



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Services Committee**
 FROM: **Hari Ponnekanti, Public Works Director**
 BY: **Mike Perfetti, Habitat Project Manager**
 CC: **Mayor Allan Ekberg**
 DATE: **September 24, 2021**
 SUBJECT: **Surface Water Fund - Chinook Wind Public Access Project**
Project No. 91441202
Design Consultant Selection and Agreement

ISSUE

Approve a contract with J.A. Brennan Associates, LLC to provide project design services for the Chinook Wind Public Access project in the amount of \$63,373.10.

BACKGROUND

The Chinook Wind Public Access project was established as a City CIP project in 2014 with the vision of creating off-channel habitat and a public shoreline trail. King County acquired the site in 2015 and has since been working to implement the restoration component of the project through their in-lieu fee mitigation program. The City is developing the public access component including a trail, trailhead, parking, stormwater treatment, site furnishings, and signage. These efforts are being closely coordinated. Construction of the public access component is slated for 2022.

ANALYSIS

Staff reviewed the current MRSC Consultant Roster and issued a Request for Proposal (RFP) to three design firms with project familiarity that had previously expressed interest. Two firms submitted proposals. The proposals were scored according to predefined criteria by a selection committee. J.A. Brennan Associates, LLC was the highest-ranking firm among committee members. J.A. Brennan Associates, LLC previously contracted with the City for the design of Duwamish Gardens and the in-progress Tukwila Pond master plan. Staff continues to be very satisfied with their work.

FISCAL IMPACT

J.A. Brennan Associates, LLC has provided a cost not to exceed \$63,373.10 to perform design services. The project costs are within the \$88,000.00 budget (2020-2021 CIP). The City has a grant agreement with the State Recreation and Conservation Office that will pay for up to 50% of design and construction costs, including \$26,200 in design costs.

	<u>Contract</u>	<u>2020-2021 Design Budget</u>
J.A. Brennan Associates	\$63,373.10	\$88,000.00

RECOMMENDATION

Council is being asked to approve a consultant agreement with J.A. Brennan Associates, LLC in the amount of \$63,373.10 for design of the Chinook Wind Public Access Project and consider this item on the Consent Agenda at the October 4, 2021 Regular Meeting.

Attachments: Page 91, 2019-2024 CIP
Proposal Review Summary Sheet
Consultant Agreement

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2021 to 2026

PROJECT: Chinook Wind Public Access

Project No. 91441202

DESCRIPTION: King County purchased site and will restore it as a salmon estuary and passive park in partnership with the City. City CIP project is to develop public access and maintenance trail. Plan is to connect trail through PW shops to Duwamish Gardens.

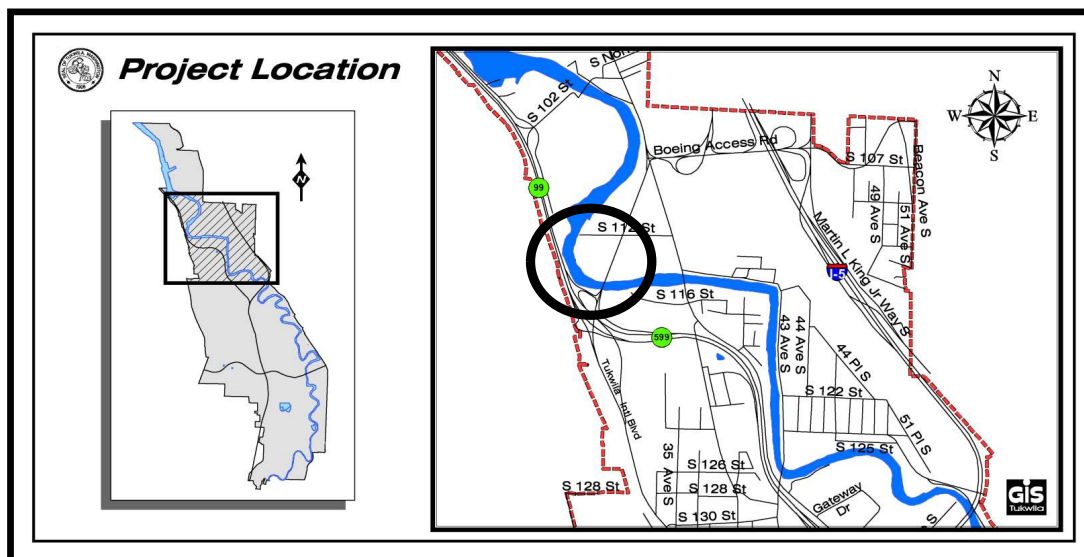
JUSTIFICATION: The WRIA 9 Salmon Recovery Plan recommends creating 20-acres of off-channel habitat within the Duwamish Transition Zone and lists this section of the river as critical habitat for salmon recovery within the Green/Duwamish Watershed.

STATUS: King County construction slated to begin in 2021. City construction will be a separate contract, to start in 2022.

MAINT. IMPACT: Passive park will require additional maintenance.

