



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Services**
FROM: **Jen Tetatzin, Public Works Director**
BY: **Josh Hopkins, Project Manager**
DATE: **August 11, 2025**
SUBJECT: **Surface Water Fund – Chinook Wind Extension**
Project Numbers 92341202
Design Contract with Herrera, Inc. – Amendment No. 1

ISSUE

Approve Amendment #1 to contract 25-045 in the amount of \$21,838 with Herrera, Inc. for design services.

BACKGROUND

This project will develop shoreline habitat restoration and connect Tukwila's Duwamish Gardens and King County's Chinook Wind within recently acquired City property for the Maintenance & Engineering (M&E) Building Project and provide the 'missing trail link' that establishes a continuous trail along the Duwamish River between TIB and East Marginal Way. This project was identified in the 2013 Duwamish Gardens Opportunities for Expansion Concept Plan, 2019 Public Works Facility Preferred Master Plan, and the 2021 WRIA 9 Salmon Habitat Plan Update, a Tier 1 project (Duw-7a).

DISCUSSION

This project was taken to approximately 50% design as the shoreline improvements component of the M&E Project, which is being managed through the mayor's office. In 2024, the city downsized the M&E project due to budget constraints, which resulted in, among other things, the uncoupling of the shoreline restoration project. This project, known as the *Chinook Wind Extension* CIP, is now managed by Public Works staff, and retains the services of Herrera, Inc., the designer of record for the shoreline work to date.

The original contract scope (post M&E) included two alternatives and a 60% design package. Amendment number 1 adds a third alternative to develop a hydraulically connected option with Chinook Wind to increase ecological function. If successful, King County would adopt the project and integrate it into their Mitigation Banking program, the City would continue with the trail component only. If integration proves to be infeasible or otherwise unsuitable, the design team will shift back to the original two alternatives and develop the shoreline habitat restoration without integration with Chinook Wind (hydraulically). The project would continue to be supported by awarded grant funding from KC. The advantage of King County taking over the project is the County would be responsible for post construction maintenance responsibilities for 10-years. The shoreline would ultimately be returned to the City after the maintenance period, similar to Chinook Wind.

FISCAL IMPACT

The project's design work under the M&E Project was by \$280,000 grant from King County's Open Space and River Corridors grant program. Surface Water Utility revenue was used for the intermediary contract (25-045) with Herrera for rescope and stakeholder coordination with King County. KC OSRC Grant will be used to reimburse Amend. No. 1. Tukwila has been notified of pending grant awards of \$1.6M for further design and construction costs.

Contract Amount	Amount	Funding Source	Amount
Contract 25-045	\$99,890.00	Enterprise 412 Surface Water Funds	\$99,890.00
25-045 Amend. #1	\$21,838.00	King County OSRC Grant	\$21,838.00
Total:	\$121,825.00	Total:	\$121,825.00

RECOMMENDATION

Council has been asked to approve Amendment No. 1 to contract 25-045 for \$21,838.00 with Herrera Environmental Consultants, Inc. and consider this item on the Consent Agenda at the September 8th Special Meeting.

Attachments: CIP Sheet - Chinook Wind Extension; Amendment No.1

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2025 to 2030

PROJECT:		Chinook Wind Extension				Project #	92341202		
Project Manager		Mike Perfetti			Department	Surface Water			
DESCRIPTION:		Following the Public Works Facility Preferred Master Plan (2019) and the Duwamish Gardens Opportunities for Expansion Concept Plan (2013), this project will develop connecting shoreline habitat and the 'missing trail link' between Duwamish Gardens and Chinook Wind within recently acquired City property.							
JUSTIFICATION:		This is a Tier 1 project in the WRIA 9 Salmon Recovery Plan, fulfilling a core recovery strategy of restoring, protecting and enhancing estuary habitat in the Duwamish River. The trail connection has been discussed in the community for many years and is anticipated to be part of larger, popular shoreline trail.							
STATUS:		The project is currently at 50% 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 matures. 3 years is considered a rule of thumb for plant establishment.							
COMMENT:		This grant funded project is being implemented as part of the PW Shops Ph 2 project. There are expectations by the granting agency that the project will be constructed. It is the middle link of the Duwamish Gardens/Chinook Wind trail and "blue belt" aquatic restoration corridor.							
FINANCIAL (in thousands)		2025	2026	2027	2028	2029	2030	Beyond	TOTAL
Project Costs									
Project Mgmt (Staff Time/Cost)		\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Design		\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50
Construction Mgmt.		\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Construction		\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Contingency		\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Total Project Costs		\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285
Project Funding									
Proposed Grant		\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Utility Revenues		\$ 285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285
Total Project Funding		\$ 1,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,285



CONTRACT FOR SERVICES

Amendment #1

Between the City of Tukwila and Herrera Inc.

That portion of Contract No. 25-045 between the City of Tukwila and Herrera Inc. for the project titled **Chinook Wind Extension** – Design Services is hereby amended as follows:

Section 2, Scope of Services:

The following language shall be added to the end of the existing Section 2:

*In addition, work under this contract shall include reimbursement for services, direct expenses, and costs associated with the additional contract scope of services as described in **Exhibit A-1 and B-1**, attached.*

Section 3: Duration of Agreement; Time for Performance:

Section 3 is hereby amended to read as follows:

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.

