



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Services Committee**
 FROM: **Pete Mayer, Interim Public Works Director/Deputy City Administrator**
 BY: **Mike Perfetti, Surface Water Sr. Program Manager**
 CC: **Mayor Thomas McCleod**
 DATE: **January 24, 2025**
 SUBJECT: **Surface Water Fund – Duwamish Hill Preserve Phase 3 & S. 104th St Shoreline Restoration Project**
Project Numbers 92241203 and 92541203
Design Contract with Anchor QEA

ISSUE

Approve a professional services contract with Anchor QEA for design services for both the Duwamish Hill Preserve Phase 3 and S. 104th St Shoreline Restoration Project CIPs.

BACKGROUND

The Duwamish Hill Preserve Phase 3 project builds on a long-standing park masterplan and WRIA 9 Habitat Plan project to create off-channel habitat and expand the park visitor experience. The park master plan calls for moving a portion of S. 115th St landward to improve shallow water habitat, water quality and enjoyment of the shoreline. This scope of services includes site investigation, community outreach, conceptual design alternatives and an implementation roadmap.

S. 104th St Shoreline Restoration Project is also a WRIA 9 Habitat Plan and long-standing CIP project aimed at improving the oversteepened and armored shoreline, developing solutions to create a sustainable shoreline that can erasional risk to uplands and provide ecological value. The project will explore the idea of modifying, abandoning and/or vacationing S. 104th Street. Note that staff are discussing partnership opportunities with King County’s Mitigation Reserves Program, who are actively seeking mitigation sites. As such, there is potential for scope reduction or modification beyond task 1.1.

DISCUSSION

Staff solicited proposals, held interviews and selected Anchor QEA to provide design services for both the Duwamish Hill Preserve Phase 3 and S 104th St Shoreline Restoration Project since the sites are in proximity to one another and present many of the same considerations including a restoration goals, adjacency of local roads within the project area, steep slopes, hydrologic issues, and both are at the project initiation phase.

FISCAL IMPACT

	<u>Contract Amount</u>	<u>Duwamish Hill CIP Budget</u>	<u>S 104th Shoreline CIP Budget</u>
DHP3 (Task 2)	\$229,795.00	\$ 230,000.00	-
S 104 th St Contract (Tasks 1, 3)	<u>\$223,407.00</u>	-	\$272,000.00
Total	\$453,201.00		

The contract amounts are within the CIP project budgets, sourced from the Surface Water Enterprise (412) Fund. Staff intend on submitting a grant application this year to fund design services for Duwamish Hill Preserve Phase 3 and will continue to seek funding and/or partnerships for both projects over time.

RECOMMENDATION

The Council is being asked to approve a contract for \$453,201.00 with Anchor QEA and forward to consent agenda at the February 3, 2025 regular council meeting.

Attachments: Consultant Services Contract between the City of Tukwila and Anchor QEA



PROFESSIONAL SERVICES AGREEMENT

(Includes consultants, architects, engineers, accountants, and other professional services)

THIS AGREEMENT is entered into between the City of Tukwila, Washington, hereinafter referred to as “the City”, and **Anchor QEA**, hereinafter referred to as “the Consultant”, in consideration of the mutual benefits, terms, and conditions hereinafter specified.

1. **Project Designation.** The Consultant is retained by the City to perform **Professional design** services in connection with the projects titled **Duwamish Hill Preserve Phase 3 and S. 104th St Shoreline Restoration Project.**
2. **Scope of Services.** The Consultant agrees to perform the services, identified on Exhibit “A” attached hereto, including the provision of all labor, materials, equipment and supplies.
3. **Duration of Agreement; Time for Performance.** This Agreement shall be in full force and effect for a period commencing upon execution and ending **December 31, 2025**, unless sooner terminated under the provisions hereinafter specified. Work under this Agreement shall commence upon written notice by the City to the Consultant to proceed. The Consultant shall perform all services and provide all work product required pursuant to this Agreement no later than **December 31, 2025** unless an extension of such time is granted in writing by the City.
4. **Payment.** The Consultant shall be paid by the City for completed work and for services rendered under this Agreement as follows:
 - A. Payment for the work provided by the Consultant shall be made as provided on Exhibit “B” attached hereto, provided that the total amount of payment to the Consultant shall not exceed **\$453,201.00** without express written modification of the Agreement signed by the City.
 - B. The Consultant may submit vouchers to the City once per month during the progress of the work for partial payment for that portion of the project completed to date. Such vouchers will be checked by the City and, upon approval thereof, payment shall be made to the Consultant in the amount approved.
 - C. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this Agreement and its acceptance by the City.
 - D. Payment as provided in this section shall be full compensation for work performed, services rendered, and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - E. The Consultant’s records and accounts pertaining to this Agreement are to be kept available for inspection by representatives of the City and the state of Washington for a period of three (3) years after final payments. Copies shall be made available upon request.

5. **Ownership and Use of Documents.** All documents, drawings, specifications and other materials produced by the Consultant in connection with the services rendered under this Agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with the Consultant's endeavors. The Consultant shall not be responsible for any use of the said documents, drawings, specifications or other materials by the City on any project other than the project specified in this Agreement.
6. **Compliance with Laws.** The Consultant shall, in performing the services contemplated by this Agreement, faithfully observe and comply with all federal, state, and local laws, ordinances and regulations, applicable to the services rendered under this Agreement.
7. **Indemnification.** The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

8. **Insurance.** The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. **Minimum Amounts and Scope of Insurance.** Consultant shall obtain insurance of the types and with the limits described below:

1. **Automobile Liability** insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident. Automobile Liability insurance shall cover all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. **Commercial General Liability** insurance with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO endorsement form CG 20 26.
3. **Workers' Compensation** coverage as required by the Industrial Insurance laws of the State of Washington.

4. Professional Liability with limits no less than \$2,000,000 per claim and \$2,000,000 policy aggregate limit. Professional Liability insurance shall be appropriate to the Consultant's profession.
 - B. **Public Entity Full Availability of Contractor Limits.** If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.
 - C. **Other Insurance Provision.** The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not be contributed or combined with it.
 - D. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
 - E. **Verification of Coverage.** Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor before commencement of the work. Upon request by the City, the Consultant shall furnish certified copies of all required insurance policies, including endorsements, required in this Agreement and evidence of all subcontractors' coverage.
 - F. **Notice of Cancellation.** The Consultant shall provide the City with written notice of any policy cancellation, within two business days of their receipt of such notice.
 - G. **Failure to Maintain Insurance.** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.
9. **Independent Contractor.** The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither the Consultant nor any employee of the Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to the Consultant, or any employee of the Consultant.
 10. **Covenant Against Contingent Fees.** The Consultant warrants that he has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warrant, the City shall have the right to annul this contract without liability, or in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