COMMENT: Grant funding for County project is from the KC fee in-lieu mitigation program and KCD. City CIP has 50% RCO ALEA funding.

FINANCIAL (in \$000's)	Through 2019	Estimated 2020	2021	2022	2023	2024	2025	2026	BEYOND	TOTAL
EXPENSES										
Design	21	44	44							109
Land (R/W)	52	10								62
Monitoring		15	15	15						45
Const. Mgmt.				79						79
Construction	1			263						264
TOTAL EXPENSES	74	69	59	357	0	0	0	0	0	559
FUND SOURCES										
Awarded Grant RCO		20	20	117						157
Proposed Grant										0
Mitigation Actual										0
Mitigation Expected										0
City Oper. Revenue	74	49	39	240	0	0	0	0	0	402
TOTAL SOURCES	74	69	59	357	0	0	0	0	0	559



Selection Committee Combined Scoring Chinook Wind Public Access (100 points max)	<i>J.A. Brennan Assoc.</i>	<i>OTAK, Inc.</i>	<i>Herrera Env.</i>
Relevant Project Experience of Key Personnel (0-30)	28	22	NA
Project Understanding (0-25)	24.5	20	NA
Project Approach (0-20)	19	17	NA
Ability to Keep Projects on Schedule/ Budget (0-15)	12.5	13.5	NA
Personnel Availability/Schedule (0-10 points)	9	9	NA
TOTALS (Highest Total Score is best)	93	81.5	NA
Firm Rank (1 - 3, Lowest = Best)	1	2	NA



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 J.A. Brennan Associates, PLLC, 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 design services in connection with the project titled Chinook Wind.
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 June 30, 2022, 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 June 30, 2022, 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 \$63,373.10 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 any and all 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.
 - 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:

Jim Brennan
J.A. Brennan Associates, PLLC
2701 1st Ave Suite 510
Seattle, WA 98121
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 _____, 2021.

CITY OF TUKWILA

CONSULTANT

Allan Ekberg, Mayor

By: _____

Printed Name: _____

Title: _____

Attest/Authenticated:

Approved as to Form:

City Clerk, Christy O'Flaherty

Office of the City Attorney

September 03, 2021



Landscape Architects & Planners
2701 First Avenue Suite 510, Seattle, WA 98121
t. 206.583-0620 f. 206.583.0623
www.jabrennan.com

Exhibit A

Scope of Work

Chinook Wind Public Access Project

Prepared For:

Mike Perfetti
Habitat Project Manager
The City of Tukwila Public Works Department

Project Description

J.A. Brennan Associates will provide Landscape Architectural services to support in the trail design and implementation at the Chinook Wind project site.

David Consulting Group (DCG), as subconsultant to J.A. Brennan and Associates, will provide permitting and construction documents, civil engineering services including stormwater engineering per King County Surface Water Design Manual (2021) and a drainage, utility, and paving ROW plans associated with the parking area and trail design.

The Chinook Wind Public Access Project will provide public pedestrian trail access through King County's Chinook Wind 5 ½ acre off-channel mitigation project. The project site is on the right bank of the Duwamish River at about river mile 6, just downstream from the City's Duwamish Gardens habitat restoration and park site and is accessed via Tukwila International Boulevard. The project goal is to integrate inviting shoreline public access through the Chinook Wind site. The trail will be located within a public trail easement granted to the city that runs along the north and east perimeter of the site.

The mitigation/habitat restoration is being undertaken by King County's Mitigation Reserves Program and is not included as part of this project. Mitigation project construction is planned to begin in the fall of 2021. The Public Access project will develop a trail system that will eventually connect with the Duwamish Gardens trail just upstream, making a substantial and unique urban shoreline access experience. The property will be transferred to the City of Tukwila following the County's mitigation project and subsequent multi-year maintenance period.

Project design elements include a small parking area within the Tukwila International Boulevard Street right-of-way, drainage, a trail head, kiosk, signage, the pedestrian trail, site furnishings, fencing, viewpoints, planting coordination and irrigation.

For the purposes of understanding the scale of this project, the anticipated construction cost is thought to be around ±\$200,000.

Task A – Administration/Coordination

Administration tasks include meeting coordination, scheduling, contract administration and subconsultant administration costs and expenses.

Task B – Site Investigation & Technical Analysis

Provide base mapping, review relevant data, and identify if additional survey is needed. The city will provide: AutoCAD survey, King County’s mitigation bid plans, cultural resources report, geotechnical report, and the trail easement. The construction of King County’s project will begin in the fall of 2021.

DCG has budgeted time for 1 site visit and code review.

Deliverables:

- Site base map based on provided survey from the client

Task C – Public and Team Coordination

This task will include time for city staff meetings, design team meetings, and stakeholder meetings. Public outreach will be led by the city. JAB has included time to participate in one stakeholder or public meeting. Production of a brief PowerPoint slide show to support city staff is included.

DCG has budgeted time for five team meetings including a Client/Team Kick Off meeting, a Public/Stakeholder meeting (attendance only) and 3 progress meetings.

