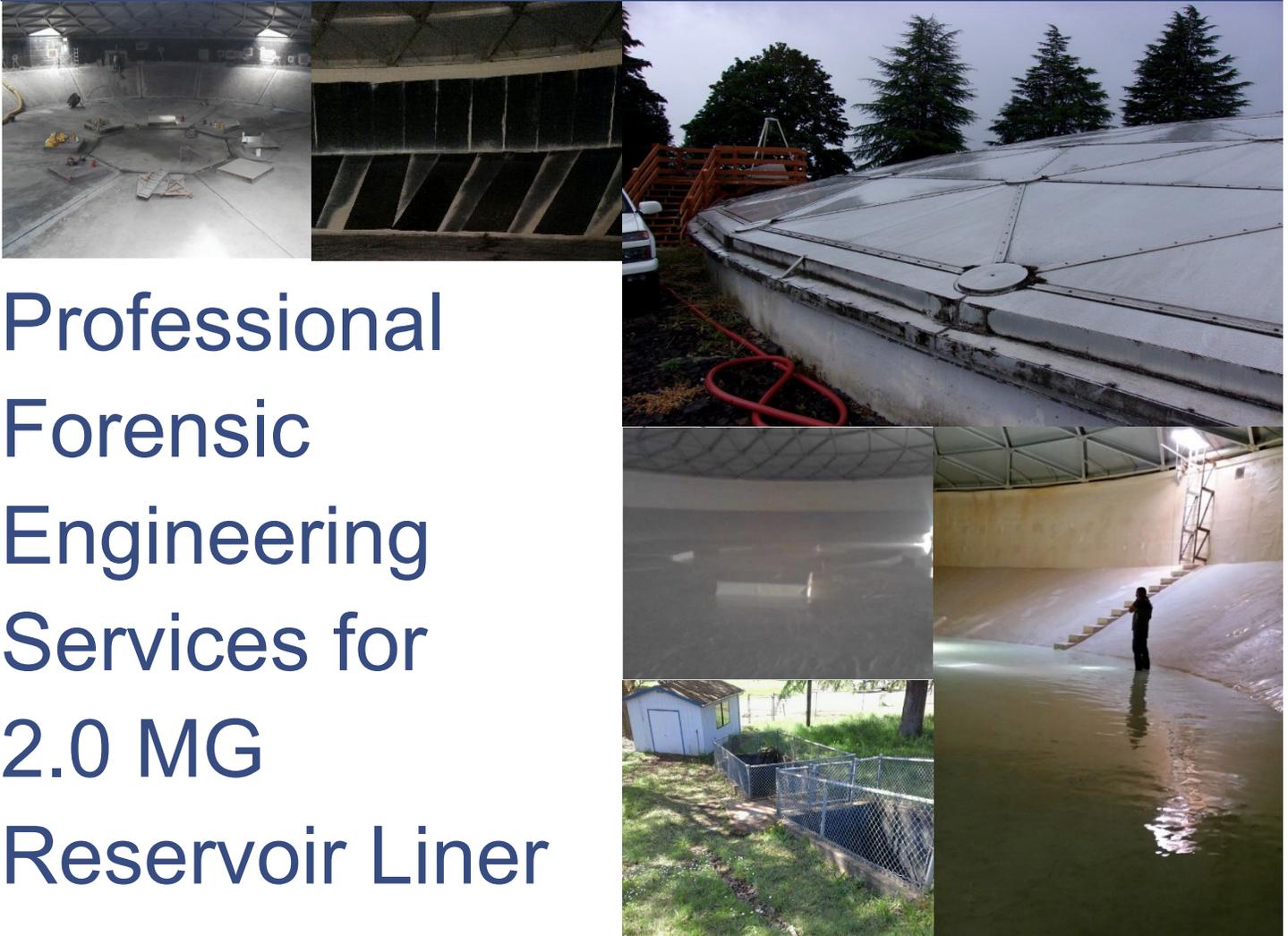


PERSONAL SERVICES AGREEMENT



Professional Forensic Engineering Services for 2.0 MG Reservoir Liner

PROJECT NO. W-449C



WALKER
CONSULTANTS

2101 FOURTH AVE, SUITE 1210
SEATTLE, WA 98121
206.745.9555

WWW.WALKERRESTORATION.COM

CITY OF ST. HELENS | PUBLIC WORKS DEPARTMENT | ENGINEERING DIVISION
265 STRAND STREET | ST. HELENS, OREGON 97051 | WWW.STHELENSOREGON.GOV



ATTACHMENT B – PERSONAL SERVICES AGREEMENT

This PERSONAL SERVICES AGREEMENT (this “Agreement”) is made and entered into by and between the **City of St. Helens** (the “City”), an Oregon municipal corporation, and **Walker Consultants** (“Contractor”).

RECITALS

- A. The City is in need of professional engineering consulting services to investigate the failure of a membrane installed inside the City’s 2.0 MG Water Reservoir, and Contractor is qualified and prepared to provide such services.
- B. The purpose of this Agreement is to establish the services to be provided by Contractor and the compensation and terms for such services.

AGREEMENT

1. **Engagement.** The City hereby engages Contractor to provide services (“Services”) related to Water System Master Plan update, and Contractor accepts such engagement. The principal contact for Contractor shall be Vlad Ivanov, phone 206.745.9555, 206.227.2877.
2. **Scope of Work.** The duties and responsibilities of Contractor, including a schedule of performance, shall be as described in Attachment A attached hereto and incorporated herein by reference.
3. **Term.** Subject to the termination provisions of Section 11 of this Agreement, this Agreement shall commence once executed by both parties and shall terminate on 12/31/2022. The City reserves the exclusive right to extend the contract for a period of two (2) years in one (1) year increments. Such extensions shall be in writing with terms acceptable to both parties. Any increase in compensation for the extended term shall be as agreed to by the parties but shall not exceed five percent (5%) of the then-current fees.
4. **Compensation.** The terms of compensation for the initial term shall be as provided in Attachment C.
5. **Payment.**
 - 5.1 The City agrees to pay Contractor for and in consideration of the faithful performance of the Services, and Contractor agrees to accept from the City as and for compensation for the faithful performance of the Services, the fees outlined in Attachment C, except that the hourly fee shall include all local travel, local telephone expense, computer expense, and routine document copying. Reimbursable expenses shall be billed at cost without markup and shall include travel and related expenses in compliance with the City’s travel and expense policy, reproduction of documents or reports with prior written approval, and long-distance telephone expenses. Contractor’s cost for approved sub-consultants may be marked up a maximum of five percent (5%) by Contractor for management and handling expenses.
 - 5.2 Contractor shall make and keep reasonable records of work performed pursuant to this Agreement and shall provide detailed monthly billings to the City. Following approval by the City Administrator, billings shall be paid in full within thirty (30) days of

receipt thereof. The City shall notify Contractor of any disputed amount within fifteen (15) days from receipt of the invoice, give reasons for the objection, and promptly pay the undisputed amount. Disputed amounts may be withheld without penalty or interest pending resolution of the dispute.

- 5.3 The City may suspend or withhold payments if Contractor fails to comply with requirements of this Agreement.
- 5.4 Contractor is engaged by the City as an independent contractor in accordance with the standards prescribed in ORS 670.600. Contractor shall not be entitled to any benefits that are provided by the City to City employees.
- 5.5 Any provision of this Agreement that is held by a court to create an obligation that violates the debt limitation provision of Article XI, Section 9 of the Oregon Constitution shall be void. The City's obligation to make payments under this Agreement is conditioned upon appropriation of funds pursuant to ORS 294.305 through 294.565.

6. Document Ownership. Upon acceptance of the Services and payment for such Services by the City, all work products, including, but not limited to, documents, drawings, papers, computer programs and photographs, performed or produced by Contractor for the benefit of the City under this Agreement shall become the property of the City. Any reuse or alteration of any work produced under this Agreement, except as contemplated herein, shall be at the City's sole risk.

7. Notices. All notices, bills and payments shall be made in writing and may be given by personal delivery or by mail. Notices, bills, and payments sent by mail should be addressed as follows:

CITY: City of St. Helens
Attn: City Administrator
265 Strand Street
St. Helens OR 97051

CONTRACTOR: Walker Consultants
Attn: Vlad Ivanov
2101 4th Avenue, Ste 1210
Seattle, WA 98121

When so addressed, such notices, bills and payments shall be deemed given upon deposit in the United States mail, postage-prepaid.

- 8. Standard of Care.** Contractor shall comply with applicable standards of professional care in the performance of the Services. Contractor shall prepare materials and deliverables in accordance with generally accepted standards of professional practice for the intended use of the project.
- 9. Consequential Damages.** Neither party shall be liable to the other for consequential damages, including, without limitation, loss of use or loss of profits incurred by one another or their subsidiaries or successors, regardless of whether such damages are caused by either party's breach of contract, willful misconduct, negligent act or omission, or other wrongful act.

10. Insurance.

- 10.1 At all times during the term of this Agreement, Contractor shall carry, maintain, and keep in full force and effect a policy or policies of insurance as specified in Attachment B attached hereto and incorporated herein by reference.
- 10.2 All insurance policies shall provide that the insurance coverage shall not be canceled or reduced by the insurance carrier without thirty (30) days' prior written notice to the City. Contractor agrees that it will not cancel or reduce said insurance coverage.
- 10.3 Contractor agrees that if it does not keep the aforesaid insurance in full force and effect, the City may either immediately terminate this Agreement or, if insurance is available at a reasonable cost, the City may take out the necessary insurance and pay, at Contractor's expense, the premium thereon. If the City procures such insurance, the City shall retain any cost incurred for same from moneys due Contractor hereunder.
- 10.4 At all times during the term of this Agreement, Contractor shall maintain on file with the City a Certificate of Insurance or a copy of actual policies acceptable to the City showing that the aforesaid policies are in effect in the required amounts. The policies shall contain an endorsement naming the City, its officers, employees and agents, as additional insureds (except for the professional liability and workers' compensation insurance).
- 10.5 The insurance provided by Contractor shall be primary to any coverage available to the City. The insurance policies (other than workers' compensation) shall include provisions for waiver of subrogation. Contractor shall be responsible for any deductible amounts outlined in such policies.

11. Termination. Either party may terminate this Agreement upon seven (7) days' written notice if one of the following occurs: (a) the other party fails to substantially perform in accordance with the terms of this Agreement; or (b) the City, in its sole discretion, decides to abandon the project. If either party terminates this Agreement, Contractor shall receive compensation only for Services actually performed up to the date of termination.

12. No Third-Party Rights. This Agreement shall not create any rights in or inure to the benefit of any parties other than the City and Contractor.

13. Modification. Any modification of the provisions of this Agreement shall be set forth in writing and signed by the parties.