11. **Discrimination Prohibited.** Contractor, with regard to the work performed by it under this Agreement, will not discriminate on the grounds of race, religion, creed, color, national origin, age, veteran status, sex, sexual orientation, gender identity, marital status, political affiliation, the presence of any disability, or any other protected class status under state or federal law, in the selection and retention of employees or procurement of materials or supplies.
12. **Assignment.** The Consultant shall not sublet or assign any of the services covered by this Agreement without the express written consent of the City.
13. **Non-Waiver.** Waiver by the City of any provision of this Agreement or any time limitation provided for in this Agreement shall not constitute a waiver of any other provision.
14. **Termination.**
 - A. The City reserves the right to terminate this Agreement at any time by giving ten (10) days written notice to the Consultant. Consultant reserves the right to terminate this Agreement, upon the City's material breach, if: (1) Contractor has provided written notice to City of the material breach with a reasonable time to cure and (2) City's failure to so cure.
 - B. In the event of the death of a member, partner or officer of the Consultant, or any of its supervisory personnel assigned to the project, the surviving members of the Consultant hereby agree to complete the work under the terms of this Agreement, if requested to do so by the City. This section shall not be a bar to renegotiations of this Agreement between surviving members of the Consultant and the City, if the City so chooses.
15. **Applicable Law; Venue; Attorney's Fees.** This Agreement shall be subject to, and the Consultant shall at all times comply with, all applicable federal, state and local laws, regulations, and rules, including the provisions of the City of Tukwila Municipal Code and ordinances of the City of Tukwila. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be properly laid in King County, Washington. The prevailing party in any such action shall be entitled to its attorney's fees and costs of suit. Venue for any action arising from or related to this Agreement shall be exclusively in King County Superior Court.
16. **Severability and Survival.** If any term, condition or provision of this Agreement is declared void or unenforceable or limited in its application or effect, such event shall not affect any other provisions hereof and all other provisions shall remain fully enforceable. The provisions of this Agreement, which by their sense and context are reasonably intended to survive the completion, expiration or cancellation of this Agreement, shall survive termination of this Agreement.
17. **Notices.** Notices to the City of Tukwila shall be sent to the following address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

Notices to Consultant shall be sent to the following address:

_____ Anchor QEA _____
_____ 1201 3rd Avenue, Suite 2600 _____
_____ Seattle, WA 98101 _____
18. **Entire Agreement; Modification.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. No

amendment or modification of this Agreement shall be of any force or effect unless it is in writing and signed by the parties.

DATED this _____ day of _____, 20_____.


**** City signatures to be obtained by
City Clerk's Staff ONLY. ****

**** Consultant signature to be obtained by
sponsor staff. ****

CITY OF TUKWILA

CONSULTANT:

Thomas McLeod, Mayor

By:  _____

Printed Name: Anna Spooner

ATTEST/AUTHENTICATED:

Title: Shareholder

Andy Youn, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

Exhibit A
Consultant Scope

Scope of Work

January 17, 2025

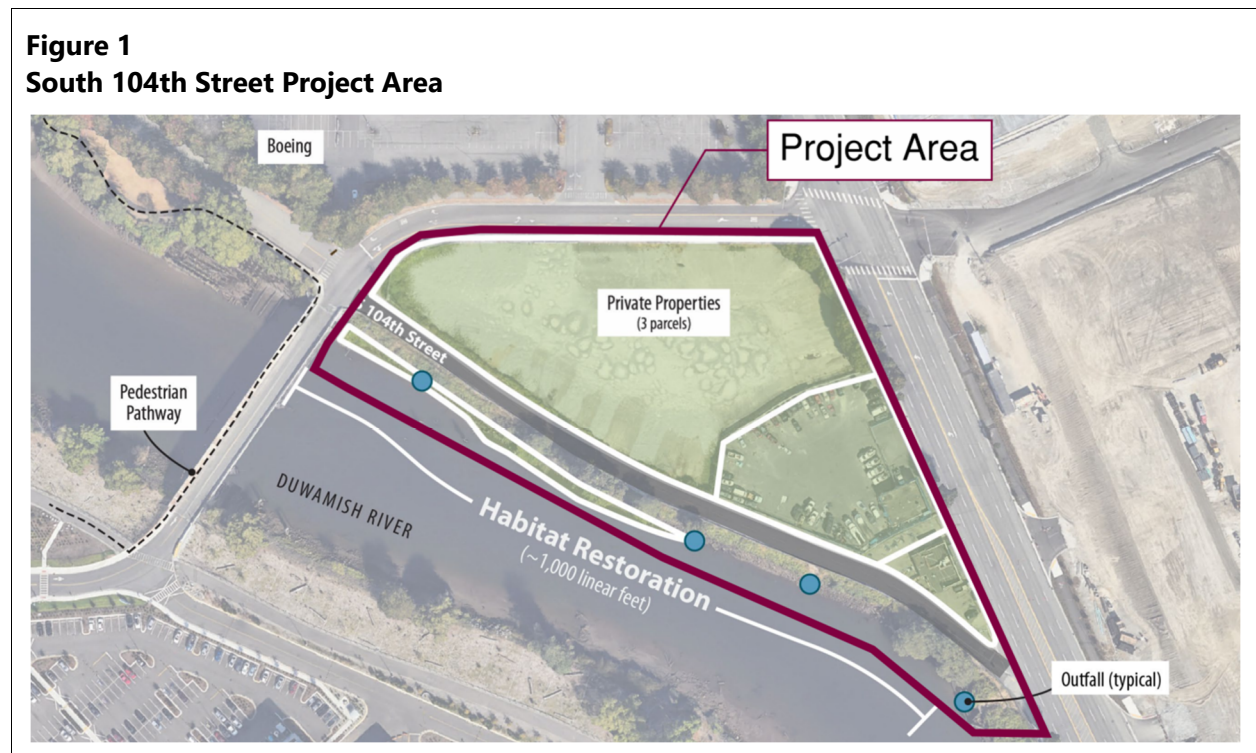
South 104th Street Shoreline Restoration and Duwamish Hill Preserve Phase 3 City of Tukwila

1. Project Understanding

The City of Tukwila (City) seeks to identify opportunities to improve salmonid and wildlife habitat corridors along the Duwamish River while also considering urban infrastructure and use including roadways, utilities, property acquisition, and public use. The City has identified two project sites along the Duwamish River: South 104th Street and Duwamish Hill Preserve.

South 104th Street

The South 104th Street project site includes 1,000 linear feet with significantly degraded and constrained habitat. The shoreline is characterized by an oversteepened riprap slope with invasive Himalayan blackberry.



The 2021 Water Resource Inventory Area (WRIA) 9 report identifies five key habitats that could be restored along the 1,000 linear feet of shoreline: backwater, Duwamish marsh, Duwamish mudflat,

edge, and riparian. The brackish condition of the site provides an opportunity for diverse vegetation communities along the tidally influenced shoreline. The South 104th Street site includes the South 104th street roadway, four stormwater outfalls, and multiple utilities including overhead lines.

The South 104th Street project site falls within privately owned property and City right of way and includes a revetment on King County's inventory. Boeing owns the parcels north of the project footprint, where a public pedestrian pathway follows the shoreline and then crosses the Boeing-owned South 102nd Street bridge to a public shoreline access trail that connects to the Port of Seattle's Salmon Cove Park and the regional Green River Trail.

Three parcels in the project area are privately owned. The northernmost parcel extends waterward of the South 104th Street right of way and offers considerable area for habitat creation and restoration. The property is vacant and posted for lease. City staff have been in touch with the leasing agent and King County's In-lieu Fee Mitigation Program manager who, at the time of this writing, has or will be reaching out to the listed property owner of this and the adjacent property to express an interest in purchasing the property and restoring habitat to include in its mitigation bank portfolio. The outcome of this potential purchase scenario will affect the SOW.