Section 4, Payment:

Section 4A is hereby amended to read as follows:

Payment for the work provided by the Consultant shall be made as provided on Exhibits "B" provided that the total amount of payment to the Consultant for that work shall not exceed \$99,987.00 without express written modification of the Agreement signed by the City.

*Payment for the work provided by the Consultant shall be made as provided on **Exhibit A-1 and B-1** attached hereto, provided that the total amount of payment to the Consultant for that work shall not exceed \$121,825.00 without express written modification of the Agreement signed by the City.*

*The maximum amount payable under this contract as amended inclusive of all fees and other costs shall not exceed **\$121,825.00** without express written modifications of the Agreement signed by the City.*



City of Tukwila

6200 Southcenter Boulevard, Tukwila WA 98188

Agreement Number:25-045

All other provisions of the contract shall remain in full force and effect.

Dated this _____ day of _____, 20_____.

CITY OF TUKWILA

CONTRACTOR:

Thomas McLeod, Mayor

By: _____

Printed Name: Theresa M. Wood

ATTEST/AUTHENTICATED:

Title: Vice President

Andy Youn-Barnett, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

CHINOOK WIND EXTENSION PROJECT

On November 13, 2024, Mike Perfetti authorized Herrera Environmental Consultants (Herrera) to prepare a scope of work and cost estimate to perform engineering design for the City of Tukwila (the City). An initial scope and budget were agreed to on February 10, 2025. On May 29, 2025, Joshua Hopkins authorized Herrera to revise the scope and budget based on discussions to date with King County. Herrera will advance the preliminary Duwamish shoreline restoration design developed for the Tukwila Public Works Administrative Campus project as a separate project and, in this initial step, evaluate the feasibility of integrating the design with the King County (the County) Chinook Wind Mitigation project. The revised project will be referenced as the Chinook Wind Extension Project.

This scope of work includes a discussion of the activities, assumptions, deliverables, and a schedule associated with this project.

Task 1.0 – Project Management

Herrera's project manager, Christina Merten, will be responsible for ongoing administration of the project, including preparing invoices and progress reports, as well as coordination of work efforts with the designated client point of contact (Josh Hopkins or Mike Perfetti). Herrera's project manager will have phone and e-mail contact with the City on an as-needed basis.

Herrera will use an established system of quality assurance/quality control review to ensure high quality deliverables that comply with the requirements of the scope of work, as well as provide responsive and technically accurate work product. Work products will be reviewed by technical leads, technical editors, the project manager, and ultimately by the Principal In Charge and Licensee of Record, Jeff Parsons.

Deliverables

- Herrera PM will attend virtual project status update meetings for up to 30 minutes per month.
- Progress reports and invoices.

Task 2.0 – King County Mitigation Reserve Program Coordination

Herrera will work with the City and the County Mitigation Reserve Program to determine what revisions to the Chinook Wind Mitigation Site will be allowed by the County and the Interagency Review Team (IRT) that regulates the Chinook Wind Mitigation Site. Work will include revision of hydraulic models for the combined sites based on updates to the Shoreline Restoration Design Development level grading design developed in 2024. It is anticipated that this updated grading plan (Conceptual Grading Option 3) would be to a 30% design level of detail. Herrera will hold an internal design charrette with our geomorphologists, restoration engineers, landscape architects, and mitigation specialists to refine the Option 3 design based on modeling results.

Herrera will then meet with the City and County for a design workshop to review modeling results and recommended refinements. If the workshop results in additional refinements to be made that would affect model results, Herrera will refine the design and conduct a second model run that incorporates the new configuration. Herrera will then coordinate an updated design workshop between the City and County to review all modeling results to date and determine if any additional design refinements are needed or suggested. If design refinements are identified that would affect model results Herrera will conduct a third model run to determine potential effects of design refinements. If the design refinements do not result in changes that need to be modeled, Herrera will run the model on the design option with the least grading (Option 1 or 2) to determine project results if the Tukwila site is not fully integrated with the Chinook Wind mitigation area. Up to two meetings each with the Muckleshoot Indian Tribe and County outside of design charrettes to review potential updated shoreline restoration concepts and modeling results are included.

Herrera will produce a web map to support collaborative review and decision-making as part of this Task. The web map will be hosted within Herrera's ArcGIS Enterprise environment, and will allow authorized users from the City, County and Muckleshoot Indian Tribe to explore both existing conditions and up to two proposed design scenarios for the project area. Each scenario will be represented as a separate set of data layers, enabling viewers to toggle individual layers on and off to compare elements such as topography, habitat types, trails and parcel boundaries.

This work will involve coordinating meetings, attending meetings, and documenting action items and key decisions made during meetings. Meetings will be held between February through October 2025. Based on discussions and agreements arrived at during meetings, Herrera will meet with the City and County to determine what constraints may be placed on the overall design and performance standards for the project that would need to be documented in a Memorandum of Understanding (MOU). Herrera will then work with the City and County to draft a MOU to document decisions that will influence the design of the Chinook Wind Extension project going forward. This MOU will be submitted to the City in draft format by December 31, 2025 for the City to finalize and receive agreement on with the County once IRT agreement is reached for the revised design.

