



REQUEST FOR PROPOSAL
SANKEY PARK PHASE III
ENGINEERING DESIGN

In consideration of

Ashley & Vance Engineering, Inc.
33 NW Franklin Avenue, Suite 110
Bend, Oregon 97703



Prepared for:

City of Sweet Home

Attn: Blair Larsen
Community & Economic Development Director
3225 Main Street
Sweet Home, Oregon 97386

Due: April 29, 2024 by 5:00 pm





Ashley & Vance Engineering, Inc.
33 NW Franklin Avenue
Bend, OR 97703
541.647.1445
www.ashleyvance.com

Dear Mr. Larsen:

Thank you for the opportunity to team with the City of Sweet Home to provide engineering design services for the Sankey Park Phase III Engineering Design project. Please find an introduction to our team and relevant experience on the following pages.

Collaboration, coordination, and communication with everyone on the team, including design professionals, construction teams, and City staff, are key elements of all successful projects. Through our experience with projects within Oregon, Ashley & Vance Engineering (AV) has established a history of effective collaboration amongst local industry professionals and personnel.

Based on a detailed review of the City's RFP, including all applicable addendums and questions, we feel confident that we can be a valuable partner in delivering a successful project to the City of Sweet Home. Our Ashley & Vance Engineering team will provide the following:

- **A local, responsive team.** Our Bend-based team has worked throughout Oregon for many years and is readily available to respond to requests and questions within 24 hours. We specifically built our team to address the design challenges faced across Oregon. With a unique combination of technical proficiency and local experience, our team will tailor industry-leading solutions to the City's needs.
- **Comprehensive, value-added results.** Committed to continuous improvement and adding value in everything we do, our team is ready to leverage our expertise with the creative problem solving that is fundamental to Ashley & Vance Engineering. With sensitivity to overdesign issues, our approach strives to both optimize the current project and to set the City up with long-term solutions that yield benefits into the future.
- **A collaborative, dedicated partner.** We know what it means to be a team player. At AV, we recognize that engineering is a collaborative process and embrace an active communication strategy throughout a project.

Our Bend-based principal engineer, Davis Keeney, PE, will serve as the Civil Engineer of Record and primary RFP contact. Additionally, Jack Mitchell will act as Senior Civil Engineer. Davis has reviewed and accepted all terms and conditions outlined in the RFP. Additionally, Davis is authorized to represent Ashley & Vance Engineering in any negotiations and can sign any contract which may result.

If you have any questions, please feel free to contact Davis at 541.647.1445 x136 or davis@ashleyvance.com. Thank you for your consideration and we look forward to your response.

Sincerely,

A handwritten signature in black ink that reads 'Davis Keeney'.

Davis Keeney, PE
Principal Civil Engineer
davis@ashleyvance.com
541.647.1445 x136

A handwritten signature in black ink that reads 'Jack Mitchell'.

Jack Mitchell, PE
Senior Civil Engineer
jmitchell@ashleyvance.com
541.647.1445 x190

PROJECT UNDERSTANDING & APPROACH



WHY WE LOVE PARK PROJECTS

Our favorite projects at Ashley & Vance Engineering are the ones that directly improve a community. We take great pride in the projects we deliver for local communities, especially public parks that are open to all types of users. Specifically, we prioritize and emphasize access for all through well thought out ADA accessibility design and understanding.

We enjoy designing local public spaces, specifically community parks, shared gathering spaces, trails, and similar community betterment projects because we are also the end users. Our Bend team actively uses parks throughout our entire beautiful state.

Ashley & Vance Engineering recognizes that to create a park that fosters community, builds relationships, and supports a healthy lifestyle, we must have a deep understanding of the current and future end user and the physical constraints and opportunities of the site.

WE DESIGN PARKS THAT ARE...

- Safe and accessible for all types of users
- Durable and require minimal maintenance
- Useable year round

OUR UNDERSTANDING OF THE PROJECT

Our understanding of the project is that the primary goal is to increase the accessibility throughout the park while maintaining the surrounding natural environment and park aesthetic. Key objectives include:

- Add accessibility from the existing upper parking lot located on south end of the site down to the lower portion of the park to the north using paved paths
- Create an ADA accessible switchback paved path with viewing platforms on the hillside above the future proposed bandstand
- Install soft surface paths on the east side of the hillside and site
- Install a new paved path along the east side of 14th Avenue between the two existing parking lots
- Install lighting along the proposed accessible pathways

LOCAL EXPERIENCE & FAMILIARITY

AV is currently working on several projects within the Willamette Valley, including projects in Corvallis, Springfield, and Eugene. Additionally, we recently completed work on Colonia Paz Phases I and II which consisted of five new affordable multifamily buildings over 9+ acres in Lebanon, OR. Although each project is unique in scope, all nearby projects required extensive ADA design work as well as public frontage improvements.