Duwamish Hill Preserve

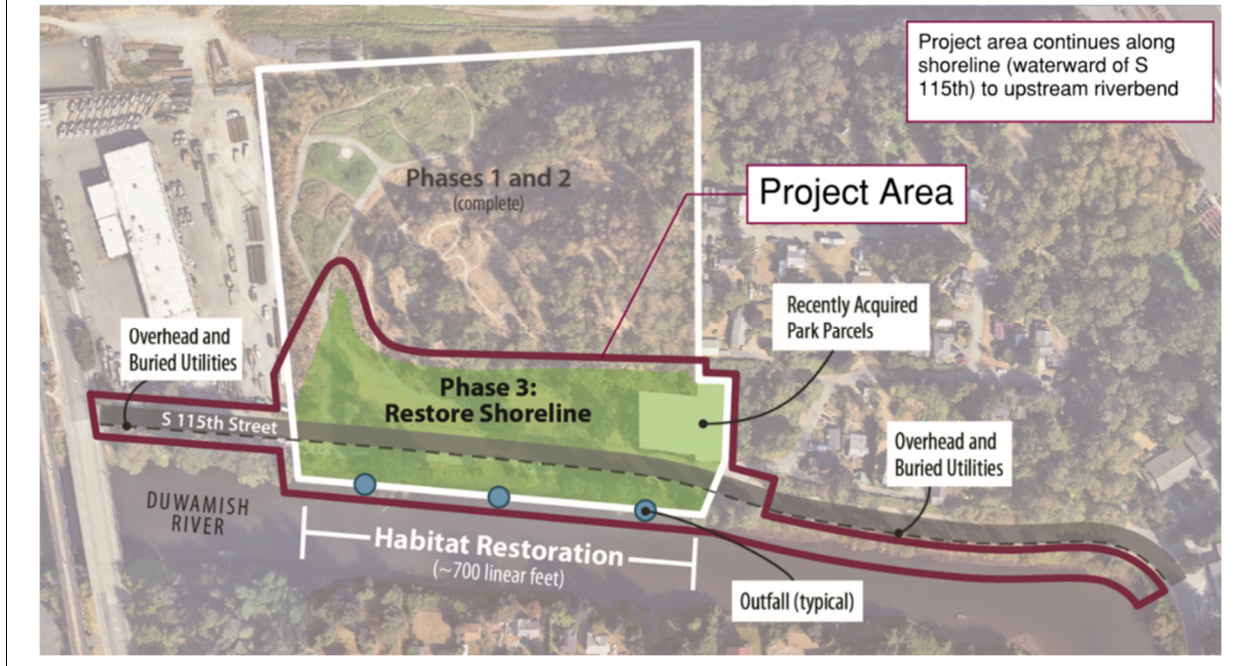
Located on an ancient glacial deposit perched above the Duwamish River, the Duwamish Hill Preserve has been a significant place to Puget Sound Salish Tribes for generations. The hill provides views up and down the Duwamish River and, of particular cultural importance, of the North Wind Weir located just upstream.

Forterra acquired the 10.5-acre property in 2004, transferring the property to the City, who led the 2007 master planning effort to create the Duwamish Hill Preserve as described on Forterra's current website (Figure 2). Soon afterward, Phases 1 and 2 were completed with significant support by community volunteers. The open space preserve has a trail system, Cultural Garden, and outdoor classroom alongside interpretive opportunities and restored habitats.

The 2007 master plan identified Phase 3, which is focused on restoring the Duwamish River shoreline. The existing shoreline is a narrow corridor with limited riparian habitat. South 115th Street is set back approximately 50 feet from the river's edge, providing some space for restoration. Realigning the street, as shown in the 2007 master plan, which will be considered, would expand restoration potential for side channel, marsh, and mudflat habitat. Modifications to the roadway would involve existing utilities including electrical poles and conduit, stormwater closed pipes, catch basins, and culverts. The project area includes the Phase 3 area as well as the right riverbank upstream of the Duwamish Hill Preserve that runs along South 115th Street, where a landslide event occurred in January 2022 and the western extent of South 115th street to the East Marginal Way intersection.

In addition, the City recently acquired two easterly parcels, which offer new space for restoration near the shoreline, with potential for invasive vegetation removal and new native riparian communities. In response to complaints about dumping and other nefarious use of the road shoulder, the City (led by the Department of Parks and Recreation) is installing a temporary berm that will limit the amount of available parking and prohibit unobstructed vehicular access to the immediate shoreline.

Figure 2
Duwamish Hill Preserve Project Area



Proposed Work Approach

To approach the feasibility of the unique restoration opportunities at both project sites, Anchor QEA has developed the following Scope of Work (SOW). The SOW tasks are organized by project site: Task 1 for South 104th Street and Task 2 for Duwamish Hill Preserve. Under each task, we include the following subtasks:

- Project Management
- Site Investigation
- Engagement and Outreach
- Basis of Design
- Conceptual Design Alternatives
- Implementation Roadmap

Ultimately, the SOW will provide the City with two feasibility studies that identify alternative strategies for each project site and inform the next phases of work.

The SOW also includes an optional Task 3 to conduct a Phase 1 Environmental Site Assessment (ESA) for the South 104th Street parcels, if the City is acquiring the property or properties.

Within the SOW, we have included three subconsultants to support the effort: KPG Psomas for upland survey, Woolpert for bathymetry survey, and Heffron Engineering (Heffron) for transportation planning and analysis. The KPG Psomas and Woolpert proposals are included as Attachment 1.

2. Scope of Services and Deliverables

Task 1: South 104th Street Shoreline Restoration

Subtask 1.1: Pre-Project Support

Anchor QEA will support the City in discussions with King County (County) on potential County acquisition of the private property within the project area and adjacent to South 104th Street. This task includes up to three 1-hour meetings with the City and County to discuss property acquisition and strategy. One meeting is assumed to be on-site, and two meetings are assumed to be virtual with up to two Anchor QEA staff in attendance at each meeting. Anchor QEA will provide input on meeting agendas provided by others and will provide meeting notes for each meeting attended.

This task also includes up to 8 hours of staff effort to support the City in strategy development and discussions on additional topics including restoration and public access considerations.

Subtask 1.2: Project Management

This subtask includes overall management of the scope, schedule, and budget and team coordination and communication. Anchor QEA will develop and maintain a schedule for the duration of the project. This subtask also includes regular coordination meetings with the City. These coordination meetings will be virtual, 1-hour, biweekly meetings between the City project manager (Mike Perfetti), other City representatives as needed, and consultant team project manager (Anna Spooner). Up to one additional Anchor QEA team member will also attend. Biweekly meetings will focus on the Task 1 South 104th Street project and the Task 2 Duwamish Hill Preserve project. For the purposes of scoping, our fee assumes that project management will extend over a 12-month period. Half of the biweekly meetings are included in Subtask 1.2 and half of the biweekly meetings are included in Subtask 2.1.

This task also includes City meetings at key project milestones. Meetings will occur at the following steps in the project:

- Project kickoff meeting (2 hours, in person at City offices, with three core consultant team staff)
- Project milestone meetings (1 hour, virtual, with three core consultant team staff)
 - One meeting during Subtask 1.5

- Two meetings during Subtask 1.6

Meeting agendas and notes will be prepared for the project kickoff and City milestone meetings. Meeting notes will be provided in a summary format that focuses on documenting key decisions and City comments.

This task also includes setting up and managing a SharePoint site for document sharing between Anchor QEA and the City during the project duration. The site will be used for both South 104th Street and Duwamish Hill Preserve.

Deliverables

- Meeting agendas for project kickoff and City milestone meetings (PDF file)
- Meeting notes for project kickoff and City milestone meetings provided as summary emails
- Budget status provided in monthly invoices by task (PDF file)
- Project schedule developed in Microsoft Project (PDF file)

Subtask 1.3: Site Investigation

Tasks 1.3 through 1.7, will be informed by the outcomes of Tasks 1.1 and will require prior written authorization by City prior to any work on these tasks.

Survey

Anchor QEA's subconsultant, KPG Psomas, will complete a topographic survey for upland project areas as shown in Figure 1 (see Attachment 1 for subconsultant proposal). The survey will include ground features, such as extent of pavement, curbs, fences, trees, ditch features, and aboveground utilities. The survey will include a utility locate to mark and survey underground utility locations. The survey will include establishing the lot lines using publicly available GIS data and surveying the right of way and lot lines.

Anchor QEA's subconsultant, Woolpert, will complete a bathymetric survey along the project area's shoreline (see Attachment 1 for subconsultant proposal).

Anchor QEA will develop a single basemap incorporating the upland and bathymetric survey files.