14. Waiver. A waiver by a party of any breach by the other shall not be deemed to be a waiver of any subsequent breach.

15. Indemnification. Contractor and the officers, employees, agents and subcontractors of Contractor are not agents of the City, as those terms are used in ORS 30.265. Contractor shall defend, indemnify and hold harmless the City and its officers, employees, elected officials, volunteers and agents from any and all claims for injury to

any person or damage to property caused by the negligence or other wrongful acts, omissions, or willful misconduct of Contractor or officers, employees, agents, or subcontractors of Contractor. Contractor shall not be responsible for claims caused by the negligence or other wrongful acts or omissions of the City or the City's officers, employees, or agents.

16. Governing Laws. This Agreement shall be governed by the laws of the State of Oregon. Venue shall be in the Circuit Court for Columbia County, Oregon.

17. Compliance with Law.

17.1 Contractor shall comply with all applicable federal, state and local statutes, ordinances, administrative rules, regulations and other legal requirements in performance of this Agreement.

17.2 Contractor shall comply with applicable provisions of ORS 279B.020, 279B.220, 279B.225, 279B.230 and 279B.235. Pursuant to ORS 279B.235, any person employed by Contractor who performs Services shall be paid at least time and a half pay for all overtime in excess of forty (40) hours in any one (1) week, except for persons who are excluded or exempt from overtime pay under ORS 653.010 through 653.261 or 29 USC Sections 201 through 209.

17.3 Contractor is a "subject employer," as defined in ORS 656.005, and shall comply with ORS 656.017.

17.4 Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, national origin, physical or mental disability, or disabled veteran or veteran status in violation of state or federal laws.

17.5 Contractor certifies that it currently has a City business license or will obtain one prior to delivering services under this Agreement. [Business License No. _____]

18. Confidentiality. Contractor shall maintain the confidentiality, both external and internal, of that confidential information to which it is exposed by reason of this Agreement. Contractor warrants that its employees assigned to this Agreement shall maintain necessary confidentiality.

19. Publicity. Contractor shall not use any data, pictures, or other representations of the City in its external advertising, marketing programs, or other promotional efforts except with prior specific written authorization from the City.

20. Succession. This Agreement shall inure to the benefit of and shall be binding upon each of the parties hereto and such parties' partners, successors, executors, administrators and assigns.

21. Assignment. This Agreement shall not be assigned by Contractor without the express written consent of the City. Contractor shall not assign Contractor's interest in this Agreement or enter into subcontracts for any part of the Services without the prior written consent of the City.

22. Default.

A party will be in default under this Agreement if that party fails to comply with any provision of this Agreement within ten (10) days after the other party gives written notice specifying the breach. If the breach specified in the notice cannot be completely cured within the ten (10)-day period, a default will not occur if the party receiving the notice diligently begins curative action within the ten (10)-day period and proceeds to cure the breach as soon as practicable.

22.1 Notwithstanding Subsection 22.1, the City may declare a default immediately by written notice to Contractor if Contractor intentionally or repeatedly breaches material provisions of this Agreement or if Contractor's breach of contract creates unreasonable risk of injury to any person or damage to property.

22.2 Should a dispute arise between the parties to this Agreement, it is agreed that such dispute will be submitted to a mediator prior to any litigation. The parties shall exercise good-faith efforts to select a mediator who shall be compensated equally by both parties. Mediation shall be conducted in St. Helens, Oregon, unless both parties agree in writing otherwise. Both parties agree to exercise good-faith efforts to resolve disputes covered by this section through the mediation process. If a party requests mediation and the other party fails to respond within ten (10) days, a mediator shall be appointed by the presiding judge of the Circuit Court of the State of Oregon for Columbia County upon request of either party. The parties shall have any rights at law or in equity with respect to any dispute not covered by this section. Nothing in this section shall preclude a party from seeking equitable relief to enjoin a violation of this Agreement.

22.3 If a default occurs, the party injured by the default may terminate this Agreement and enforce any remedies available under Oregon law. Litigation shall be conducted in the Circuit Court of the State of Oregon for Columbia County. Litigation initiated by the City must be authorized by the St. Helens City Council.

23. Attorney Fees. If legal action is commenced in connection with this Agreement, the prevailing party in such action shall be entitled to recover its reasonable attorney fees and costs incurred herein at trial and on appeal.

24. Inspection and Audit by the City.

24.1 Services provided by Contractor and Contractor's performance data, financial records, and other similar documents and records of Contractor that pertain, or may pertain, to the Services under this Agreement shall be open for inspection by the City or its agents at any reasonable time during business hours. Upon request, copies of records or documents shall be provided to the City free of charge.

24.2 The City shall have the right to inspect and audit Contractor's financial records pertaining to the Services under this Agreement at any time during the term of this Agreement or within two (2) years following the termination of this Agreement.

24.3 This Section 24 is not intended to limit the right of the City to make inspections or audits as provided by law or administrative rule.

25. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior written or oral discussions or agreements regarding the Services described herein.

26. Severance. If any provision of this Agreement is held to be invalid, it will not affect the validity of any other provision. This Agreement will be construed as if the invalid provision had never been included.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed in duplicate originals by its duly authorized undersigned agents, and Contractor has executed this Agreement on the date written below.

CITY:

CITY OF ST. HELENS

Council Meeting Date: _____

Signature: _____

Print: _____

Title: _____

Date: _____

CONTRACTOR:

Walker Consultants

Signature:  _____

Print: Vladimir Ivanov, PE SE

Title: Managing Principal

Date: Jan 21, 2022

APPROVED AS TO FORM:

By: _____
City Recorder

ATTACHMENT C – SCOPE OF WORK



2101 Fourth Ave, Suite 1210
Seattle, WA 98121
Voice: 206.745.9555
www.walkerrestoration.com

January 7, 2022

Ms. Sharon Darroux
Project Manager
City of St. Helens
265 Strand Street
St. Helens, OR 97051

Re: *Proposal for Forensic Consulting Services*
St. Helens Reservoir

Dear Ms. Darroux,

Per your request, Walker Restoration Consultants (WALKER) is pleased to submit this proposal to provide professional services for the investigation and repairs of the 2.0 MG Reservoir liner.

PROJECT UNDERSTANDING

It is our understanding that the City of St. Helens is looking to retain an experienced consultant to investigate the failure of the liner membrane installed inside the City's 2.0 MG Water Reservoir in 2017. Walker will evaluate the condition of the liner, previous repairs and overall existing condition of the reservoir (including walls, joints, drains), formulate opinions of reasons for membrane failure and potential contributing factors to the continued leakage/water loss, prepare recommended remediation actions and serve as the expert witness in the case the City decide to proceed with any legal action.

SCOPE OF SERVICES

Our scope of services will include:

TASK 1 – INVESTIGATION

1. Meet with the City of St Helens representatives to review project objectives and history of renovations, previous repairs, upgrades, and evaluations.
2. Review available evaluation reports, drawings, specifications, and materials testing reports, to familiarize ourselves with the original construction. We will also review available documentation regarding maintenance, previous repairs, and renovations performed to the structure.
3. Create CAD files including details from drawings provided by the City, or from site survey if no drawings are available for use in documentation in the investigation and/or repairs.
4. Conduct a field evaluation of the reservoir to document the current physical condition.
 - Perform a visual review to document noticeable distress such as crack patterns, deflection profiles, spalls, scaling, liner condition, evidence of breaches in the membrane and other similar adverse conditions. In addition to documenting the nature of noticeable adverse conditions, this review will be utilized to document and project restoration quantities.

- Perform non-destructive evaluation as needed which may include one or more of the following:
 - Ground-penetrating radar (GPR), which detects embedded utilities, voids, and other anomalies
 - Electronic leak detection to identify breaches
 - Isolated flood testing
 - Perform exploratory openings with the assistance of restoration contractor to verify hidden as-built conditions.
5. Compile and analyze field evaluation data to generate repair alternatives, recommendations, and opinions of probable costs of construction.
 6. Prepare a written report outlining our observations and evaluation results including representative photographs of deficiencies identified and recommendations for repairs/maintenance, and an opinion of probable costs.
 7. Develop a conceptual Phasing Plan for recommended repairs, which will consider:
 - Available funds
 - Capital priority
 - Bidding at optimal time (release bid documents beginning of the year)
 - Permit schedule
 - Noise, dust, staging, and other construction-related coordination
 8. Meet with City's representatives to discuss repair costs and phasing plan.

TASK 2 – CONSTRUCTION DOCUMENTS

1. Attend pre-design meeting with the City to review and verify the objectives and approach for the repair program
 - Confirm scope of work
 - Review anticipated construction schedule and priorities
 - Update the opinion of probable cost, if required
2. Develop repair documents, consisting of plans, details, and technical specifications.
 - The drawings and details will outline the location and extent of repairs, as well as interface requirements of repairs with adjacent substrates and materials.
 - The specifications will provide the administrative requirements, and material performance specifications as well as requirements for execution of the work.
3. Provide 90% CD drawings and specifications for City review.
4. Develop 100% CDs for use in obtaining competitive bids.

TASK 3 – BIDDING ASSISTANCE

1. Provide a list of at least three (3) qualified restoration contractors and assist with the solicitation to bidders.
2. Discuss with the City any industry factors that may affect bidding schedule and repair cost.
3. Assist and be present at a pre-bid meeting to answer contractor questions and review the limitations and extent of work required by the contract documents.
4. Prepare addenda to the bid documents, if required.
5. Assist in the evaluation of bids and award of a contract to the successful bidder.



TASK 4 – CONSTRUCTION ADMINISTRATION

1. Manage the entitlement process through issuance of all required permits.
2. Direct a pre-construction meeting with the contractor at the jobsite to review each work item, construction quality control, and phasing of the contract work.
3. Review shop drawings and material submittals for conformance with the intent of the design contract documents.
4. Make visits to the job-site at intervals appropriate to the various stages of construction to observe the progress and quality of the contractor's work. Ten (10) site visits are included in our estimate, including pre-construction and punch list visits.
5. Attend project progress meetings. These will be done in conjunction with scheduled observation trips discussed above.
6. Issue necessary interpretations and clarifications of the contract documents and assist in the resolution of problems or conflicts due to unforeseen latent conditions.
7. Review contractor pay-requests and advise Owner accordingly.
8. Prepare a punch list near project completion and conduct a final project review of punch list items addressed by the contractor.

TASK 5 – EXPERT WITNESS ASSISTANCE

In the event the City wishes to pursue legal action related to the findings from the evaluation, Walker can provide the following services:

1. Provide litigation support as needed

SCHEDULE

We are able to begin within approximately two weeks of Notice of Authorization. Final report will be complete approximately three weeks after we complete the investigation.

PROFESSIONAL FEES AND EXPENSES

We propose to perform the Scope of Services in Tasks 1 through 3 on a lump sum fee plus estimated reimbursable expense basis as indicated in the table below. We propose to perform Tasks 4 and 5 on a time and material basis.