PROJECT APPROACH



We understand that the City is in need of high quality, professional engineering services from a local, responsive, well-qualified firm with experience in civil engineering.

We implement and utilize the following management techniques to ensure successful and complete projects:

- **Respond** to City requests within 24 hours
- **Readily available** for site visits
- **Define clear project scope** and objectives with the identified City project stakeholders
- **Prepare a proposal** for identified scope including:
 - List of key work items
 - Schedule (to include due dates for City staff input and products)
 - List of any sub-consultants required for completion of work
 - Cost proposal for mutual agreement prior to project start
- **Define our project team members** and **establish channels of communication**
 - Primary Contact: Davis Keeney, PE (Bend Office)
- **Maintain clear communication** between the project lead and City project stakeholders
- **Coordinate periodic meetings** with project team members and City project stakeholders
- **Monitor the scope, schedule, and budget** and make appropriate, clearly communicated, and agreed upon adjustments as necessary throughout project
- **Obtain necessary project information** by:
 - Completing research of City archives of record drawings
 - Contacting affected utility companies
 - Performing facility investigation
 - Researching code requirements
 - Any other record searches required to complete the work

- **Complete preliminary reports or studies**, such as feasibility & accessibility studies, as required in the project scope
- **Prepare and submit draft plans & specifications**, for City review and comment, and address returned comments at 30%, 50%, 90%, and 100% stages
- **Prepare plans using Computer Aided Design (CAD)** and other software, (including AutoCAD, Revit, Autodesk BIM 360, and Vectorworks)
- **Communicate with appropriate public agency staff** to ensure mutual interpretation of applicable codes to avoid unnecessary or inefficient design changes
- **Submit plans to the Authority Having Jurisdiction (AHJ)** for permits and addressing comments (resubmit as needed)
- **Provide Quality Assurance and Quality Control** internal and external reviews
- **Prepare and submit completed approved bid package** to include: plans and specifications signed and stamped by the professional engineer of record
- **Prepare record drawings for the City** based on red line plans after construction work is complete

Our unique business model sets us apart from other firms. We leverage technology to share knowledge and resources across offices, personal backgrounds, and specialties. This allows us to be efficient yet adaptive to our client's needs.

OVERVIEW OF PROJECT TEAM

PROJECT ROLES



DAVIS KEENEY, PE | PRINCIPAL CIVIL ENGINEER / CIVIL EOR / PRIMARY CONTACT

davis@ashleyvance.com ■ 541.647.1445 x136

Davis will serve as the Civil Engineer of Record (CEOR) for the various civil related aspects of the project. His primary responsibilities will be to lead the civil team throughout the project and provide critical insight and management. Davis will be the primary point of contact for the full duration of the project.



JACK MITCHELL, PE | SENIOR CIVIL ENGINEER

jmitchell@ashleyvance.com ■ 541.647.1445 x190

As the Senior Civil Engineer, Jack will be responsible for providing essential recommendations based on project scope and performing detailed civil calculations needed for the project. He will also provide assistance with construction administration during the bidding and construction phases.



MARC HASENOEHL | CIVIL DESIGN ENGINEER

marc@ashleyvance.com ■ 541.647.1445 x200

As a Civil Design Engineer, Marc fills many roles including report preparation, design calculations, and grading and drainage plans. Marc will assist with all phases of the project.



EMILY PASSEY | CIVIL DESIGN ENGINEER

epassey@ashleyvance.com ■ 541.647.1445 x213

As a Civil Design Engineer, Emily will support the team with pertinent calculations as well as providing any required grading and drainage plans. Emily will support all phases of the project.



S&F LAND SERVICES | LAND SURVEYING

www.sflands.com ■ 541.797.0954

S&F Land Services will be providing topographic surveying, utility locating, aerial photography, and boundary/ROW mapping services as needed for the duration of the project.

TEAM MEMBER QUALIFICATIONS



DAVIS KEENEY, PE | PRINCIPAL CIVIL ENGINEER / CIVIL EOR / PRIMARY CONTACT

davis@ashleyvance.com ■ 541.647.1445 x136



Davis is a licensed civil engineer in Oregon and has designed and managed both public infrastructure and private development projects. Davis has experience on a variety of Oregon projects with public agencies including the Bend Park and Recreation District, Oregon Parks and Recreation Department, and the Bend-La Pine School District leading the design of public parks and school playgrounds. He has been responsible for managing large-scale projects through land use, construction documents, and construction administration. Davis is currently the lead designer and manager for the Manzanita Ridge Park project and was the lead designer and manager for the Portland Women's Forum Park Site Improvement project and the Colonia Paz Affordable Housing project located in Lebanon, OR.