SCOPE OF WORK

Assumptions

- The City and Herrera staff will attend a virtual project kickoff meeting for up to 2 hours to discuss project design focus and needs. Herrera project manager and technical staff will attend the meeting, which will include a landscape architect, restoration engineers, and biologists. (This has been completed as of the July scope update)
- The County will share with the team the one-dimensional hydraulic model developed to design the original Chinook Wind Mitigation Site project. (This has been completed as of the June scope update)
- Topographic information from the Chinook Wind Mitigation Site as-built and the existing Tukwila shoreline restoration model will be merged into a single topographic surface. (This has been completed as of the July scope update)
- Hydraulic modeling created for the Tukwila Public Works Administrative Campus will be updated for existing conditions and up to three alternatives of minor site adjustments based on advancement of 30% design.
- Profile for the proposed alignment for a flow through or high flow flow-through to convey slope gradient for sediment transport and erosion and supporting cross sections at key transitions to slope relationship for scour and to also illustrate habitat types based on elevations.
- The model software to be used will be HEC-RAS 2D.
- No new topographic survey will be required.
- The design concept and modeling does not evaluate or consider sea level rise or other projected climate changes.
- Coordination does not include coordination or meetings with the Federal Emergency Management Agency (FEMA) or Conditional Letter of Map Revision (CLOMR) regarding revisions to design and hydraulic model results.
- CLOMR/LOMR assistance will be limited to providing planning level cost estimates for obtaining CLOMR/LOMR based on model results described elsewhere in this SOW.
- Herrera will coordinate, attend, and provide documentation of action items and key decisions made during meetings for up to eight virtual meetings, including design charrettes and workshops, with the County, the City, the IRT, and/or the Muckleshoot Indian Tribe for up to 2 hours each.
- Herrera will host a web map for the duration of this Task that will allow for up to three external read-only logins allowing City, County, and Muckleshoot Indian Tribe to access a read-only web map. Web map will allow users to export information but will not allow for editing. Web map will be designed for ease of use and visual comparison, but not for more advanced tools such as swiping or commenting functionality.
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SCOPE OF WORK

- King County will provide the City a summary of the potential effects on mitigation credits based on revised habitat types and areas for the combined sites.
- King County will provide Herrera site monitoring data or summaries that have been conducted to date at the Chinook Wind site to inform design refinements.
- Task does not cover any permit applications or revisions to applications.

Deliverables

- ArcGIS Enterprise environment Web Map hosted through December 2025 with up to three external read-only logins.
- Draft (MS Word version) and Final (PDF version) meeting action items and key decisions within 2 weeks of meetings, design charettes, or workshops.
- Draft (MS Word version) and Final (PDF version) technical memo summarizing hydraulic modeling results based on 30% grading design update agreed to during meetings with the City, IRT and Muckleshoot Indian Tribe.
- Draft (MS Word version) and Final (PDF version) technical memo describing mitigation options and potential mitigation habitat value (in summary table format) for work on the City-owned property and any proposed changes to Chinook Wind Mitigation Site habitat types, including visuals for IRT presentation support.
- Draft (MS Word version) of MOU between the City and the County documenting decisions captured in meeting minutes.



Cost Estimate for Chinook Wind Extension Project
Herrera Project No. 24-08574-000

7/23/2025

Herrera Labor based on: Burdened Labor Rates

Schedule		Task Start Date		Task End Date		Task No.		Total	
Staff		Labor Category		2025 Burdened Labor Rates					
Merten, Christina	Scientist VII			\$316.87		23	54		77
Parsons, Jeff	Engineer VI			\$305.33		4	51		55
Van Orden, Emma	Engineer II			\$163.24		4	110		114
Forester, Kate	Landscape Architect VI			\$254.78		4	43		47
Rapoza, Danielle	Scientist III			\$154.17		4	66		70
Crickmore, Ian David	GIS Analyst V			\$203.24		2	4		6
Fox, Michelle	Administrative Coordinator III			\$130.27		1	12		13
Marshall, Eric	CAD Designer V			\$189.17		4	30		34
Webber, Michael	Project Accountant III			\$148.66		15	0		15
Dendall, Tamara	Engineer I			\$127.08		1	40		41
Nichols, Allison	Engineer III			\$177.05		1	6		7
Lux, Gretchen	Scientist V			\$257.49		1	16		17
Holtz, Liza (Mary)	Landscape Designer II			\$136.88		4	68		72
Trolio, Nicole	Marketing Specialist IV			\$163.07		0	16		16
Siegel, Andrew	GIS Analyst III			\$162.63		0	27		27
Total Hours per Task						68	543		611
Subtotal Labor						\$15,430	\$106,394		\$121,825
Subtotal Herrera Labor						\$15,430	\$106,394		\$121,825
Grand Subtotal						\$15,430	\$106,394		\$121,825
Grand Total									\$121,825

Note: Herrera adjusts labor rates annually in January unless contract specifies otherwise.