Estimating		Electrical, Lighting	
		Total Task Fee	Task %												
TASK 1	PROJECT MANAGEMENT	\$ 14,480	3%	\$ 14,480	100%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	1.1 Project Startup & Administration														
	1.2 PM Progress Mtgs with Client (15)														
	1.3 TAC Meetings (9)														
	1.4 Design Team Meetings (13)														
	1.5 City Council Meeting (1)														
TASK 2	PUBLIC INVOLVEMENT	\$ 14,878	3%	\$ 12,180	82%	\$ 2,698	18%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	2.1 Public Event #2														
TASK 3	TECHNICAL INVESTIGATION	\$ 65,312	13%	\$ 460	1%	\$ 16,552	25%	\$ -	0%	\$ 48,300	74%	\$ -	0%	\$ -	0%
	3.1 Topographic Survey														
	3.2 Geotech Exploration														
TASK 4	RIVERWALK PRELIMINARY DESIGN - PHASE 1 & 2	\$ 142,670	27%	\$ 47,355	33%	\$ 68,113	48%	\$ 6,152	4%	\$ -	0%	\$ 13,035	9%	\$ 8,015	6%
	4.1 Prepare Preliminary Design														
	4.2 Prepare 30% Design Submittal														
TASK 5	RIVERWALK FINAL DESIGN - PHASE 1	\$ 184,586	35%	\$ 76,910	42%	\$ 62,438	34%	\$ 3,360	2%	\$ -	0%	\$ 19,458	11%	\$ 22,420	12%
	5.1 Prepare 60% Design Submittal														
	5.2 Prepare 90% Design Submittal														
	5.3 Prepare Bid Documents														
TASK 6	AMPHITHEATER STAGE	\$ 85,763	16%	\$ 1,380	2%	\$ 52,657	61%	\$ -	0%	\$ -	0%	\$ 12,806	15%	\$ 18,920	22%
	6.1 Prepare 30% Design Submittal														
	6.2 Prepare 60% Design Submittal														
	6.3 Prepare 90% Design Submittal														
	6.4 Prepare Bid Documents														
TASK 7	PERMITTING	\$6,879	1%	\$ 575	8%	\$ 6,304	92%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%
	7.1 Local Permitting														
	7.2 Erosion Control Permitting														
Total Fee		\$ 514,568		\$ 153,340	30%	\$ 208,762	41%	\$ 9,512	2%	\$ 48,300	9%	\$ 45,299	9%	\$ 49,355	10%
Expenses		\$ 7,822	1%												
Total		\$ 522,390	100%												
CONTINGENCY TASKS															
	8.0 Prepare Environmental Assessment	\$ 19,340	4%	\$ 230	1%			\$ 19,110	99%						
	9.0 Additional Geotech Boring	\$ 6,030	1%	\$ 230	4%					\$ 5,800	96%				

St. Helens Riverwalk WO#2 Schedule