LICENSE

Professional Civil Engineer
103606PE

EDUCATION

BS, Civil Engineering
Montana State University, Bozeman

JACK MITCHELL, PE | SENIOR CIVIL ENGINEER

jmitchell@ashleyvance.com ■ 541.647.1445 x190



Jack is an integral part of the Bend Civil team at Ashley & Vance Engineering. He graduated from Oregon State University with a Bachelor's degree in Civil Engineering, and his professional experience includes a variety of projects in both the public and private sectors. He has worked on transportation, utility, mixed-use commercial, and residential subdivision design projects and is a registered Professional Engineer and Land Surveying Intern in the state of Oregon.

Jack is also experienced in construction inspection and administration. He has been the lead construction inspector for large utility and transportation infrastructure projects. His professional interests include trenchless technologies for underground utility maintenance and repair. Jack is a certified Cure-in-Place Pipe (CIPP) and Manhole Rehabilitation inspector and has professional experience in construction inspection and administration for multiple CIPP and Manhole Rehabilitation projects.

LICENSES

Professional Civil Engineer: Oregon - 91299
Land Surveying Intern: Oregon - 91299LSI
ODOT Certified General Construction Inspector, 50516
NASSCO Certified Cure-in-Place Pipe Inspector,
CIPP-0718-0400373
NASSCO Certified Manhole Rehabilitation Inspector,
MR-0918-0100787

EDUCATION

BS, Civil Engineering
Oregon State University, Corvallis

TEAM MEMBER QUALIFICATIONS



MARC HASENOEHRL | CIVIL DESIGN ENGINEER

marc@ashleyvance.com ■ 541.647.1445 x200



Marc has been designing and managing construction of both public infrastructure and private development projects in Central Oregon for over four years. Prior to AV, he gained experience inspecting public infrastructure at ODOT. Additionally, he has experience with mixed-use commercial, residential and subdivision development projects throughout Bend.

LICENSE

Engineer-in-Training
95916EIT

EDUCATION

BS, Civil Engineering
Oregon State University, Bozeman

EMILY PASSEY | CIVIL DESIGN ENGINEER

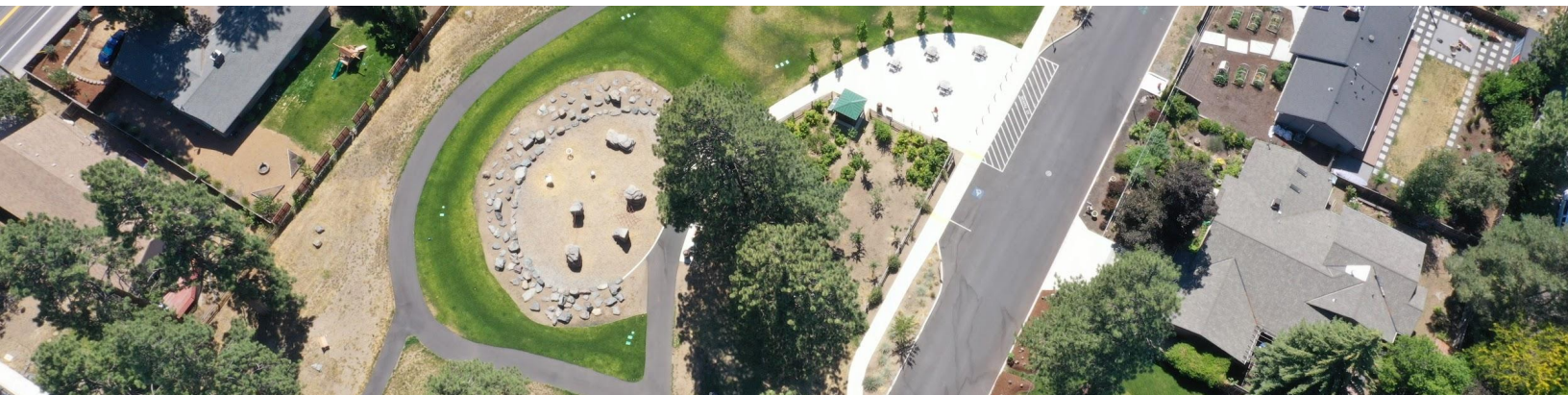
epassey@ashleyvance.com ■ 541.647.1445 x213



Emily brings a unique experience to the team, having worked for the USDA as an Agricultural and Civil Engineer for two years prior to joining the civil team at AV. Her experience includes commercial, industrial, residential and subdivision development projects throughout Oregon. She also has experience working on school projects; including ADA ramp improvements at La Pine High School.