Background Information Review

This task will involve a review of existing documents provided by the City and available publicly. This will include the review of existing documents and information or data evaluation for multiple technical disciplines:

- Geotechnical (from recent projects such as Chinook Wind and Duwamish Gardens)
- Hydrologic and hydraulic (available modeling documentation from Lower Duwamish Waterway projects)

- Utilities
- Cultural resources
- Biological
- Planning, including but not limited to:
 - City Surface Water Comprehensive Plan
 - City Stormwater Management Program and King County Surface Water Design Manual
 - Applicable Sections of the Tukwila Municipal Code
 - WRIA 9 Salmon Habitat Plan
- Regulatory compliance (local, state, federal)

Transportation Assessment

Heffron will evaluate the opportunities to fully or partially vacate or abandon South 104th Street as part of the project, and whether those options would require roadway mitigation measures. The assessment would include the following tasks:

- **Assess daily traffic patterns on South 104th Street.** Commission 7-day traffic counts (by a contracted vendor) on South 104th Street, and compile counts to assess current use by time of day and day of week.
- **Assess peak hour traffic operations at near-site intersections.** Commission peak period (AM and PM) traffic counts at up to three intersections that could be affected by the South 104th Street closure: East Marginal Way/South 102nd Street, East Marginal Way/South 104th Street, and South 104th Street/South 102nd Street. Evaluate current intersection operations.
- **Evaluate traffic effect of design options.** Evaluate how full or partial closure of the street would affect local access to properties (that may remain with the project) and at nearby intersections. Trips that currently use South 104th Street would be reassigned to likely diversion routes, and the effect on intersection and site access operations will be assessed. All traffic operations analyses will be performed using Synchro 11 (or newer) software. A No Action condition and up to three project options will be evaluated.
- **Evaluate non-motorized transportation.** Evaluate how pedestrian and bicycle traffic that may now use South 104th Street would be accommodated with up to three project alternatives.
- **Determine mitigation.** Develop potential improvements that could be made for each alternative to mitigate any adverse impacts.
- **Document results in a technical memorandum.** Draft findings will be reviewed with the project team to inform the project design criteria. The budget assumes up to two rounds of review before a final version of the technical memorandum is completed.

Partnership Research

Anchor QEA will evaluate potential partnership options to support project financing and/or project implementation. Partnerships may include King County, public entities (i.e., Port of Seattle), non-governmental organizations, financial partners/investors, and parties in need of a mitigation project to offset development impacts or from natural resource injuries associated with contamination within the Lower Duwamish Waterway Superfund site. Potential opportunities for partnering will be presented to the City during a project milestone meeting.

Deliverables

- Survey and basemap (PDF format)
- Site Investigation Summary Memorandum (PDF format)
- Preliminary Draft Transportation Assessment (PDF format)
- Updated Draft Transportation Assessment (PDF format)
- Final Transportation Assessment (PDF format)

Subtask 1.4: Engagement and Outreach

Engagement and Outreach Plan

Anchor QEA will collaborate with the City to develop engagement and communication strategies that will inform planning-level engagement and outreach. The plan will identify key stakeholders who could include:

- City departments
- King County
- Port of Seattle
- Current property owners
- Neighboring property owners: Boeing

The plan will include a strategy and schedule for engaging with stakeholders, Tribes, and agencies.

Stakeholder Engagement

The SOW includes two stakeholder engagement meetings. Each meeting will be virtual and last 1 hour. Up to three Anchor QEA team members will join. The SOW includes meeting preparation and meeting notes for each meeting.

Tribal Engagement Support

The SOW assumes the City will lead Tribal engagement. The SOW includes up to 8 hours of staff time to support the City.

Early Agency Outreach

The SOW includes one on-site or virtual meeting with agency staff (including U.S. Fish and Wildlife Services). This meeting invitation could also be extended to the Lower Duwamish Waterway (LDW) Trustees. The meeting will last 2 hours and up to three Anchor QEA team members will attend. The SOW includes meeting preparation and meeting notes.

Deliverables

- Engagement Plan (Word format)
- Stakeholder and agency meeting materials (PDF format)
- Meeting notes for stakeholder and agency meetings (Word and PDF formats)

Subtask 1.5: Basis of Design

Opportunities and Constraints Analysis

Based on Subtask 1.3, Anchor QEA will document a site opportunity and constraint diagram to provide a graphical summary and synthesis of the findings. This will include relevant site observations and client and stakeholder input. In this subtask, Anchor QEA will also draft project goals for South 104th Street.

Design Criteria

Anchor QEA will document design criteria based on the identified project goals, opportunities, and constraints. The design criteria will be used to evaluate the alternatives and guide the development of the preferred alternative.

Deliverables

- Draft summary memorandum documenting goals, opportunities, constraints, and design criteria (Word format)
- Final summary memorandum (PDF format)
- Opportunity and Constraints Diagram (plan view, scaled, PDF format)

Subtask 1.6: Conceptual Design Alternatives

Design Alternatives

Anchor QEA will develop three conceptual design alternatives that consider the existing conditions, project goals, opportunities, and constraints as documented in Subtask 1.5. The design alternatives will propose different approaches (ranging from a restoration minimum to a maximum) to restoring the shoreline, vacating/abandoning South 104th Street, modifying utilities, and incorporating adjacent upland properties. Each design will include a plan and up to two sections. The conceptual alternative plan and section drawings will be simple, basic scaled drawings over a basemap. The plan

and section drawings will be color rendered in a basic, consistent way to provide clarity of communication. A conceptual rough order-of-magnitude (ROM) opinion of probable construction cost (OPCC) will be developed for each of the alternatives to assist in comparing the alternatives.

Mitigation Credit Alternative Analysis

Anchor QEA will develop estimates of expanded aquatic restoration area and potential mitigation credits generated for each alternative. Mitigation credits will be presented for each alternative in a summary table.

Alternative Analysis and Preferred Alternative

Anchor QEA will analyze the alternatives based on the evaluation criteria generated in subtask 1.5. Anchor QEA will develop a summary of the alternative evaluation and analysis in the form of a summary matrix showing the evaluation criteria and rankings with the intention of choosing one of the conceptual design alternatives as the preferred alternative. If one conceptual design alternative is not determined to be the preferred alternative, the desired elements that scored well in the alternative analysis will be summarized to inform the future development of the project.

For the preferred alternative, Anchor QEA will develop one axonometric visual rendering of the preferred conditions.

Deliverables

- South 104th Street Design Alternatives (scaled, rendered plan views, PDF format)
- South 104th Street Design Alternatives ROM OPCC (PDF format)
- South 104th Street Alternative Mitigation Credit Summary Table (PDF format)
- South 104th Street Alternative Design Criteria Comparison Matrix (PDF format)
- Draft and Final South 104th Street Preferred Alternative Visual Rendering (PDF format)

Subtask 1.7: Implementation Roadmap

Anchor QEA will summarize Subtasks 1.3 through 1.6 in a summary report that describes the project feasibility and alternatives analysis to support the City with the next phases of work, including design, permitting, and implementation. The report will document data gaps and will also identify potential funding sources, partnership opportunities, and implementation strategies.

Deliverables

- Draft South 104th Street Implementation Report (Word format)
- Final South 104th Street Implementation Report (PDF format)

Task 2: Duwamish Hill Preserve Phase 3

Subtask 2.1: Project Management

This subtask includes overall management of the scope, schedule, and budget and team coordination and communication. Anchor QEA will develop and maintain a schedule for the duration of the project. This subtask also includes regular coordination meetings with the City. These coordination meetings will be virtual, 1-hour, biweekly meetings between the City project manager (Mike Perfetti), other City representatives as needed, and consultant team project manager (Anna Spooner). Up to one additional Anchor QEA team member will also attend. As noted in Task 1, biweekly meetings will focus on the Task 1 South 104th Street project and the Task 2 Duwamish Hill Preserve project. For the purposes of scoping, our fee assumes that project management will extend over a 12-month period. Half of the biweekly meetings are included in Subtask 1.2 and half of the biweekly meetings are included in Subtask 2.1.