	FEE TYPE	LUMP SUM AMOUNT	ESTIMATED FEE AMOUNT	ESTIMATED REIMBURSABLE EXPENSE*
PROJECT TASKS				
Task 1 – Investigation	Lump Sum	\$ 40,000		\$ 2,500
Task 2 – Construction Documents	Lump Sum	\$ 27,500		\$ 500
Task 3 – Bidding Assistance	Lump Sum	\$ 3,500		\$ 200
Task 4 – Construction Administration	Time & Exp.		\$ 33,400	\$ 2,000
Task 5 – Expert Witness Assistance	Time & Exp.		\$ 40,000	\$ 300
TOTAL LUMP SUM FEE PROPOSED		\$ 71,500	\$ 73,400	\$ 5,500



Ms. Sharon Darroux
Proposal for Forensic Consulting Services
St. Helens 2.0 MG Reservoir
January 7, 2022
Page 4

Our General Conditions of Agreement are part of this proposal and are attached for your review. Costs for additional services not outlined above will be billed using our standard hourly rates.

We look forward to continuing working with the City of St Helens. on this project. Please contact us at your convenience at (206) 388-4601 if you have any questions concerning our process for evaluation or this proposal.

Sincerely,

WALKER CONSULTANTS

A handwritten signature in blue ink, appearing to read "V. Ivanov", with a long, sweeping horizontal line extending to the right.

Vladimir I. Ivanov, PE, SE
Managing Principal

SERVICES

Walker Consultants (Walker) will provide the CLIENT professional services that are limited to the work described in the attached letter. Any additional services requested will be provided at our standard hourly rates or for a mutually agreeable lump sum fee. Professional services are provided solely in accordance with written information and documents supplied by the CLIENT, and our services are limited to and furnished solely for the specific use disclosed to us in writing by the CLIENT.

PAYMENT FOR SERVICES

Prior to commencement of services the CLIENT agrees to make an Initial Payment to Walker in an amount equal to 20% of the total fee or as stated in the attached letter. This amount will be credited to the last invoice(s) sent to the CLIENT.

Walker will submit monthly invoices based on work completed plus reimbursable expenses. Reimbursable expenses will be billed at 1.15 times the cost of travel and living expenses, rental of specialized equipment, photographs and renderings, document reproduction, postage and delivery costs, long distance telephone and facsimile charges, additional service consultants, and other project related expenses. Payment is due upon receipt of invoice.

If for any reason the CLIENT does not deliver payment to Walker within thirty (30) days of date of invoice, the CLIENT agrees to pay Walker a monthly late charge of one and one-half percent (1.5%) per month of any unpaid balance of the invoice plus attorney's fees and other costs incurred to collect the unpaid sum.

OWNERSHIP OF DOCUMENTS

All documents prepared or provided by Walker are and remain the property of Walker as instruments of service. Any use for modifications or extensions of this work, for new projects, or for completion of this project by others without Walker's specific written consent will be at CLIENT's sole risk.

STANDARD OF CARE

Walker will perform the Services consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality. No other warranty, express or implied, is made. Walker's liability to CLIENT and all persons providing work or materials to this project as a result of acts, errors or omissions of Walker shall be limited to the fee or \$10,000, whichever is greater.

Any estimates or projections provided by WALKER will be premised in part upon assumptions provided by the CLIENT. Walker will not independently investigate the accuracy of the assumptions. Because of the inherent uncertainty and probable variation of the assumptions, actual results will vary from estimated or projected results and such variations may be material. As such, Walker makes no warranty or representation, express or implied, as to the accuracy of the estimates or projections.

CONSEQUENTIAL DAMAGES

The Client and Walker waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement.

PERIOD OF SERVICE

Services shall be complete the earlier of (1) the date when final documents are accepted by the CLIENT or (2) thirty (30) days after final documents are delivered to the CLIENT.

ATTACHMENT D – INSURANCE REQUIREMENTS

Contractor and its subcontractors shall maintain insurance acceptable to the City in full force and effect throughout the term of this Contract.

It is agreed that any insurance maintained by the City shall apply in excess of, and not contribute toward, insurance provided by Contractor. The policy or policies of insurance maintained by Contractor and its subcontractors shall provide at least the following limits and coverage:

TYPE OF INSURANCE	LIMITS OF LIABILITY		REQUIRED FOR THIS CONTRACT
General Liability	Each occurrence General Aggregate Products/Comp Ops Aggregate Personal and Advertising Injury	\$1,000,000 \$2,000,000 \$2,000,000 \$1,000,000 w/umbrella or \$1,500,000 w/o umbrella	YES
Please indicate if Claims Made or Occurrence			
Automobile Liability	Combined Single – covering any vehicle used on City business	\$2,000,000	YES
Workers' Compensation	Per Oregon State Statutes If workers compensation is not applicable please initial here _____. State the reason it is not applicable: _____		YES
Professional Liability	Per occurrence Annual Aggregate	\$500,000 or per contract \$500,000 or per contract	YES

Contractor's general liability and automobile liability insurance must be evidenced by certificates from the insurers. The policies shall name the City, its officers, agents and employees, as additional insureds and shall provide the City with a thirty (30)-day notice of cancellation.

Workers' compensation insurance must be evidenced by a certificate from the insurer. The certificate need not name the City as an additional insured, but must list the City as a certificate holder and provide a thirty (30)-day notice of cancellation to the City.

Certificates of Insurance shall be forwarded to:
City Administrator

City of St. Helens
265 Strand Street
St. Helens, OR 97051

Contractor agrees to deposit with the City, at the time the executed Contract is returned, Certificates of Insurance and Binders of Insurance if the policy is new or has expired, sufficient to satisfy the City that the insurance provisions of this Contract have been complied with and to keep such insurance in effect and the certificates and/or binders thereof on deposit with the City during the entire term of this Contract. Such certificates and/or binders must be delivered prior to commencement of the Work.

The procuring of such required insurance shall not be construed to limit Contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury or loss caused by negligence or neglect connected with this Contract.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/18/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Concepts Insurance Agency, Inc. 1127 South Old US Highway 23 Brighton MI 48114-9861	CONTACT NAME: certs@pciaonline.com PHONE (A/C, No, Ext): (800) 969-4041 E-MAIL ADDRESS: certs@pciaonline.com	FAX (A/C, No): (800) 969-4081	
	INSURER(S) AFFORDING COVERAGE		
INSURED Walker Parking Consultants Engineers, Inc. Walker Consultants 2101 Fourth Avenue, Suite 1210 Seattle WA 98121	INSURER A: Travelers Indem. Co of America		NAIC # 25666
	INSURER B: Travelers Indemnity Co. of CT		36170
	INSURER C: Travelers Indemnity Co		25658
	INSURER D: XL Specialty Ins. Co.		37885
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 21-22 #39

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
B	<input checked="" type="checkbox"/> Contractual Liability	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6801J1254172147	05/23/2021	05/23/2022	MED EXP (Any one person)	\$ 5,000
	<input checked="" type="checkbox"/> X,C,U			6605N988754- FL 6801J1254172147- CA			PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:							\$
C	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	BABR00910A21GRP	05/23/2021	05/23/2022	BODILY INJURY (Per person)
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/>					EACH OCCURRENCE	\$ 2,000,000
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/>					AGGREGATE	\$ 2,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP1D3197442147	05/23/2021	05/23/2022		\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input checked="" type="checkbox"/> PER STATUTE	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	UB5K3205582147	05/23/2021	05/23/2022	E.L. EACH ACCIDENT
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D	Professional Liability			DPR9976004	05/23/2021	05/23/2022	Per Claim	1,000,000
							Aggregate	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Walker Project #39-001338.00, Professional Forensic Engineering Services for 2.0 MG Reservoir Liner.

City of St. Helens, its officers, agents and employees are considered additional insured's with respects to general and auto liability coverages as long as required within a written contract. Waiver of subrogation in favor of certificate holder and additional insured's as long as required within a written contract. Coverage is primary and non-contributory as it applies to general liability, auto liability and

CERTIFICATE HOLDER

sdarroux@sthelensoregon.gov

City of St. Helens
 Attn: City Administrator
 265 Strand Street
 St. Helens, OR 97051

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mike Cosgrove/SUNNY

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COMMENTS/REMARKS

umbrella. 30 day written notice provided to certificate holder and additional insured's for cancellation of coverages listed. 10 day notice for nonpayment of listed policies.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ARCHITECTS, ENGINEERS AND SURVEYORS COVERAGE XTEND ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|--|--|
| A. Broadened Named Insured | K. Additional Insured - Lessor Of Leased Equipment |
| B. Incidental Medical Malpractice | L. Additional Insured State Or Political Subdivisions - Permits Relating To Premises |
| C. Reasonable Force Bodily Injury or Property Damage | M. Additional Insured State Or Political Subdivisions - Permits Relating To Operations |
| D. Non-Owned Watercraft- Increased To Up To 75 feet | N. Who Is An Insured - Newly Acquired Or Formed Organizations |
| E. Aircraft Chartered With Crew | O. Knowledge And Notice Of Occurrence Or Offense |
| F. Damage To Premises Rented To You | P. Unintentional Omission |
| G. Malicious Prosecution - Exception To Knowing Violation Of Rights Of Another Exclusion | Q. Waiver Of Transfer Of Rights Of Recovery Against Others To Us When Required By Written Contract |
| H. Medical Payments - Increased Limit | R. Amended Insured Contract Definition - Railroad Easement |
| I. Increased Supplementary Payments | |
| J. Additional Insured - Owner, Manager Or Lessor Of Premises | |

PROVISIONS

A. BROADENED NAMED INSURED

1. The following is added to SECTION II - WHO IS AN INSURED:

Any organization, other than a partnership or joint venture, over which you maintain ownership or majority interest on the effective date of the policy qualifies as a Named Insured. However, coverage for any such additional organization will cease as of the date during the policy period that you no longer maintain ownership of, or majority interest in, such organization.

B. INCIDENTAL MEDICAL MALPRACTICE

1. The following is added to the definition of "occurrence" in the DEFINITIONS Section:

Unless you are in the business or occupation of providing professional health care services, "occurrence" also means an act or omission committed in providing or failing to provide first aid or "Good Samaritan services" to a person.

2. The following is added to the DEFINITIONS Section:

"Good Samaritan services" means any emergency medical services for which no compensation is demanded or received.

3. The following is added to Paragraph 2.a.(1) of SECTION II - WHO IS AN INSURED:

Unless you are in the business or occupation of providing professional health care services, Paragraphs (1)(a), (b), (c) and (d) above

COMMERCIAL GENERAL LIABILITY

does not apply to any "bodily injury" arising out of any providing or failing to provide first aid or "Good Samaritan services" by any of your "employees", other than an employed doctor. Any such "employees" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

4. The following exclusion is added to Paragraph 2., Exclusions, of SECTION I - COVERAGES - COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY in COVERAGES:

Sale of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the willful violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to Paragraph 5. of SECTION III - LIMITS OF INSURANCE:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in the providing or failing to provide first aid or "Good Samaritan services" to any one person will be considered one "occurrence".