EDUCATION

BS, BioResource & Agricultural Engineering
Cal Poly, San Luis Obispo



SUBCONSULTANT: SURVEYOR



S&F LAND SERVICES

901 NW Carlon Ave., Suite 3
Bend, Oregon 97703

Office: 541.797.0954
<https://www.sflands.com>

S&F Land Services was established in Bend and Portland, Oregon in 2016 and has been servicing clients throughout the state ever since. Our team has grown to over 50 employees consisting of professional land surveyors, certified federal surveyors, certified photogrammetrist, certified mapping scientist and FAA certified Part 107 pilots. Andrew Huston, survey manager, was born in Bend and has spent the entirety of his 24-year surveying career servicing clients throughout Oregon, including dozens of local and state parks. Brad Rhoades, project surveyor/UAS pilot, has lived in Bend since 2006 after earning a second degree in Geomatics from Oregon Institute of Technology in 2017. Brad has provided both field and office support for multiple medium to large park related projects dating back to 2018.

SURVEY TEAM



ANDREW HUSTON, PLS
DIRECTOR OF SURVEY OPERATIONS

andrew.huston@sflands.com

Andrew has 24+ years of experience in the survey industry.



BRAD RHOADES, PLS
PROJECT SURVEYOR

brad.rhoades@sflands.com

Brad is a Project Surveyor with over 8 years of experience.

REPRESENTATIVE PROJECTS

MANZANITA RIDGE PARK BEND, OREGON

Produced a full existing conditions map of the park facilities. Data was obtained through both UAS photogrammetry and conventional means. Extensive survey research was conducted to retrace the park boundary.

SAWYER PARK BEND, OREGON

Produced a full existing conditions map of a portion of the park facilities. Data was obtained through both UAS photogrammetry and conventional means. Extensive survey research was conducted.

SMITH ROCK STATE PARK TERREBONNE, OREGON

Produced a full existing conditions map of a portion of the park facilities, totaling over 50 acres in size. Data was obtained through both UAS photogrammetry and conventional means. Extensive survey research was conducted.

PORTLAND WOMEN'S FORUM CORBETT, OREGON

Project consisted of producing a full existing conditions map of a portion of the park facilities. Data was obtained through both UAS photogrammetry and conventional means.

KAM WAH CHUNG STATE PARK JOHN DAY, OREGON

Project consisted of producing a full existing conditions map of the park facilities. Data was obtained through both UAS photogrammetry and conventional means. Extensive survey research was conducted to retrace the park boundary and title information was reviewed to retrace existing easements which affected the park parcel(s).

FIRM QUALIFICATIONS



WHO WE ARE

Since 2005, **Ashley & Vance Engineering, Inc.** (AV) has focused on serving the best interests of our clients by utilizing our experience in the engineering and construction industries to turn creative concepts into constructible realities. We develop project teams that have earned a reputation for delivering practical, cost-effective engineering designs, on time and on budget. Shaped by the individual experiences of our principal engineers, our design philosophy delivers a thoughtful, real world approach to construction. As skilled listeners, we always put ourselves in our client's shoes to help us succeed together.

WHAT SETS AV APART?

- **Practicality:** We never lose sight of the fact that we're creating real-world solutions for real-world problems. We find the sweet spot between innovation and what's tried-and-true so we can deliver.
- **Service:** We don't leave our team, clients, or contractors in the dark. We're known for our proactive, responsive approach to communication. We strive to be a true partner at every project stage.
- **Quality:** We genuinely like the work we do; a fact that shows in the quality of the final project. With an open-minded approach, we're able to provide the exceptional deliverables key to successful projects.
- **Team:** We're invested in our people and it shows. We've assembled a 100+ person multidisciplinary team that strives for doing and being their very best. It's our team that keeps clients coming back to AV.

COMPANY RESOURCES

We successfully integrate the best people with the latest technology, enabling us to combine large firm resources with small firm efficiency. Our strong local presence established in each of those locations allows us to take pride in the relationships we forge and the clients we serve. Our firm offers technical expertise in civil and structural engineering, from entitlements to construction documents. Our experience includes production housing, multifamily and RCFE projects, hotels, wineries, resorts, public works, infrastructure, industrial, commercial, education, OSHPD/HCAi, DSA, and aerospace projects.

Beyond our nine office locations, we have professional engineering licenses in Alabama, Arizona, California, Colorado, Florida, Hawaii, Idaho, Kansas, Maryland, Missouri, Montana, Nevada, New Mexico, Oregon, Pennsylvania, Texas, Utah, Virginia, Washington, and Wyoming.