This task also includes City meetings at key project milestones. Meetings will occur at the following steps in the project:

- Project kickoff meeting (2 hours, in person at City offices, with three core consultant team staff)
- Project milestone meetings (1 hour, virtual, with three core consultant team staff)
 - One meeting during Subtask 2.4
 - Two meetings during Subtask 2.5

Meeting agendas and notes will be prepared for the project kickoff and City milestone meetings. Meeting notes will be provided in a summary format that focuses on documenting key decisions and City comments.

Deliverables

- Meeting agendas for project kickoff and City milestone meetings (PDF file)
- Meeting notes for project kickoff and City milestone meetings provided as summary emails
- Budget status provided in monthly invoices by task (PDF file)
- Project schedule developed in Microsoft Project (PDF file)

Subtask 2.2: Site Investigation

Survey

KPG Psomas will complete a topographic survey for upland portions of the Project Phase 3 area as shown in Figure 2 (see Attachment 1 for subconsultant proposal). The survey will include ground features, such as extent of pavement, curbs, fences, trees, ditch features, and aboveground utilities. The survey will include a utility locate to mark and survey underground utility locations. The survey

will include establishing the lot lines using publicly available GIS data and surveying the right of way and lot lines.

Woolpert will complete a bathymetric survey along the project area's shoreline (see Attachment 1 for subconsultant proposal). The survey will extend upriver from the Duwamish Hill Preserve to capture the City-owned shoreline.

Anchor QEA will develop a single basemap incorporating the upland and bathymetric survey files.

Background Information Review

This task will involve a review of existing documents provided by the City and available publicly. This will include the review of existing documents and information or data evaluation for multiple technical disciplines:

- Geotechnical, including but not limited to:
 - 2022 Duwamish Riverbank Assessment for South 115th Street
 - Chinook Wind and Duwamish Gardens documentation
- Hydrologic and hydraulic (available modeling documentation from Lower Duwamish Waterway projects)
- Utilities
- Cultural resources
- Biological
- Planning, including but not limited to:
 - Duwamish Hill Preserve Master Plan (2007)
 - City Surface Water Comprehensive Plan
 - City Stormwater Management Program and King County Surface Water Design Manual
 - Applicable Sections of the Tukwila Municipal Code
 - WRIA 9 Salmon Habitat Plan
- Transportation
- Regulatory compliance (local, state, federal)

Transportation Assessment

Heffron will evaluate the opportunities and constraints to reconfiguring South 115th Street as part of the project, and to improving pedestrian access across East Marginal Way South. The assessment would include the following tasks:

- **Assess daily traffic patterns on South 115th Street.** Commission 7-day counts (by a contracted vendor) on both South 115th Street and East Marginal Way South for use in evaluating traffic signal warrants. These counts will capture both traffic volumes and speed. Compile counts to assess current street use by time of day and day of week.

- **Assess peak hour traffic operations at near-site intersections.** Commission peak period (AM and PM) traffic counts at the South 115th Street/East Marginal Way South intersection to assess turning movements and current pedestrian volumes at the intersection. Evaluate current intersection operations.
- **Evaluate potential pedestrian crossing options** including a full signal or pedestrian-only signal and assess warrants for each option based on traffic and pedestrian volumes.
- **Evaluate potential improvements and traffic calming measures** on South 115th Street including optimal pedestrian crossing locations and treatments, potential traffic calming measures such as raised crosswalks or curb bulbs, and how changes to parking location or quantity could affect site access driveways.
- **Estimate parking need** for the Duwamish Hill Preserve based on parking counts of the existing lot and South 115th Street combined with parking demand data that Consultant has compiled for other passive-use parks.
- **Document results in a technical memorandum.** Draft findings will be reviewed with the project team to inform the project design criteria. The budget assumes up to two rounds of review before a final version of the technical memorandum is completed.

Deliverables

- Survey and basemap (PDF format)
- Site Investigation Summary Memorandum (PDF format)
- Preliminary Draft Transportation Assessment (PDF format)
- Updated Draft Transportation Assessment (PDF format)
- Final Transportation Assessment (PDF format)

Subtask 2.3: Engagement and Outreach

Engagement Plan

Anchor QEA will collaborate with the City to develop an approach to engagement and outreach. The plan will identify contact for key stakeholders who could include:

- City departments
- Forterra
- Friends of Duwamish Hill Preserve
- Neighboring property owners
- King County
- King County Conservation District

The plan will include a schedule for engaging with stakeholders, community, Tribes, and agencies. The plan will also identify types of content to be included alongside outreach events such as online

surveys provided in parallel to community meetings. The fee assumes two planning meetings and a memorandum summarizing the elements above.

Stakeholder Engagement

The SOW includes two stakeholder engagement meetings. Each meeting will be virtual and last 1 hour. Up to three Anchor QEA team members will join. The SOW includes meeting preparation and meeting notes for each meeting.

Community Outreach

Anchor QEA will support the City to conduct community outreach to request project input and garner support. Two community meetings will be held as in-person meetings that will last 2 hours. Three members of the Anchor QEA team will attend each meeting. One meeting will occur following the development of the project's basis of design (Subtask 2.4) and the second meeting will occur following the development of the conceptual design alternatives (Subtask 2.5). The meetings will occur at a centrally located public building organized by the City.

Anchor QEA will facilitate these meetings with the City project manager providing a supporting role. Anchor QEA will prepare presentation and meeting materials including PowerPoint presentations, presentation boards (up to three boards per meeting), and additional facilitation materials such as notetaking boards and white boards for public comments. The presentation materials will utilize graphics developed in other project subtasks. Presentation materials will be suitable for future City use in presentations to City boards, commissions, and elected leadership.

Meeting participants will be encouraged to write comments during the meeting. Anchor QEA meeting facilitators will also document comments during the meeting with live notetaking. Anchor QEA will transcribe all comments after the meeting. No additional meeting notes will be provided.

Simultaneous to the community meeting, the City will launch an online survey using a platform such as Survey Monkey. Anchor QEA and the City will collaborate on the survey content. Anchor QEA will manage a live survey during the meeting and then leave the survey open for a defined period after the meeting to allow for more community feedback. Once the survey is closed, Anchor QEA will download and review the online input and develop summary visual content representing the survey results to present to the City to assist with project decision making. Meeting materials and survey results will be posted by the City on their website.

Tribal Engagement Support

The SOW assumes the City will lead Tribal engagement. The SOW includes up to 8 hours of staff time to support the City.

Early Agency Outreach

The SOW includes one on-site or virtual meeting with agency staff (including U.S. Fish and Wildlife Services). This meeting invitation could also be extended to the LDW Trustees. The meeting will last 2 hours and up to three Anchor QEA team members will attend. The SOW includes meeting preparation and meeting notes.

Deliverables

- Engagement Plan memorandum (Word format)
- Draft and final stakeholder and agency meeting materials (PDF formats)
- Meeting notes for stakeholder and agency meetings (Word and PDF formats)
- Draft and final community outreach online survey content (Word format)
- Draft and final community meeting materials (PDF format)
- Draft and final community survey result summary (PDF format)
- Live notetaking and community comments transcribed (PDF format)

Subtask 2.4: Basis of Design

Opportunities and Constraints Analysis

Based on Subtask 2.2, Anchor QEA will document a site opportunity and constraint diagram to provide a graphical summary and synthesis of the findings. This will include relevant site observations and client and stakeholder input. In this subtask, Anchor QEA will also draft project goals for Duwamish Hill Preserve Phase 3.