6. The following is added to Paragraph 4.b., Excess Insurance, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide first aid or "Good Samaritan services" to any person to the extent not subject to Paragraph 2.a.(1) of Section II - Who Is An Insured.

- C. REASONABLE FORCE - BODILY INJURY OR PROPERTY DAMAGE

The following replaces Exclusion a., Expected Or Intended Injury, in Paragraph 2. of SECTION I - COVERAGES - COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:

- a. Expected Or Intended Injury Or Damage
"Bodily injury" or "property damage" expected or intended from the standpoint of the

insured. This exclusion does not apply to "bodily injury" or "property damage" resulting from the use of reasonable force to protect any person or property.

- D. NON-OWNED WATERCRAFT - INCREASED TO UP TO 75 FEET

1. The following replaces Paragraph (2) of Exclusion g., Aircraft, Auto Or Watercraft, in Paragraph 2. of SECTION I - COVERAGES - COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY:

(2) A watercraft you do not own that is:

(a) Less than 75 feet long; and

(b) Not being used to carry any person or property for a charge;

2. The following is added to Paragraph 2. of SECTION II - WHO IS AN INSURED:

Any person or organization that, with your express or implied consent, either uses or is responsible for the use of a watercraft that you do not own that is:

(a) Less than 75 feet long; and

(b) Not being used to carry any person or property for a charge;

3. The following is added to Paragraph 4.b., Excess Insurance, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the insured for "bodily injury" that arises out of the use of a watercraft that you do not own that is:

(a) Less than 75 feet long; and

(b) Not being used to carry any person or property for a charge.

- E. AIRCRAFT CHARTERED WITH CREW

1. The following is added to Exclusion g., Aircraft, Auto Or Watercraft, in Paragraph 2. of SECTION I - COVERAGES - COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY in COVERAGES:

This exclusion does not apply to an aircraft that is:

(a) Chartered with crew to any insured;

COMMERCIAL GENERAL LIABILITY

- (b) Not owned by any insured; and
- (c) Not being used to carry any person or property for a charge.

2. The following is added to Paragraph 4.b., Excess Insurance, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the insured for use of an aircraft that is:

- (a) Chartered with crew to any insured;
- (b) Not owned by any insured; and
- (c) Not being used to carry any person or property for a charge.

F. DAMAGE TO PREMISES RENTED TO YOU

1. The following replaces the last paragraph of Paragraph 2., Exclusions, of SECTION I - COVERAGES - COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY in COVERAGES:

Exclusions c. through n. do not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

- a. Fire;
- b. Explosion;
- c. Lightning;
- d. Smoke resulting from such fire, explosion, or lightning; or
- e. Water.

A separate limit of insurance applies to such damage to premises as described in Paragraph 6. of Section III - Limits Of Insurance. This insurance does not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

- a. Rupture, bursting, or operation of pressure relief devices;
- b. Rupture or bursting due to expansion or swelling of the contents of any building or structure, caused by or resulting from water; or
- c. Explosion of steam boilers, steam pipes, steam engines, or steam turbines.

2. The following replaces Paragraph 6. of SECTION III - LIMITS OF INSURANCE:

Subject to 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage A for damages because of "property damage" to any one premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire; explosion; lightning; smoke resulting from such fire, explosion, or lightning; or water. The Damage To Premises Rented To You Limit will apply to all damage proximately caused by the same "occurrence", whether such damage results from: fire; explosion; lightning; smoke resulting from such fire, explosion, or lightning; or water; or any combination of any of these.

The Damage To Premises Rented To You Limit will be the higher of:

- a. \$1,000,000; or
- b. The amount shown on the Declarations of this Coverage Part for Damage To Premises Rented To You Limit.

3. The following replaces Paragraph a. of the definition of "insured contract" in the DEFINITIONS Section:

a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

- (1) Fire;
 - (2) Explosion;
 - (3) Lightning;
 - (4) Smoke resulting from such fire, explosion, or lightning; or
 - (5) Water,
- is not an "insured contract";

4. The following replaces Paragraph 4.b.(1)(b) of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

(b) That is insurance for premises rented to you, or temporarily occupied by you with the permission of the owner;

COMMERCIAL GENERAL LIABILITY

G. MALICIOUS PROSECUTION - EXCEPTION TO KNOWING VIOLATION OF RIGHTS OF ANOTHER EXCLUSION

The following is added to Exclusion a., Knowing Violation Of Rights Of Another, in Paragraph 2. of SECTION I - COVERAGES - COVERAGE B PERSONAL AND ADVERTISING INJURY LIABILITY:

This exclusion does not apply to "personal injury" caused by malicious prosecution.

H. MEDICAL PAYMENTS- INCREASED LIMIT

The following replaces Paragraph 7. of SECTION III - LIMITS OF INSURANCE:

7. Subject to 5. above, the Medical Expense Limit is the most we will pay under Coverage C. for all medical expenses because of "bodily injury" sustained by any one person, and will be the higher of:

(a) \$10,000; or

(b) The amount shown on the Declarations of this Coverage Part for Medical Expense Limit

I. INCREASED SUPPLEMENTARY PAYMENTS

1. The following replaces Paragraph 1.b. of SUPPLEMENTARY PAYMENTS COVERAGES A AND B of SECTION I - COVERAGES:

b. Up to \$2,500 for cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. The following replaces Paragraph 1.d. of SUPPLEMENTARY PAYMENTS COVERAGES A AND B of SECTION I - COVERAGES:

d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to \$500 a day because of time off from work.

J. ADDITIONAL INSURED - OWNER, MANAGER OR LESSOR OF PREMISES

The following is added to SECTION II - WHO IS AN INSURED:

Any person or organization that is a premises owner, manager or lessor and that you have agreed in a written contract to name as an additional insured on this Coverage Part is an

insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" that:

a. Is "bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" caused by an offense that is committed, after you have signed that contract; and

b. Arises out of the ownership, maintenance or use of that part of any premises leased to you under that written contract.

The insurance provided to such premises owner, manager or lessor is subject to the following provisions:

a. The limits of insurance provided to such premises owner, manager or lessor will be the limits which you agreed to provide in the written contract, or the limits shown on the Declarations of this Coverage Part, whichever are less.

b. The insurance provided to such premises owner, manager or lessor does not apply to:

(1) "Bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" caused by an offense that is committed, after you cease to be a tenant in that premises; or

(2) Structural alterations, new construction or demolition operations performed by or on behalf of such premises owner, manager or lessor.

c. The insurance provided to such premises owner, manager or lessor is excess over any valid and collectible other insurance available to such premises owner, manager or lessor, unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

K. ADDITIONAL INSURED - LESSOR OF LEASED EQUIPMENT

The following is added to SECTION 11 - WHO IS AN INSURED:

Any person or organization that is an equipment lessor and that you have agreed in a written contract to name as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" that:

a. Is "bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" caused by an offense that is

COMMERCIAL GENERAL LIABILITY

committed, after you have signed that written contract; and

- b. Is caused, in whole or in part, by acts or omissions of you or any person or organization performing operations on your behalf, in the maintenance, operation or use of equipment leased to you by such equipment lessor.

The insurance provided to such equipment lessor is subject to the following provisions:

- a. The limits of insurance provided to such equipment lessor will be the limits which you agreed to provide in the written contract, or the limits shown on the Declarations of this Coverage Part, whichever are less; and
- b. The insurance provided to such equipment lessor does not apply:
 - (1) To any "bodily injury" or "property damage" caused by an "occurrence" that takes place, or "personal injury" caused by an offense that is committed, after the equipment lease expires; or
 - (2) If the equipment is leased with an operator.
- c. The insurance provided to such equipment lessor is excess over any valid and collectible other insurance available to such equipment lessor, unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

L. ADDITIONAL INSURED STATE OR POLITICAL SUBDIVISIONS PERMITS RELATING TO PREMISES

The following is added to Paragraph 2. of SECTION II - WHO IS AN INSURED:

Any state or political subdivision that has issued a permit in connection with premises owned or occupied by, or rented or loaned to, you, is an insured, but only with respect to "bodily injury", "property damage", "personal injury" or "advertising injury" arising out of the existence, ownership, use, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, elevators, street banners or decorations for which that state or political subdivision has issued such permit.

M. ADDITIONAL INSURED STATE OR POLITICAL SUBDIVISIONS PERMITS RELATING TO OPERATIONS

The following is added to Paragraph 2. of SECTION II - WHO IS AN INSURED:

Any state or political subdivision that has issued a permit with respect to operations performed by you or on your behalf is an insured, but only with respect to "bodily injury", "property damage", "personal injury" or "advertising injury" arising out of operations performed by you or on your behalf for which that state or political subdivision has issued such permit. However, no such state or political subdivision is an insured for:

- (1) "Bodily injury", "property damage", "personal injury" or "advertising injury" arising out of operations performed for that state or political subdivision; or
- (2) "Bodily injury" or "property damage" included within the "products - completed operations hazard".

N. WHO IS AN INSURED - NEWLY ACQUIRED OR FORMED ORGANIZATIONS

The following replaces Paragraph 4.a. of SECTION II - WHO IS AN INSURED:

- a. Coverage under this provision is afforded only:
 - (1) Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or
 - (2) Until the end of the policy period, when that date is later than 180 days after you acquire or form such organizations, if you report such organization in writing to us within 180 days after you acquire or form it.

O. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE

The following is added to Paragraph 2., Duties In The Event of Occurrence, Offense, Claim Or Suit, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

- e. The following provisions apply to Paragraph a. above, but only for the purposes of the insurance provided under this Coverage Part to you or any insured listed in Paragraph 1. or 2. of Section II -Who Is An Insured:

COMMERCIAL GENERAL LIABILITY

- (1) Notice to us of such "occurrence" or of an offense must be given as soon as practicable only after the "occurrence" or offense is known to you (if you are an individual), any of your partners or members who is an individual (if you are a partnership or joint venture), any of your managers who is an individual (if you are a limited liability company), any of your trustees who is an individual (if you are a trust), any of your "executive officers" or directors (if you are an organization other than a partnership, joint venture, limited liability company or trust), or any "employee" (such as an insurance, loss control or risk manager or administrator) authorized by you to give notice of an "occurrence" or offense.
- Knowledge by any other "employee" of an "occurrence" or offense does not imply that you also have such knowledge.
- (2) If you are a partnership, joint venture, limited liability company or trust, and none of your partners, joint venture members, managers or trustees are individuals, notice to us of such "occurrence" or offense must be given as soon as practicable only after the "occurrence" or offense is known by:
- (a) Any individual who is:
- (i) A partner or member of any partnership or joint venture;
 - (ii) A manager of any limited liability company;
 - (iii) A trustee of any trust; or
 - (iv) An executive officer or director of any other organization;
- that is your partner, joint venture member, manager or trustee; or
- (b) Any "employee" authorized by such partnership, joint venture, limited liability company, trust or other organization to give notice of an "occurrence" or offense.
- (3) Notice to us of such "occurrence" or offense will be deemed to be given as soon as practicable if it is given in good faith as soon as practicable to your workers' compensation, accident, or

health insurer. This applies only if you subsequently give notice to us of the "occurrence" or offense as soon as practicable after any of the persons described in Paragraphs e. (1) or (2) above discovers that the "occurrence" or offense may result in sums to which the insurance provided under the Coverage Part may apply.