OUR OFFICE LOCATIONS

OUR LOCAL OFFICE

BEND, OR
541.647.1445

ADDITIONAL LOCATIONS

SAN LUIS OBISPO, CA
805.545.0010

SACRAMENTO, CA
916.790.3181

RENO, NV
775.825.4945

OAKLAND, CA
510.473.2221

PALM SPRINGS, CA
760.392.1445

SANTA BARBARA, CA
805.962.9966

LOS ANGELES, CA
323.744.0010

DENVER, CO
303.755.9762

TEAM

Over 100 Team Members
50+ Licensed Engineers
10 Licensed Structural Engineers
30+ Engineers In Training

REGISTRATIONS

DIR: PW-LR-1000975654
NAICS Code: 541330
DUNS: 010311847
CAGE CODE: 60T94
UBI: 110855
Federal Small Business
S-Corporation

GOODRICH PASTURE PARK | BEND, OR

Client: Bend Park and Recreation District
Duration of Services: 2018 - 2020
Civil Design Budget: \$54,000

AV oversaw the project delivery of onsite and offsite improvement plans for this neighborhood park. Goodrich Pasture Park required a new City of Bend street to be designed and constructed along the park's frontage. The 2.5-acre former horse pasture includes playing fields, a walking track, seating areas, orchards, and a small pavilion. AV was involved in the project from design and permitting through final construction. AV assisted in obtaining land use approvals, construction permits, publicly procured bids for construction, and construction closeouts. Includes ADA improvements. **Design services were completed on time and on budget.**

PORTLAND WOMEN'S FORUM | CORBETT, OR

Client: Oregon Parks and Recreation
Duration of Services: 2023
Civil Design Budget: \$95,000

Provided civil engineering design for site layout, grading and drainage for the new parking lot, and multiple new ADA-compliant pathways throughout the steep existing site. The primary goal of the project was to celebrate the historic viewpoints at the Portland Women's Forum site by relocating the parking lot away from the lookouts while also providing ADA access, specifically to the existing historic viewpoints. Our team worked closely with Oregon Parks and Recreation to deliver a design that complied with local code, Federal ADA accessibility code, and met the client's vision. **Design services were completed on time and on budget.**

COLONIA PAZ PHASES I AND II | LEBANON, OR

Client: Farmworker Housing Development Corporation
Duration of Services: 2018-2023
Civil Design Budget: \$116,000

Located in Lebanon, OR, Colonia Paz is an affordable housing community sitting on nearly 9 acres in the middle of town. Designed in conjunction with the Farmworker Housing Development Corporation, this project includes full ADA accessibility throughout the entire 9 acres, a central communal area with basketball court, playground, seating, and BBQs, and a stunning mural by Hector Hernandez. **Design services were completed on time and on budget.**

ADDITIONAL REFERENCE PROJECTS

- **Manzanita Ridge Park** (in progress)—Bend, OR, Bend Parks and Recreation District—
Civil Design Budget: \$27,000
- **PC Timbers Field Complex at Pine Nursery Park**—Bend, OR, Bend Parks and Recreation District—
Civil Design Budget: \$11,000
- **Kam Wah Chung State Heritage Site** (in progress)—John Day, OR, Oregon Parks and Recreation Department—
Civil Design Budget: \$128,000
- **MVHS High School ADA Improvements**—Bend, OR, Bend-La Pine School District—
Civil Design Budget: \$26,000

RESOURCES AND REFERENCES



STATEMENT: CONSULTANT TIME & RESOURCES

Our consulting team is readily-available to respond to requests and deliver the information needed to keep this project moving forward in order to meet deadlines and schedule obligations. We are committed to responding to requests from the City of Sweet Home within 24 hours and are available for conference calls or in-person meetings on short notice. Our team is committed to completing the project on schedule.

REFERENCES

Oregon Parks and Recreation Department

Patrick Cimmiyotti, District Manager

541.993.5679

Patrick.CIMMIYOTTI@opr.d.oregon.gov

725 Summer Street NW, Suite C

Salem, OR 97301

Project(s): Portland Women's Forum

Pinnacle Architecture

Yuko Mino, Project Architect

541.388.9897 x 15

Yuko@parch.biz

1661 SE 3rd Ave.

Portland, OR 97214

Project(s): Colonia Paz Phase I and II

Bend Parks and Recreation District

Brian Hudspeth, Development Manager

541.706.6137

Brian@bendparksandrec.org

799 SW Columbia St.

Bend, OR 97702

Project(s): Goodrich Pasture Park