Design Criteria

Anchor QEA will document design criteria based on the identified project goals, opportunities, and constraints. The design criteria will be used to evaluate the alternatives and guide the development of the preferred alternative.

Deliverables

- Draft summary memorandum documenting goals, opportunities, constraints, and design criteria (Word format)
- Final summary memorandum (PDF format)
- Opportunity and Constraints Diagram (plan view, scaled, PDF format)

Subtask 2.5: Conceptual Design Alternatives

Design Alternatives

Anchor QEA will develop three conceptual alternative design alternatives that consider the existing conditions, project goals, opportunities, and constraints as documented in Subtask 2.4. The design

alternatives will propose different approaches (ranging from a minimum to a maximum restoration) to restoring the shoreline, moving South 115th Street, modifying utilities, and providing new public access elements both within Duwamish Hill Preserve and for connection to Duwamish Gardens. Each design will include a plan and up to two sections. The conceptual alternative plan and section drawings will be simple, basic scaled drawings over a basemap. The plan and section drawings will be color rendered in a basic, consistent way to provide clarity of communication. A conceptual ROM OPCC will be developed for each of the alternatives to assist in comparing the alternatives.

Mitigation Credit Alternative Analysis

Anchor QEA will develop estimates of expanded aquatic restoration area and potential mitigation credits generated for each alternative. Mitigation credits will be presented for each alternative in a summary table.

Alternative Analysis and Preferred Alternative

Anchor QEA will analyze the alternatives based on the evaluation criteria. Anchor QEA will develop a summary of the alternatives evaluation and analysis in the form of a summary matrix showing the evaluation criteria and rankings with the intention of choosing one of the conceptual design alternatives as the preferred alternative. If one conceptual design alternative is not determined to be the preferred alternative, the desired elements that scored well in the alternative analysis will be summarized to inform the future development of the project.

For the preferred alternative, Anchor QEA will develop one axonometric visual rendering of the preferred conditions.

Deliverables

- Draft and Final Duwamish Hill Preserve Design Alternatives (scaled, rendered plan views, PDF format)
- Draft and Final Duwamish Hill Preserve Design Alternatives ROM OPCC (PDF format)
- Duwamish Hill Preserve Alternative Design Criteria Comparison Matrix (PDF format)
- Draft and Final Duwamish Hill Preserve Preferred Alternative Visual Rendering (PDF format)

Subtask 2.6: Implementation Roadmap

Anchor QEA will summarize Subtasks 2.2 through 2.5 in a summary report that describes the project feasibility and the alternatives analysis and supports the City for the next phases of work, including design, permitting, and implementation. The report will document data gaps and will also identify potential funding sources, partnership opportunities, and implementation strategies.

Deliverables

- Draft Duwamish Hill Preserve Implementation Report (Word format)

- Final Duwamish Hill Preserve Implementation Report (PDF format)

Task 3: South 104th Street Phase 1 Environmental Site Assessment – Optional Task

Task 3 may be informed by the outcomes of Task 1.1 and will require prior written authorization by City prior to any work on this optional task.

Anchor QEA will support the City in preparation for development of the South 104th Street property located in Tukwila, Washington, by conducting a Phase I ESA. The ESA will be performed at the Subject Property consisting of three tax parcels located at 10215, 10315, and 10325 East Marginal Way South in Tukwila, Washington (Tax Parcel IDs: 0423049002, 0423049051, 0423049117, respectively).

Under Task 3, Anchor QEA will complete the Phase I ESA in accordance with 40 *Code of Federal Regulations* Part 312 – *Innocent Landowners, Standards for Conducting All Appropriate Inquiries* using the methods described in ASTM standard E1527-21. This work will document the history of the Property and surrounding area, survey available information regarding environmental conditions, document current conditions at the Property, and identify any recognized environmental concerns (RECs) that indicate a potential release of hazardous substances to soil or groundwater.

The Phase I ESA will include the following specific elements:

- Site reconnaissance, including a visual on-site inspection of the Property during a 1-day site visit
- Interviews of up to three persons knowledgeable about the Property, including (as available) current and past owners, operators, occupants, or state or local governmental officials
- A review of historical property records and historical aerial photographs
- A review of federal and state environmental records concerning waste management practices, underground storage tank records, and/or documentation of historical releases at the Property
- Identification of other commonly known or reasonably ascertainable information about the Property

Site Visit and Interviews

As part of the Phase I ESA, Anchor QEA will conduct an in-person site inspection of the Property. The site inspection will be performed to visually assess and document current Property conditions and to evaluate/identify potential areas of concern based on visual review.

Following the site visit, up to three persons knowledgeable about the Property will be interviewed to provide additional information about historical activities at the Property. Topics addressed during each interview may include the following:

- Historical operations that have occurred throughout all areas of the Property
- Handling/use of chemicals or other materials that could have resulted in potential environmental impacts to the Property including, for example, presence of waste oil drums and underground storage tanks
- Records of any environmental incidents (spills, releases, etc.) that have occurred at the Property
- Records of Property improvements and/or modifications (new buildings, excavation areas, paving, etc.)

Deliverables

- Anchor QEA will prepare and submit a draft and final Phase I ESA Report that covers all tax parcels, identifying the findings, opinions, and conclusions of the assessment.
 - The report will document the methods used to perform the Phase I ESA, provide full documentation of the work completed and records reviewed, an evaluation of the RECs (if applicable), describe results of the Phase I ESA, and provide Anchor QEA's professional recommendations.
 - If applicable, the report will include an identification of site-specific data gaps and a description of appropriate field investigation methods that can be used to resolve these data gaps.

3. Assumptions

- Regular check-in meetings with the City will occur virtually. City milestone meetings will occur at the City's offices.
- Meetings in addition to those described in this SOW are not included and will be considered additional work.
- Outreach and engagement meetings will rely on materials in other tasks to produce outreach materials.
- Anchor QEA will facilitate outreach and engagement meetings. The City will determine who is invited to meetings, provide all meeting invitations, and coordinate meeting logistics, including securing meeting rooms and ensuring that audio-visual equipment is available and in working order.
- Community meetings will occur in the evening and will be a conventional format with a presentation followed by a question-and-answer session.
- The City will provide project updates on a City-led online platform (such as the City's website). This will include posting community meeting presentations and community survey results.
- The City will lead outreach with all Tribes.

- Travel time will be billed to the City. Travel time from Seattle to the City is estimated at 1 hour round trip.
- Alternatives will be developed within the project areas identified in Figures 1 and 2. If the project boundaries expand, Anchor QEA will discuss with the City which level of evaluation and/or design work can be conducted within those additional areas within the scope and fee negotiated for this work.
- No permitting applications or formal agency correspondence will be prepared under this SOW.
- Tasks 1.2 and 2.2 background information reviews will rely on existing information; no new site (e.g., soil geotechnical or natural resource field data) data collection is included in this SOW. If significant data gaps are identified during the technical review, they will be summarized and included in the discussion data gaps in the final report. Technical reviews will inform the conceptual alternatives and alternative analysis on a conceptual level only.
- Site investigation work is limited to the work described in Tasks 1.2 and 2.2. If additional site investigations work is deemed necessary, it will be negotiated as additional work under a contract amendment.
- The survey does not include a boundary survey with calculated lot lines and easements (and does not include the additional research and calculations for the boundary survey). The survey does not include recording the survey as Records of Survey.
- The City does not currently have a maximum allowable construction cost for the South 104th Street restoration or Duwamish Hill Preserve Phase 3 Projects. The preferred alternative conceptual design will inform the City's maximum allowable construction cost.
- An OPCC will be developed as ROM costs to reflect the level of design (conceptual) and will include a contingency markup appropriate to this stage of design.
- A new OPCC will not be developed for the preferred alternative for either South 104th Street or Duwamish Hill Preserve. It is assumed that the preferred alternative will be one of the three developed alternatives and there will not be changes to the OPCC.
- The SOW does not include time for developing grant applications.