P. UNINTENTIONAL OMISSION

The following is added to Paragraph 6., Representations, of SECTION IV COMMERCIAL GENERAL LIABILITY CONDITIONS:

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

Q. WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US WHEN REQUIRED BY WRITTEN CONTRACT

The following is added to Paragraph 8., Transfer of Rights of Recovery Against Others to Us, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of premises owned or occupied by or rented or loaned to you; ongoing operations performed by you or on your behalf, done under a written contract with that person or organization; "your work"; or "your products". We waive this right where you have agreed to do so as part of a written contract signed by you prior to loss.

R. AMENDED INSURED CONTRACT DEFINITION - RAILROAD EASEMENT

1. The following replaces Paragraph c. of the definition of "insured contract" in the DEFINITIONS Section:

C. Any easement or license agreement;

2. Paragraph f.(1) of the definition of "insured contract" in the DEFINITIONS Section is deleted.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS

This endorsement modifies insurance provided under the following:

COMMERCIAL EXCESS LIABILITY (UMBRELLA) INSURANCE

The following is added to Paragraph 11., OUR RIGHT TO RECOVER FROM OTHERS., of SECTION IV – CONDITIONS.:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a. "Bodily injury" or "property damage" caused by an "occurrence" that takes place; or
- b. "Personal injury" or "advertising injury" caused by an "offense" that is committed; subsequent to the execution of the contract or agreement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED (ARCHITECTS, ENGINEERS AND SURVEYORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. The following is added to SECTION II - WHO IS AN INSURED:

Any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

- a. Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and
- b. If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies, or in connection with premises owned by or rented to you.

The person or organization does not qualify as an additional insured:

- c. With respect to the independent acts or omissions of such person or organization; or
- d. For "bodily injury", "property damage" or "personal injury" for which such person or organization has assumed liability in a contract or agreement.

The insurance provided to such additional insured is limited as follows:

- e. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this Coverage Part.
- f. This insurance does not apply to the rendering of or failure to render any "professional services".
- g. In the event that the Limits of Insurance of the Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement does not increase the limits of insurance described in Section III - Limits Of Insurance.

h. This insurance does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

2. The following is added to Paragraph 4.a. of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

The insurance provided to the additional insured is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover. However, if you specifically agree in the "written contract requiring insurance" that this insurance provided to the additional insured under this Coverage Part must apply on a primary basis or a primary and non-contributory basis, this insurance is primary to other insurance available to the additional insured which covers that person or organizations as a named insured for such loss, and we will not share with the other insurance, provided that

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal injury" for which coverage is sought arises out of an offense committed;

after you have signed that "written contract requiring insurance". But this insurance provided to the additional insured still is excess over valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under any other insurance.

COMMERCIAL GENERAL LIABILITY

3. The following is added to Paragraph 8., Transfer Of Rights Of Recovery Against others To Us, of SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS:

We waive any right of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal injury" arising out of "your work" performed by you, or on your behalf, done under a "written contract requiring insurance" with that person or organization. We waive this right only where you have agreed to do so as part of the "written contract requiring insurance" with such person or organization signed by you before, and in effect when, the "bodily injury" or "property damage" occurs, or the "personal injury" offense is committed.

4. The following definition is added to the DEFINITIONS Section:

"Written contract requiring insurance" means that part of any written contract under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

- a. After you have signed that written contract;
- b. While that part of the written contract is in effect; and
- c. Before the end of the policy period.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

AMENDMENT OF WHO IS AN INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL EXCESS LIABILITY (UMBRELLA) INSURANCE

Paragraph 2.f. of SECTION II – WHO IS AN INSURED is deleted and replaced by the following:

- f. Any other person or organization insured under any policy of the "underlying insurance" listed in the SCHEDULE OF UNDERLYING INSURANCE of the DECLARATIONS of this insurance. This insurance is subject to all the provisions and limitations upon coverage under such policy of "underlying insurance", and, the limits of insurance afforded to such person or organization will be:
- (i) The difference between the "underlying insurance" limits and the minimum limits of insurance which you agreed to provide; or
 - (ii) The limits of insurance of this policy whichever is less.



WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY

ENDORSEMENT WC 00 03 13 (00) - 001

Policy: UB5K3205582147

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED
BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS
WAIVER.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

1. The following is added to Paragraph A.1.c., Who Is An Insured, of SECTION II – COVERED AUTOS LIABILITY COVERAGE:
Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in SECTION II.
2. The following is added to Paragraph B.5., Other Insurance of SECTION IV – BUSINESS AUTO CONDITIONS:
Regardless of the provisions of paragraph a. and paragraph d. of this part 5. Other Insurance, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is the first named insured when the written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|--|---|
| A. BROAD FORM NAMED INSURED | H. HIRED AUTO PHYSICAL DAMAGE LOSS OF USE INCREASED LIMIT |
| B. BLANKET ADDITIONAL INSURED | I. PHYSICAL DAMAGE — TRANSPORTATION EXPENSES INCREASED LIMIT |
| C. EMPLOYEE HIRED AUTO | J. PERSONAL PROPERTY |
| D. EMPLOYEES AS INSURED | K. AIRBAGS |
| E. SUPPLEMENTARY PAYMENTS — INCREASED LIMITS | L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS |
| F. HIRED AUTO — LIMITED WORLDWIDE COVERAGE — INDEMNITY BASIS | M. BLANKET WAIVER OF SUBROGATION |
| G. WAIVER OF DEDUCTIBLE — GLASS | N. UNINTENTIONAL ERRORS OR OMISSIONS |

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II ~~COVERED~~ AUTOS LIABILITY COVERAGE:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph c. in A.1., Who Is An Insured, of SECTION II ~~COVERED~~ AUTOS LIABILITY COVERAGE:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph A.1., Who Is An Insured, of SECTION II ~~COVERED~~ AUTOS LIABILITY COVERAGE:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph b. in B.5., Other Insurance, of SECTION IV ~~BUSINESS~~ AUTO CONDITIONS:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

COMMERCIAL AUTO

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph A.1., Who Is An Insured, of SECTION II ~~COVERED AUTOS LIABILITY COVERAGE~~:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS ~~INCREASED LIMITS~~

1. The following replaces Paragraph A.2.a.(2), of SECTION II ~~COVERED AUTOS LIABILITY COVERAGE~~:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph A.2.a.(4), of SECTION II ~~COVERED AUTOS LIABILITY COVERAGE~~:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

F. HIRED AUTO ~~ERAGE~~ ~~INDEMNITY BASIS~~

The following replaces Subparagraph (5) in Paragraph B.7., Policy Period, Coverage Territory, of SECTION IV ~~BUSINESS AUTO CONDITIONS~~:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph C., Limits Of Insurance, of SECTION II ~~COVERED AUTOS LIABILITY COVERAGE~~.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such LIMITED WORLDWIDE COV- "suit", but only up to, and included within the limit described in Paragraph C., Limits Of Insurance, of SECTION II ~~COVERED AUTOS LIABILITY COVERAGE~~, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

- (d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE GLASS

The following is added to Paragraph D., Deductible, of SECTION III — PHYSICAL DAMAGE COVERAGE:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE— LOSS OF USE — INCREASED LIMIT

The following replaces the last sentence of Paragraph A.4.b., Loss Of Use Expenses, of SECTION III — PHYSICAL DAMAGE COVERAGE:

However, the most we will pay for any expenses for loss of use is \$65 per day, to a maximum of \$750 for any one "accident".

I. PHYSICAL DAMAGE — TRANSPORTATION EXPENSES — INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., Transportation Expenses, of SECTION III — PHYSICAL DAMAGE COVERAGE:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph A.4., Coverage Extensions, of SECTION III — PHYSICAL DAMAGE COVERAGE:

Personal Property

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and

- (2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph B.3., Exclusions, of SECTION III — PHYSICAL DAMAGE COVERAGE:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated. We will pay up to a maximum of \$1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph A.2.a., of SECTION IV BUSINESS AUTO CONDITIONS:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., Transfer Of Rights Of Recovery Against Others To Us, of SECTION IV BUSINESS AUTO CONDITIONS:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

COMMERCIAL AUTO

such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph B.2., Concealment, Misrepresentation, Or Fraud, of SECTION IV BUSINESS AUTO CONDITIONS:

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.

ATTACHMENT E – TERMS OF COMPENSATION

SEE SCOPE OF WORK (ATTACHMENT C)

ATTACHMENT F

WALKER CONSULTANT PROPOSAL



Prepared for the City of St. Helens
**Professional Forensic Engineering
Services for 2.0 Mg Reservoir Liner**
RFP No. W-449C

November 23, 2021

Prepared by Walker Consultants

2101 Fourth Ave, Suite 1210

Seattle, WA 98121

206.745.9555

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WALKER
CONSULTANTS



2101 Fourth Ave, Suite 1210
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f: 888.502.5726
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November 23, 2021

Mouhamad Zaher, Public Works Director
City of St. Helens
265 Strand Street
St. Helens, OR 97051

Re: RFP No. W-449C Professional Forensic Engineering Services for 2.0 Mg Reservoir Liner

Dear Mouhamad:

Walker Consultants (Walker) appreciates the opportunity to submit the following proposal to the City of St. Helens for Professional Forensic Engineering Services for 2.0 Mg Reservoir Liner.

Since our establishment in 1965, Walker continues to provide consulting and engineering services to help owners extend the service life of their built assets by using a broad array of state-of-the-art forensic restoration strategies. Our expertise lies in building envelope, waterproofing, roofing, and structural systems, and our projects entail assessing existing conditions, determining causes of observed distress, providing recommendations, designing and prioritizing repairs, providing opinions of probable cost, producing repair and bidding documents, and providing construction administration services.

Over the past three years, our firm has completed an average of 900 projects per year. This volume is fairly typical for our firm, and we can assure that the collected experience of over 3,000 completed restoration projects and collective expertise of over 200 engineers, architects, and consultants will greatly benefit the City. We take pride in our ability to continually deliver high-quality projects for our clients, and our services continue to out-perform the industry with regards to change orders and construction rework. The result has been a change order percentage 75% below the industry average, and ultimately satisfied clients—90% of our new work comes from repeat clients.