4. Budget

Exhibit B provides a detailed summary of the proposed fee.

5. Schedule

Work will begin immediately after a contract is executed (expected in January 2025). South 104th Street and Duwamish Hill Preserve schedules are not expected to run parallel and will be on their own tracks. It is expected that final reporting for both South 104th Street and Duwamish Hill Preserve will be completed by the end of 2025.

Attachment 1
Subconsultant Proposals

Tukwila Duwamish River Shoreline Project - Transportation Assessment

Budget Estimate

11/25/2024

Task	Key Staff			Labor Cost	Direct Expenses*	Total Cost
	M. Heffron Principal	T. McBryan Principal QC	Transp. Engineer			
Transportation Assessment for S 104th Street Shoreline Restoration						
a Assess daily traffic patterns	1	0	4	\$785	\$450	
b Assess peak hour operations	2	0	12	\$2,050	\$1,060	
c Evaluate traffic effect of design options	8	0	16	\$4,360		
d Evaluate non-motorized transportation	4	0	0	\$1,220		
e Determine mitigation	6	0	4	\$2,310	\$50	
f Document results in Tech Memo	10	3	12	\$5,375		\$17,660
Transportation Assessment for Duwmish Hill Preserve						
a Assess daily traffic patterns	1	0	4	\$785	\$450	
b Assess peak hour operations	2	0	12	\$2,050	\$350	
c Evaluate pedestrian crossing options	8	0	16	\$4,360		
d Evaluate potential improvements	6	0	2	\$2,070	\$50	
e Estimate parking need	8	0	10	\$3,640	\$80	
f Document results in Tech Memo	10	3	12	\$5,375		\$19,210
Total Hours	66	6	104			
Billing Rates	\$305.00	\$295.00	\$120.00			
Total - All Tasks	\$20,130	\$1,770	\$12,480	\$34,380	\$2,490	\$36,870

* Direct expenses include the cost of vendor-performed traffic counts at 10% markup, plus travel to site for field observations and parking counts.

EXHIBIT A

PRIME CONSULTANT COST COMPUTATIONS

Anchor Qea

City of Tukwila Shoreline Restoration Project - S 104th Street Upland

KPG PROJECT NUMBER: TBD

DATE: November, 2024



Task No.	Task Description	Labor Hour Estimate						Total Hours and Labor Fee Estimate by Task	
		Office Admin	Survey Mgr	Project Surveyor	Survey Technician	Survey Crew I	Survey Crew II	Hours	Fee
		111	252	173	144	214	272		
Task 1 – Topographic Survey and Right of Way Determination									
1a	Survey Control	1	1	1			6	9	\$ 2,168.00
1b	Survey Mapping		1			36		37	\$ 7,956.00
1c	Survey Utilities (see below for utility locate expense)		1				6	7	\$ 1,884.00
1d	Base map preparation		2	2	36			40	\$ 6,034.00
1e	Road ROW determination		1	9				10	\$ 1,809.00
Task Total		1	6	12	36	36	12	103	\$ 19,851.00
Reimbursable Direct Non-Salary Costs									
								Utility Locates	\$ 2,000.00
								Total Reimbursable Expense	\$ 2,000.00
								Total Estimated Budget	\$ 21,851.00

EXHIBIT A

PRIME CONSULTANT COST COMPUTATIONS

Anchor Qea

City of Tukwila Shoreline Restoration Project - Duwamish Hill Preserve

KPG PROJECT NUMBER: TBD

DATE: November, 2024



Task No.	Task Description	Labor Hour Estimate						Total Hours and Labor Fee Estimate by Task	
		Office Admin	Survey Mgr	Project Surveyor	Survey Technician	Survey Crew I	Survey Crew II	Hours	Fee
		111	252	173	144	214	272		
Task 1 – Topographic Survey and Right of Way Determination									
1a	Survey Control	1	1	1			10	13	\$ 3,256.00
1b	Survey Mapping		1				68	69	\$ 14,804.00
1c	Survey Utilities (see below for utility locate expense)		1					10	\$ 2,972.00
1d	Base map preparation		2	3	68			73	\$ 10,815.00
1e	Road ROW determination		1	16				17	\$ 3,020.00
	Task Total	1	6	20	68	68	20	183	\$ 34,867.00
Reimbursable Direct Non-Salary Costs									
								Utility Locates	\$ 3,500.00
								Total Reimbursable Expense	\$ 3,500.00
								Total Estimated Budget	\$ 38,367.00



637 Lindero Street
 Suite 100
 San Rafael, CA 94901

Cost Quote

Quote #: 636
 Date: 12/2/2024

Client

Anchor QEA
 1201 3rd Avenue
 Seattle, WA 98101

Requested By: [Anna Spooner](#)

Email Address: aspooner@anchorgea.com

Project Name:

104th Street

Item	Description	Quantity	Cost	Total
	Project Information: Anchor QEA Object Detection and Mudline Multibeam Bathymetric Survey			
1	Mobilization/Demobilization - Lump Sum Discounted if combined with Duwamish Hill work If not combined, full rate applies	0.5	\$975.00	\$487.50
2	Field Acquisition Multibeam Survey Combined with Duwamish Hill work	0.5	\$5,594.00	\$2,797.00
3	Processing & Reporting Point files AutoCAD Plot (Contours/Soundings)	0.5	\$2,760.00	\$1,380.00
4	Additional Processing As required; per hour	0.0	\$145.00	

Subtotal: \$4,664.50

Sales Tax (0.0%): \$0.00

Total: \$4,664.50

Currency: **USD**

For questions regarding this quote, please contact Adam Taylor at adam.taylor@woolpert.com or 1 (907) 521-3370.



Cost Quote

637 Lindero Street
 Suite 100
 San Rafael, CA 94901

Quote #: 636
 Date: 12/2/2024

Client

Anchor QEA
 1201 3rd Avenue
 Seattle, WA 98101

Requested By: [Anna Spooner](#)

Email Address: aspooner@anchorgea.com

Project Name:

Duwamish Hill

Item	Description	Quantity	Cost	Total
	Project Information: Anchor QEA Object Detection and Mudline Multibeam Bathymetric Survey			
1	Mobilization/Demobilization - Lump Sum Discounted if combined with 104th Street work If not combined, full rate applies	0.5	\$975.00	\$487.50
2	Field Acquisition Multibeam Survey Combined with 104th Street work	0.5	\$5,594.00	\$2,797.00
3	Processing & Reporting Point files AutoCAD Plot (Contours/Soundings)	0.5	\$2,760.00	\$1,380.00
4	Additional Processing As required; per hour	0.0	\$145.00	

Subtotal:	\$4,664.50
Sales Tax (0.0%):	\$0.00
Total:	\$4,664.50

Currency: **USD**

For questions regarding this quote, please contact Adam Taylor at adam.taylor@woolpert.com or 1 (907) 521-3370.