For this contract, our Seattle office will manage and administer the project, as well as develop the services requested. Vladimir Ivanov, PE, SE, Managing Principal, will be your primary point of contact and project manager.

Walker acknowledges and accepts all terms and conditions contained in the RFP and the Personal Services Agreement.

We appreciate your time and consideration. We are available to answer any questions you may have.

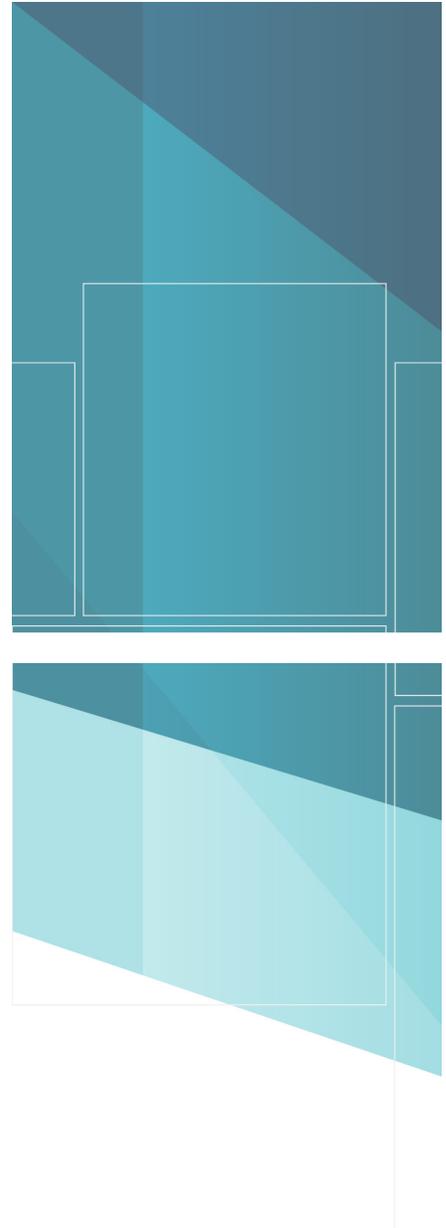
Sincerely,

A handwritten signature in blue ink, appearing to read "V. Ivanov", with a long, sweeping horizontal line extending to the right.

Vladimir Ivanov, PE, SE
Managing Principal
2101 Fourth Ave, Suite 1210 | Seattle, WA 98121
E: vivanov@walkerconsultants.com | M: 206.227.2877 | F: 888.502.5726

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01 Statement of
Qualifications

Firm Qualifications

Walker Consultants was founded in 1965 and maintains a professional staff of over 300 engineers, architects, consultants, and support personnel in nineteen offices located throughout the United States and abroad, including Seattle, Washington. Walker set out with a goal of extending the life of the built environment, and since that time, our firm has conducted over 3,000 major projects for educational, medical, commercial, airport, and municipal clients. Walker is an employee-owned corporation.

Walker was formed with a mission to provide practical and effective methods for determining the causes and extent of deterioration in structures. Unlike other firms that may submit a proposal for this project, Walker specializes in the assessment and restoration of existing structures. Walker provides consulting and engineering services to help Owners extend the service life of their built assets by using a broad array of state-of-the-art restoration strategies. These services and prescriptive recommendations enable clients to improve the long-term health and maintain the value of their structures.

What sets Walker apart is our ability to go beyond the obvious and remove the conservatism from our analysis. We know how to determine which repairs are overly conservative, thus leading to unnecessary and costly repairs to you, the Owner, and we can do so more effectively than our competitors. By implementing a complete, thorough forensic investigation up front, we can minimize repair costs and add substantial value to the Owner.

For existing structures, our services include: non-destructive evaluation; condition assessments and surveys; load testing and load rating; structural capacity evaluation; seismic retrofit; life safety reviews; development of repair specifications and drawings; repair monitoring; and construction administration.

Building Envelope, Roofing, and Waterproofing. Walker's architects and engineers have expertise designing and reviewing the waterproofing systems for various cladding types, including masonry, terra-cotta, stucco, cement plaster, metal panels, rain-screen, EIFS, wood, and glazed curtain wall and window wall systems. Walker can provide various other waterproofing services related to the roofing, plaza decks, balconies, glazing systems, weather barriers, and below-grade assemblies. For example, Walker's roofing experts assess all components of a roofing system, including flashings, insulation, curbs, parapet walls, penetrations, primary and overflow drains, roof deck and membrane systems, sealants, skylights, and flashings. We have experience with all types of multi-ply systems, single-ply roofing, fluid-applied membranes, and sheet metal assemblies.

For existing structures, our services include: site assessment and condition surveys; code compliance assessment; moisture and water infiltration assessment; non-destructive testing, including infrared thermography; exploratory openings and roof core cuts; wind and snow drift load review and wind uplift testing; development of repair specifications and drawings; repair monitoring; mock-up observations; water testing; third-party inspection; and construction administration.

Specialty Testing Services. One of the benefits to Walker is that we can perform a large amount of specialized testing in-house. We have the equipment, as well as trained personnel, to perform the following tests:



Pull-off Testing. Walker maintains a Proceq DY-216 pull-off tester, among others, which is used to determine the adhesive strength between concrete and traffic or other concrete coatings, in accordance with ASTM C1583, Test Method for Tensile Strength of Concrete Surfaces and the Bond Strength or Tensile Strength of Concrete Repair and Overlay Materials by Direct Tension (Pull-off Method).

Electronic Leak Detection (ELD). Walker currently utilizes a Buckley's PD30 DC Holiday Detector Roofing Test kit, which is used for ELD. This test method allows Walker to quickly, effectively, and non-destructively locate breaches in roofing and waterproofing membranes.

Infrared Thermography (IR). IR is a non-destructive evaluation method that consists of detecting IR energy emitted from an object, converting it to temperature, and then displaying an image with temperature distribution. Walker performs IR thermography on both roofing and facade systems. Walker uses IR thermography to identify hidden water infiltration that is not apparent during visual assessment.

Water Testing. Walker maintains a spray rack in accordance with ASTM E1105, Standard Test Method for Field Determination of Water Penetration of Installed Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform or Cyclic Static Air Pressure Difference, for use in on-site water testing. This testing helps identify and verify existing water leakage and document actual water paths to the building interior. During construction, Walker performs testing in accordance with AAMA 501.2, Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems, utilizing a calibrated AAMA nozzle.

Location of Reinforcement. Walker owns multiple Proceq Profoscope Rebar Locators and GSSI StructureScan Mini HR ground-penetrating radar (GPR) units, which locates reinforcement and other anomalies in concrete.

Unmanned Aerial Vehicles and Photogrammetry. Walker has been on the forefront of using UAVs, or drones, in building assessments. Drones are particularly useful when assessing high-rise structures or other structures that may have difficult access. The use of drones is an affordable alternative to other, more expensive assessment techniques of building facades, including rope access or suspended scaffolds. A high-resolution DSLR camera is mounted to the drone to capture images of the facade and roof that can then be reviewed and evaluated in the office by the project team. Additionally, surveys of the elevations can be performed by the drone, and through photogrammetry, a 3-D model of the building can be created. Photogrammetry is a low-cost alternative to laser scanning. The created computer model allows to-scale building elevation drawings to be easily prepared for documentation and subsequent repair documents.



Walker employees performing ELD on hot rubberized asphalt waterproofing



Walker employee using GPR

Team Qualifications

Vladimir Ivanov, PE, SE- Project Manager



Project Highlights

PBOT SmartPark Seismic Evaluation and Vertical Expansions, 2017

Portland, OR

Portland Bureau of Transportation

Grant Morehead | 503.823.5185

Harbor Steps Apartment Condition Assessment, Plaza Renovation 2015-current

Seattle, WA

Equity Residential

Jim Lancaster | 206.577.9023

Bellingham Housing Authority Façade and Roof Assessment, 2019

Bellingham, WA

Bellingham Housing Authority

Richard Jackman | 360.527.4642



Project Highlights

Black Hawk City Hall Building Historic Façade Restoration, 2017

City of Black Hawk, CO

Cynthia Linker | 303.582.061

Steger Gibbons Historic Building Façade Restoration, 2016

Chicago, IL

CA Management Services

Marta Kazmierczak | 312.724.6767

T. Rowe Price Parking Structures Roof Assessment, Replacement Design and Construction Phase Services, 2017

Colorado Springs, CO

T. Rowe Price Associates, Inc.

Curtis Sonchar | 410.345.2000

Vlad is the Managing Principal of our Seattle office, and has over 20 years of forensic engineering and structural design experience with multi-family residential, commercial, industrial, healthcare facilities, stadiums, and bridges. He is registered as both a Structural and Civil Engineer in Oregon.

Vlad has worked with building owners, property management companies, insurance companies, healthcare facilities, and government agencies. Vlad has investigated deteriorating high-rise buildings, parking garages, stadiums, arenas, steel building collapses, prestressed concrete slabs, and precast concrete.

Vlad is currently focused on forensic building investigations, façade evaluations, condition appraisals, corrosion-related deterioration, masonry and concrete repair, as well as building leakage evaluations. Areas of expertise include damage assessments, construction defect analysis, and structural repair design. Vlad also has extensive experience in litigation support, expert witness testimony and deposition services.

Brian A. Faith, AIA - Consultant

Brian Faith is the Principal and Director of Building Envelope and Forensic Restoration Services. Brian has over thirty years of experience in the investigation, evaluation, testing, design, and renovation of various building types throughout the United States. Brian provides expertise in the areas of building envelope and structural evaluation, testing and design.

Brian has performed investigations on building non-performance (air and water leakage, condensation, material and system failures) and prepared repair documents for hundreds of buildings and structures experiencing deterioration and/or non-performance issues. Brian's experience covers a wide range of construction materials and systems including concrete, masonry, terracotta stone, exterior insulated finish systems (EIFS), glass, panel systems, windows, curtain walls and skylights, waterproofing, coatings, and roofing.

Projects include new, existing, and historic buildings and structures for universities, municipalities, single and multi-family residential, commercial buildings, hospitals, hotels, and theaters.



Project Highlights

Cabrini Medical Tower Façade Repairs, 2021

Seattle, WA
BuildingWork, LLC
Matt Aalfs | 206.775.8668

Watermark Parking Structure Construction Documents and Observation Services, 2021

Spokane, WA
Gonzaga University
Charles Murphy | 800.986.9585



Project Highlights

Clackamas Town Center Parking Garage Condition Assessment and Construction Administration, 2021

Happy Valley, OR
Brookfield Properties
Michael Mabey
801.486.3911

Lindeman Pavilion Repair Documents, 2018

Seattle, WA
Virginia Mason Medical Center
Gary Tisdale | 206.341.0433

1300 University Condominiums Parking Garage Repair Documents, 2021

Seattle, WA
Association Construction Services, LLC
Jim Radovich | 425.688.2035

Kevin Moore, PE - Consultant

Kevin Moore is a Restoration Consultant in the Seattle office and has nine years of Restoration Engineering experience.

During his time at Walker, Kevin provided structural analysis of various types of buildings and has developed repair designs for various structural and non-structural elements requiring rehabilitation. He received both his Bachelor's degree and Master's degree in Structural Engineering at UCSD where he specialized in structural design and earthquake engineering. Kevin has worked on various projects involving seismic probabilistic risk assessments (SPRA), seismic margin assessments (SMA), and the Post-Fukushima Near-Term Task Force (NTTF) Recommendation 2.3 Seismic Walkdown of nuclear power plants. Kevin specialized in seismic response analyses, deterministic and probabilistic seismic response analyses, seismic fragility evaluations of equipment and structures, and walkdowns of equipment, systems, and structures.

Harika Kudumula, PE - Consultant

Harika Kudumula is a Restoration Engineer in the Seattle office. Harika earned her Master's Degree in Structural Engineering from Texas A&M University, and has been with Walker since 2015.

Harika has conducted condition assessments, performed investigations, and executed structural design for many projects during her time at Walker. She is experienced in condition assessment, concrete distress evaluation, and structural repair design. Her current focus is on post tensioning assessment, parking garage deterioration, water intrusion related deterioration, façade evaluations, masonry, and concrete repair. Her areas of expertise include assessment of existing conditions, causes of observed distress, repair recommendations, opinions of probable cost, capital improvement prioritization.



02 Project Understanding and Approach

Project Understanding

As the City of St. Helens consultant for this project, our first job is to listen. We must develop a thorough understanding of the requirements and desires for the project, which will then form the foundation for all that follows—assessment, recommendations, and follow-up. We will work closely with all members of the project group to ensure we thoroughly understand and deliver on the project objectives and build rapport and trust within the Owner’s entire project team to ensure a successful project. In addition to the Owner’s project team, we will seek the insights and perspectives of stakeholders within the City so we can understand their concerns and operational needs during the project period and work to address those needs.

It is our understanding that the City of St. Helens is looking to retain an experienced consultant to investigate the failure of the liner membrane installed inside the City’s 2.0 MG Water Reservoir in 2017. The selected consultants will evaluate the condition of the liner, previous repairs and overall condition of the reservoir (including walls, joints, drains), formulate opinion of reasons for membrane failure and potential contributing factors to the continued leaking, prepare remediation action and serve as the expert witness in the case the City decide to proceed with a legal action.

Project Approach

Taking a project from assessment through design and then construction is typical for our team. In addition to the technical and aesthetic considerations involved in developing appropriate repair or replacement options, it is essential to consider the logistics of the project as well as the repair budget. The Walker team has significant experience working in occupied facilities and knows how to minimize conflict between investigation, demolition, and construction activities. Repair and investigation procedures should minimize disruption to operations while completing the project in the least amount of time. Walker also conducts mock-ups of repairs to minimize the unknowns and evaluate the constructability and aesthetics of repairs. This approach has proved valuable to obtain the desired aesthetics and minimize construction problems, thereby reducing construction time and minimizing disruption to the building occupants.

Walker has reviewed the scope of services as identified in the Request for Qualifications. Based on this information, we anticipate the following Project Approach.

Task 1 – Review Existing Documents/Condition Assessment

- Meet with the City of St Helens representatives to review project objectives and history of major renovations, previous repairs, upgrades, and evaluations.
- Review available evaluation reports, drawings, shop drawings, specifications, and materials testing reports, to familiarize ourselves with the type of construction initially specified. We will also review available documentation regarding lot maintenance, previous repairs, and renovations performed.
- Create CAD files including details from drawings provided by the City, or from site survey if no drawings are available.

- Conduct a field evaluation of the reservoir to document the current physical condition. We will also perform non-destructive evaluation as needed, including ground-penetrating radar (GPR), which detects embedded utilities, voids, and other anomalies.
- Visual review will document noticeable distress such as typical crack patterns, deflection profiles, leaks, spalls, scaling, liner condition, and other similar adverse conditions. In addition to documenting the nature of noticeable adverse conditions, this review will be utilized to project restoration quantities.
- Identify potential structural or safety-related conditions if any. The City will be notified immediately if any conditions of this nature are observed.
- Compile and analyze field evaluation data to generate repair alternatives, recommendations, and opinions of probable costs of construction.
- Prepare a written report outlining our observations and evaluation results. A inspection representative photo log will be included with the report.
- Develop a conceptual Phasing Plan for recommended repairs, which will consider:
 - Available funds
 - Capital priority
 - Bidding at optimal time (release bid documents beginning of the year)
 - Permit schedule
 - Noise, dust, staging, and other construction-related coordination
- Meet with City's representatives to discuss repair costs and phasing plan.

Task 2 – Design Phases

We will prepare contract documents consisting of plans, details, and technical specifications for the Construction Documents. Walker will issue 90% progress set of CDs as for review by the City. Walker will then develop 100% CDs, which will be sealed by an Engineer registered in the State of Washington.

- Attend pre-design meeting:
 - Review project requirements
 - Review construction schedule and priorities
 - Confirm scope of work
- Provide statement of probable cost to verify budget and schedule future remediation cycles.
- Develop repair documents, consisting of plans, details, and technical specifications.
- Provide 90% CD drawings and specifications for City review.
- Develop 100% CDs, issued for permit.
- Manage the entitlement process through issuance of all required permits.

Task 3 – Bid Phase

- Provide a list of at least three (3) qualified restoration contractors and assist with the solicitation to bidders.

- Discuss with the City any industry factors that may affect bidding schedule and repair cost.
- Assist and be present at a pre-bid meeting to answer contractor questions and review the limitations and extent of work required by the contract documents.
- Prepare addenda to the bid documents, if required.
- Assist in the evaluation of bids and award of a contract to the successful bidder.

Task 4- Construction Administration

- Direct a pre-construction meeting with the contractor at the jobsite to review each work item, construction quality control, and phasing of the contract work.
- Review shop drawings and material sample submittals for conformance with the intent of the design contract documents.
- Make visits to the job-site at intervals appropriate to the various stages of construction to observe the progress and quality of the contractor's work.
- Attend project progress meetings. These will be done in conjunction with scheduled observation trips discussed above.
- Issue necessary interpretations and clarifications of the contract documents and assist in the resolution of problems or conflicts due to unforeseen latent conditions.
- Review contractor pay-requests and advise Owner accordingly.
- Prepare a punch list near project completion and conduct a final project review of punch list items addressed by the contractor.

Task 5 – Expert Witness Support

- Provide litigation support as needed

Cost Control

During the preliminary design phase of the project, Walker develops different design concepts for the Owner's consideration of the following: construction cost, ease of construction, duration of construction, disruptions to the Owner/user, and the degree to which the concept satisfies the project objectives. Walker has a track record of providing complete, accurate, and current Estimated Opinions of Probable Cost (cost estimates). Walker has an internal database with cost information for different types of renovation projects in different regions of the country.

During construction, Walker continues to control costs by providing on-site construction administration services. Walker observes and documents construction progress, so that if an error is made, it can be caught and corrected early in the process. If unforeseen conditions are found during construction that require additional anticipated work from the General Contractor (GC), Walker works closely with the GC to develop a cost-effective approach to minimize the additional cost or re-prioritize repairs to eliminate the need for change orders.

Schedule

Walker believes communication is key to the success of any project. It is important to obtain reliable information at the beginning of a project and communicate that information throughout the project. This enables Walker to keep our projects on schedule. This communication can be achieved with the use of common methods (in-person meetings or phone calls), but we are also capable of utilizing online conferencing and webinars.

Our business is forensic restoration. There is no one more prepared to accurately set a schedule and adhere to it when it comes to a project that involves an evaluation and repair of existing structure. We have a comprehensive understanding of restoration of existing structures, and this experience affords us the ability to set an accurate construction schedule. This helps in planning, phasing design, and project cost control.

As a rule, Walker designs our project schedule to be ahead of the schedule that is discussed with you, the Client. We also develop a general schedule for the project as a whole, not just our tasks. During this process, we identify issues that may become critical path items for the completion of the total project. Based on our experience with similar projects, we can recommend phasing of the project.

Walker has open internal communication between offices to facilitate the utilization of resources throughout the company to meet project schedules. We also have weekly staff meetings to discuss project staffing needs, schedules, and deadlines to make sure each project is completed on time and within budget.

Managing Subconsultants and Working with General Contractor

No matter whether the team is comprised solely of Walker professionals or if subconsultants are engaged on the project, overall, there is one goal for our team – meeting the needs of the Client/Owner in the most cost-efficient and effective manner. Our subconsultants are treated no differently than the other members of the team within Walker. Each is expected to provide guidance within their area of expertise and to meet schedules. One of the most important elements of a successful project is efficient, effective communication between all parties involved with the project. Budgeting, scheduling, design and general project information must be accurate and readily accessible. Keeping everyone “on the same page” is critical for maintaining effective project control.

We have found that project communications can be greatly enhanced with regularly scheduled, frequent meetings involving all interested parties, and weekly reports from the design team to the Client/Owner. We anticipate that meetings will be scheduled at least every two weeks during the early stages of the project when many critical decisions must be made. Such a schedule keeps pressure on the design team to bring those critical issues to the forefront and to provide the Client/Owner with the alternatives and information needed to make timely, informed decisions. Likewise, it keeps pressure on the Client/Owner team to review materials and be ready with pertinent questions and decisions for each meeting.

Walker consciously works to maintain a collaborative work environment. We understand we will need to interface directly with the Owner's consultant team, which is not unusual for our type of work. We are accustomed to collaborating with other consultants. Teamwork plays an essential role in our multidisciplinary approach to problem-solving. Dedication, teamwork, and quality are the cornerstones that have allowed Walker to enjoy lasting relationships with our clients, and we welcome all new clients with the same committed philosophy.

Walker has good working relationships with local and national GCs, and we have an outstanding track record negotiating the approach to repairs when dealing with unforeseen conditions, which leads to minimal negative cost impact to the Owner.



03 Proposed Schedule

Proposed Schedule

WORK ITEMS	2022																							
	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23
Task 1A – Review Existing Documents																								
Task 1B – Condition Assessment																								
Task 1C – Report																								
Task 2 – Construction Documents																								
Task 3 – Bid Phase																								
Task 4 - Construction Administration																								
Task 5 – Expert Witness Support																								

Walker is a large firm, which means we have depth of experience. In the unlikely event that one of the team members is unavailable, we have expertise throughout the company that is fitting to this project. That being said, we strive to always keep the same team intact. This means the same people that do the assessment also design the repairs and perform the construction oversight. This provides continuity on our projects that we feel is integral to the success of our projects. Also, it is Walker’s standard practice that the Project Manager assigned at the beginning of a project remains as such throughout the project duration. Our team has a healthy workload, but we are not at capacity and will be able to focus on this project.