Exhibit B
Consultant Fee

Exhibit B
Proposed Fee

Labor Categories	Billing Rate	Task 1	Task 2	Task 3	Total Hours	Total Dollars
		South 104th Street Shoreline Restoration	Duwamish Hill Preserve Phase 3	South 104th Street Phase 1 ESA (optional)		
Principal	\$ 328	99.0	72.0	8.0	179.0	\$ 58,712
Senior Manager	\$ 288	14.0	10.0	0.0	24.0	\$ 6,912
Manager	\$ 269	170.0	172.0	0.0	342.0	\$ 91,998
Senior Staff	\$ 238	56.0	70.0	24.0	150.0	\$ 35,700
Staff 2	\$ 188	252.0	282.0	0.0	534.0	\$ 100,392
Staff 1	\$ 159	24.0	64.0	50.0	138.0	\$ 21,942
Senior Technical Editor	\$ 163	32.0	28.0	0.0	60.0	\$ 9,780
Technical Editor	\$ 139	0.0	0.0	10.0	10.0	\$ 1,390
Senior Project Coordinator	\$ 156	16.0	16.0	2.0	34.0	\$ 5,304
Project Coordinator	\$ 128	12.0	12.0	0.0	24.0	\$ 3,072
Total Hours		675	726	94	1,495	
Total Labor		\$ 156,002	\$ 161,212	\$ 17,988		\$ 335,202
Average Hourly Rate	\$ 224					
Subconsultants						
Heffron Engineering		\$ 17,660	\$ 19,210	\$ -		\$ 36,870
KPG Psomas		\$ 21,851	\$ 38,367	\$ -		\$ 60,218
Woolpert		\$ 4,665	\$ 4,665	\$ -		\$ 9,329
EDR		\$ -	\$ -	\$ 500		\$ 500
Total Cost		\$ 44,176	\$ 62,242	\$ 500		\$ 106,917
Markup	10.0%	\$ 4,418	\$ 6,224	\$ 50		\$ 10,692
Internal Reimbursables (no markup)						
Mileage (\$/mile)	\$0.670	\$ 34	\$ 117	\$ -		\$ 151
SharePoint site (\$/mo)	\$20.00	\$ 240	\$ -	\$ -		\$ 240
Total Cost		\$ 274	\$ 117	\$ -		\$ 391
TOTAL COSTS		\$ 204,869	\$ 229,795	\$ 18,538		\$ 453,201

See next page for Task breakdown fee table.

Task Fee Breakdown Table

Task 1: South 104th Street	Proposed Fee
Subtask 1.1: Pre-Project Support	\$5,248
Subtask 1.2: Project Management	\$16,850
Subtask 1.3: Site Investigation	\$79,669
Subtask 1.4: Engagement and Outreach	\$12,042
Subtask 1.5: Basis of Design	\$7,990
Subtask 1.6: Conceptual Design Alternatives	\$61,126
Subtask 1.7: Implementation Roadmap	\$21,944
TOTAL TASK 1 FEE	\$204,869
Task 2: Duwamish Hill	Proposed Fee
Subtask 2.1: Project Management	\$14,658
Subtask 2.2: Site Investigation	\$95,810
Subtask 2.3: Engagement and Outreach	\$29,095
Subtask 2.4: Basis of Design	\$9,512
Subtask 2.5: Conceptual Design Alternatives	\$59,352
Subtask 2.6: Implementation Roadmap	\$21,368
TOTAL TASK 2 FEE	\$229,795
Task 3: South 104th Street - Environmental Site Assessment Option	Proposed Fee
TOTAL TASK 3 FEE	\$18,538

CITY OF TUKWILA CAPITAL PROJECT SUMMARY 2025 to 2030

PROJECT: **Duwamish Hill Preserve Phase 3** **Project #** 92241203

Project Manager Mike Perfetti **Department** Surface Water

DESCRIPTION:

The goals of the project are to restore the shoreline to create off-channel habitat and expand the park visitor experience. The park master plan calls for moving a portion of S. 115th Street landward to improve shallow water habitat, water quality and enjoyment of the shoreline. Final design will be informed by a feasibility evaluation and alternatives evaluation process.

JUSTIFICATION:

This project is described in the Duwamish Hill Preserve Park Master Plan and is listed as Project DUW-63 in the WRIA 9 Salmon Habitat Plan (2021)

STATUS:

The project has some funding in the 2023-24 CIP for initial feasibility work. Project initiation and consultant advertisement is planned for 2024.

MAINTENANCE IMPACT:

This is a work in progress. The Green Infrastructure Program Proposal is intended, in part, to address maintenance needs for PW-initiated habitat restoration projects and helping to alleviate pressure on Parks' given resource constraints. Note that vegetation management maintenance needs decrease over time as planted vegetation

COMMENT:

The City completed acquisitions of properties identified in master plan that may be used for this project. Two small additional undeveloped properties are for sale that would expand the park footprint.

FINANCIAL (in thousands)	2025	2026	2027	2028	2029	2030	Beyond	TOTAL
Project Costs								
Project Mgmt (Staff Time/Cost)	\$ 10	\$ 10	\$ 20	\$ 5	\$ 20	\$ 20	\$ -	\$ 85
Design	\$ 200	\$ 200	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ 800
Land (R/W)	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Construction Mgmt.	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ 200	\$ -	\$ 400
Construction	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 4,000
Contingency	\$ 20	\$ 20	\$ 40	\$ 5	\$ 440	\$ 440	\$ -	\$ 965
Total Project Costs	\$ 230	\$ 530	\$ 460	\$ 10	\$ 2,660	\$ 2,660	\$ -	\$ 6,550
Project Funding								
Proposed Grant	\$ -	\$ 460	\$ 400	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 4,860
Utility Revenues	\$ 230	\$ 70	\$ 60	\$ 10	\$ 660	\$ 660	\$ -	\$ 1,690
Total Project Funding	\$ 230	\$ 530	\$ 460	\$ 10	\$ 2,660	\$ 2,660	\$ -	\$ 6,550

CITY OF TUKWILA CAPITAL PROJECT SUMMARY 2025 to 2030

PROJECT: **S. 104th St Shoreline Restoration** **Project #** 92541203

Project Manager Mike Perfetti **Department** Surface Water

DESCRIPTION: The armored bank on an outside bend of the Duwamish River adjacent to S. 104th Street is steep and subject to erosion and potential failure. This project would analyze site conditions and develop solutions to create a sustainable shoreline that can withstand hydraulic forces, reduce erosional risk to uplands and provide ecological value.

JUSTIFICATION: This is project DUW-26 in the WRIA 9 2021 Salmon Recovery Plan Update. The City roadway and adjacent properties and utilities may be at risk under current conditions.

STATUS: The project is running behind schedule; the intent is to start with a geotechnical analysis of the bank, analysis of existing conditions and conceptual feasibility and alternative design.

MAINTENANCE IMPACT: This is a work in progress. The Green Infrastructure Program Proposal is intended, in part, to address maintenance needs for PW-initiated habitat restoration projects and helping to alleviate pressure on Parks' given resource constraints. Note that vegetation management maintenance needs decrease over time as planted vegetation

COMMENT: This project initially appeared in the 2003 Surface Water Comp Plan as "S 104th St Bank Stabilization Project", in response to some observed erosion; despite this, the bank appears somewhat stable, but is extremely steep and cracking is observed on the roadway; some adjacent land uses and access routes have been altered to open up the viability of laying back and restoring the shoreline.

FINANCIAL (in thousands)	2025	2026	2027	2028	2029	2030	Beyond	TOTAL
Project Costs								
Project Mgmt (Staff Time/Cost)	\$ 12	\$ 10	\$ 10	\$ 10	\$ 5	\$ 5	\$ 30	\$ 82
Design	\$ 250	\$ -	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ 650
Construction Mgmt.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ 300
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ 4,000
Contingency	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,010
Total Project Costs	\$ 272	\$ 10	\$ 210	\$ 210	\$ 5	\$ 5	\$ 5,330	\$ 6,042
Project Funding								
Proposed Grant	\$ 150	\$ -	\$ 150	\$ 150	\$ -	\$ -	\$ 4,500	\$ 4,950
Utility Revenues	\$ 272	\$ 10	\$ 60	\$ 60	\$ 5	\$ 5	\$ 1,830	\$ 2,092
Total Project Funding	\$ 272	\$ 10	\$ 210	\$ 210	\$ 5	\$ 5	\$ 6,330	\$ 7,042