Walker believes communication is key to the success of any project. It is important to obtain reliable information at the beginning of a project and communicate that information throughout the project. This enables Walker to keep our projects on schedule. This communication can be achieved with the use of common methods (in-person meetings or phone calls), but we are also capable of utilizing online meetings.

Although we do work with new design, the majority of Walker’s work falls under the category of “renovation” or “restoration,” and we have a comprehensive understanding of the renovation process. This experience affords us the ability to set an accurate construction schedule. This helps in planning, phasing design, and project cost control by giving the contractors a higher degree of confidence.

As a rule, Walker designs our project schedule to be ahead of the schedule that is discussed with the Client. We also develop a general schedule for the project as a whole, not just our tasks. During this process, we identify issues that may become critical path items for the completion of the total project. Based on our experience with similar projects, we can recommend phasing of the project.

Walker has open internal communication between offices to facilitate the utilization of resources throughout the company to meet project schedules. We also have weekly staff meetings to discuss project staffing needs, schedules, and deadlines to make sure each project is completed on time and within budget.



04 Past Projects

Past Projects

[Franklin Street Reservoir \(Grand Rapids, MI\)](#)

The reservoir is below a city park in Grand Rapids and was constructed in 1938. It contains 16 million gallons of fresh drinking water ready for distribution to residents in the area. The structure consists of two chambers each with capacity for 8 million gallons that is separated by a common concrete divider wall.

Walker was retained because the construction materials used in the original construction were now considered health hazards. There was also concrete deterioration and waterproofing failures found at construction and expansion joints. Walker performed a condition assessment and recommended the removal and abatement of hazardous materials and their replacement with materials suitable for contact with potable water and complying with requirements of NSF 61. We also recommended the replacement of 3,400 lineal feet of floor and wall expansion joints.

[Lake Michigan Filtration Plant \(Grand Haven, MI\)](#)

This filtration plant processes more than 41 million gallons of water from Lake Michigan every day for consumption in the Grand Rapids area. The filtration plant then pumps the filtered water over 40 miles. Six filter cells begin the filtration process, initially settling sand and other silt particles before it moves on to the next level of filtration. The concrete ceiling of the filtration tanks serves as roof of structure.



After initial construction, soils settled on the site of the filtration tanks, causing the structure to shift. This resulted in cracking of the concrete walls floors ceilings and channels, caused by stress from the weight of soil, and caused water leakage. The water leakage caused damage in areas with finished rooms, presenting a slipping hazard to plant operators and visitors. There was also concern about contamination from outside pollutants due to leakage through the roof.

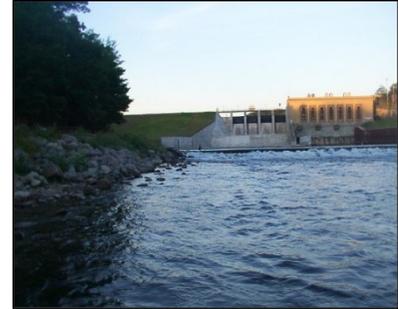
Walker performed a condition assessment and recommended a coating system be installed over the tank covers to mitigate the cracking.

[Wastewater Treatment Plant – C &D Section Primary Clarifier Tanks \(Grand Rapids, MI\)](#)

The C and D Section primary clarifier tanks were constructed in the late 1970s. They were the youngest of the three primary clarifier tanks at the City of Grand Rapids Wastewater Treatment Plant. The tanks process an average of 40 million gallons per day, with a maximum flow capacity of 100 million gallons per day. The Owner requested that Walker perform an assessment of observed deterioration. Walker noted isolated structural design deficiencies, leaking tunnels from cracks in the concrete walls, and ponding water, which posed a slip hazard. Upon completion of our assessment, Walker provided repair recommendations, which included a proactive approach to preventative maintenance in order to protect infrastructure assets. Walker recommended waterproofing and other preventative maintenance be performed on the structures to reduce levels of future deterioration.

[Tippy Hydroelectric Plant \(Welston, MI\)](#)

The Tippy Hydroelectric Plant was built in 1916 and contains a power generating station, turbines, and flood control gates. The structure has honeycomb chambers and reinforced concrete walls. The plant was experiencing deterioration from freeze/thaw cycles, and there was advanced deterioration and spalling in large sections of the retaining wall. Eventually, 140 feet of that retaining wall collapsed. Walker was asked to perform an assessment and determine the cause of failure and provide repair recommendations.



Phase 1 consisted of the selection of test areas, mapping of broken concrete sections, and extraction of samples for laboratory testing. Phase 2 included a complete workup of all information and data to help identify the possible and isolate the probable failure mechanism. It was determined that the wall collapse was initially an overturning failure, which subsequently produced major shearing and eventual fracturing of the wall. Walker provided repair alternatives and was instrumental in guiding the owner to the final determination of repair methods, materials, and procedures to be used for the restoration.

[Wastewater Treatment Plant – B-Section Primary Clarifier Tanks \(Grand Rapids, MI\)](#)

The Clarifier Tanks were built in 1954 and consisted of four circular tanks separated by concrete divider walls. Structural deterioration from de-icing salts was causing significant damage and potential hazards for plant operators. Also, the equipment used to treat the wastewater was beyond its useful life. Also, the supported slab over the influent and effluent channels was in severe stages of deterioration. Walker performed a condition assessment and provided recommendations and repair documents. Repairs included the re-construction of supported slabs over the channels, protective coatings on the reinforcing steel, new PVC-coated conduits embedded into the concrete for power and controls of mechanical process equipment, and replacement of outdated mechanical equipment.

[Wastewater Treatment Plant – PERB Restoration \(Grand Rapids, MI\)](#)

The Primary Effluent Retention Basin (PERB) was constructed in the 1970s to hold overflow during large storm events prior to the City's separation of storm and wastewater. It is an open air concrete structure with sloping walls designed to hold up to 10 million gallons. The PERB also acts as a holding tank for chemically contaminated wastewater until the plant is able to safely process flows through three primary settling tanks. Walker was asked to perform a condition assessment of the PERB due to observed deterioration, including failure of joint sealants between sloped panels, causing soil erosion below the panels, and cracked slabs and failed sealants, potentially allowed seepage of wastewater into soils. Also, the perimeter water cannons used to clean the tank were beyond their useful life and leaking cannons were causing washout under the driveway around structure. Walker performed a condition assessment and design repairs, which included removing the settled concrete panels, re-establishing the soils, and replacing the panels. The failed sealant joints were replaced to prevent wastewater seepage, and the water cannon system was replaced.

Wastewater Treatment Plant – Grit Channels (Grand Rapids, MI)

The Grit Channels are one of the very first pieces of infrastructure wastewater through which water flows at the City of Grand Rapids Wastewater Treatment Plant. Concrete deterioration was noted at the walkway areas around the channels, posing a hazard to plant operator's safety. The walkways surrounding the channels had been exposed to many years of freeze-thaw as well as chloride ions from de-icing salts. Loose concrete above the channels could potentially damage screening equipment downstream if the concrete fell into the channel. Walker performed an assessment and provided construction documents that included extensive repairs to address the concrete deterioration.

Walker also designed repairs to waterproofing joints and cracks in the concrete. Also, the repairs were coordinated in a way to ensure the shutdown of each channel did not interrupt the plant operations.



The Shops at Oak Brook Place Detention Basin (Oakbrook, Illinois)

Mid-America Asset Management, Inc. engaged Walker Consultants to perform a condition assessment of the detention basin at The Shops at Oak Brook Place to identify the current level of distress within the structural and waterproofing elements of the detention basin and to develop a conceptual restoration program with an opinion of probable repair costs that can be used for budgeting and planning purposes.



- The Detention Basin is located below a portion of the grade-level asphalt parking lot to the north of the Shops at Oak Brook Place
 - Primarily precast concrete, the detention basin is approximately 160' by 160' in plan view
 - Above the detention basin there is a supported asphalt parking lot that provides approximately 91 vehicular spaces
 - A visual review of the exposed structural and waterproofing elements of the detention basin was performed. Test well openings were made to observe the existence/condition of a buried waterproofing system. From the test well openings, no existing buried waterproofing was observed.
 - Noted items of deterioration included leaking tee-to-tee joints above the detention basin, deteriorated concrete and cracks at the tee flanges, and severely corroded shear connectors.
- Walker's condition assessment report provided a road map that prioritized the necessary repairs as well as an opinion of probable cost.
- After discussions with Mid-America Asset Management regarding repair priorities and budgets, Walker prepared construction documents to implement the recommended repairs.
 - Prior to engaging Walker, Mid-America Asset Management had budgeted to implement an asphalt resurfacing project on the supported level of the Detention Basin. Walker recommended performing that work concurrently with the recommended repairs above to eliminate the need to remove and replace the asphalt overlay on the supported level of the Basin twice.

Cabrini Medical Tower (Seattle, WA)

A 19 story medical tower built circa 1972 had experienced spalling of its concrete façade for several years prior to Walker’s involvement. The owner enlisted Walker to develop a more robust repair program after remedial repairs were found to be addressing the symptoms of the failures but not the cause.



- Immediate repairs were necessary for life-safety
- Walker implemented a repair program to help arrest further deterioration while restoring the aesthetics of the original design
- Installed galvanic anodes to protect existing reinforcement as well as existing concrete
- Applied corrosion inhibitor to exposed rebar
- Used concrete bump-outs to provide adequate concrete cover
- Put back repair mortar with detailed concrete flutes to maintain the aesthetics of the façade
- Provided owner with phased approach to address weather restrictions and minimize impact to owner and tenants
- Addressed life-safety concerns from spalling concrete over pedestrian walkway
- Proactively removed delaminated concrete areas and mitigated future spalling

Harbor Steps (Seattle, WA)

The owner of this 4-tower building complex contacted Walker in 2015 after observing signs of deterioration at the exterior of the 758-unit residential development.



- As prime consultant, The Walker team performed a comprehensive condition assessment using both non-destructive and destructive testing, noting that water infiltration had corroded the post-tensioning system in the reinforced concrete, potentially reducing the building’s structural capacity and presenting a potential hazard.
- The Walker team performed structural analysis to determine the remaining capacity of the deteriorated members; designed innovative concrete and post-tensioning repairs including cathodic protection; and designed waterproofing repairs.
- We continue to provide construction administration and observation for the technically complex repair program. All work has been undertaken in a phased repair plan designed to be responsive to discoveries on site as well as the owner’s budgetary cycles, and to minimize disturbance to occupants.



05 References

References

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Vice President	\$280.00
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