Deliverables:

- As identified in the fee matrix

Task D – Schematic Design

Two quick alternative plan studies of parking, trail alignment, potential non-structural on grade overlooks or viewpoints and upland planting will be prepared for review by staff, stakeholders, and the public. A brief tech memo will be prepared summarizing each alternative.

Alternative designs will utilize site analysis investigations and information to finesse the preferred alternative to add recreational and interpretive elements and accommodate maintenance and security needs at the Chinook Wind site.

The draft and final schematic plan will reflect the preferred design as ascertained during the alternatives design process. The schematic design will include a preliminary layout of the trail alignment within the 20’ easement and planting areas. Consideration for overlooks/viewpoints and interpretive signage locations will be included in the schematic plan. The plan will be accompanied by other hand-drawn graphics as described under the deliverables section below, and a brief written tech memo that describes the preferred trail alignment.

DCG will correspond briefly with JAB while they review existing policy and documents, identify design goals and list potential program elements.

DCG will comment on JAB’s written description of alternatives, two diagrammatic alternative concept plans, two site sections, preferred concept plan graphic as well two landscape architecture sections and a Concept Plan memo.

DCG will prepare up to two section and/or detail sheets to help illustrate the JAB design and take the lead role producing cost estimates for the parking area.

Deliverables:

- As identified in the fee matrix

Task E – Permit Support

This task includes providing necessary permit documentation and a limited amount of coordination and correspondence to support the client applying for one local (City) permit. J.A. Brennan will provide limited permit agency coordination support and will provide a limited amount of design changes and responses to permit review comments. Revisions to the permit application or re-design because of the permit review is not included in this contract. In-water permits are not anticipated including the HPA or Corps permit.

Some meeting time and coordination is shared between several permit activities for efficiency. It is assumed that this efficiency can be maintained for meetings and coordination with multiple agencies.

DCG has budgeted 4 hours for phone calls and coordination.

Deliverables:

- As identified in the fee matrix

Task F – Construction Documents (60%, 90% and 100% PSE)

Construction documents will be submitted twice for client review prior to issuing final construction documents. Submittals will be provided at 60%, 90% and 100% design completion. They will include plans, specifications and estimate of probable construction costs and unit bid item list. Specifications will be provided in City of Tukwila Special Provisions format to WSDOT standard specifications.

J.A. Brennan Associates:

J.A. Brennan will provide layout, grading, planting, irrigation, and associated details.

DCG has budgeted time to provide Site, Grading, Hardscaping, and Utility Plans, as well as the final Drainage for the parking area.

Report Final TIR and SWPPP and cost estimates will include the trail and parking area.

Deliverables:

- As identified in the fee matrix

Task G – Bid Support

JAB will support in responding to contractor’s questions during the bid period, attend a pre-bid meeting, and support with the preparation of up to 2 addenda if required.

Deliverables:

- As identified in the fee matrix

Assumptions

General Assumptions:

1. The Client will provide CAD survey of the project site.
2. J.A. Brennan does not provide contaminated soils remediation services.
3. The client will provide coordinated, consolidated review comments at each submittal.
4. JAB will use city provided title block, and sheet format.
5. JAB will use in house Cad standards.
6. City will lead all permit applications for the project. In water permits are not anticipated.
7. To support in the efficiency of the project design, the easterly trail connection between the Duwamish Garden site and the Chinook Wind site, will be based on the design developed in the contract documents prepared for the Duwamish Garden project with limited hours (up to 4 hours) to refine the trail interface at the Chinook Wind connection.
8. Construction Stormwater General Permit (CSWGP) application is not included. It is assumed that the Contractor will provide the CSWGP.
9. Refer to Exhibit B Fee Matrix for specific products and scope items.
10. Construction support is not included in this scope of work.
11. Historic properties research is not included; it is assumed there are not designated historical sites or buildings within the project area.
12. Shoreline Permit application not included; Critical Area analysis and permit not included.

DCG Assumptions:

1. Topographic base mapping will be completed by others and provided to DCG in electronic AutoCAD format including point files.
2. Any additional required survey information will be completed by others under separate scope.
3. On-site stormwater facilities must be located within the City's easement boundary. Either on-site infiltration, sheet flow to the wetland, or a direct connection to an existing city main within 100' of the site will be a viable method of stormwater conveyance, flow control, and discharge.
4. There will be greater than 5,000 Square feet, but less than 10,000 Square feet of new pollution generating impervious surface, requiring water quality facilities, but not flow control.

5. Electrical systems/connections will be designed build and necessary permits obtained by others. This scope does not include electrical engineering. Electrical engineering, if required, will be provided by others.
6. Geotechnical Engineering services (i.e., infiltration facility testing and recommendations) will be completed by others and the information provided to DCG.
7. All permit applications, coordination and fees will be handled and paid for by others.

EXHIBIT B - Fee Matrix

Client: City of Tukwila Public Works

Project: Chinook Wind Public Access Project - Contract Documents

J.A. BRENNAN ASSOCIATES, PLLC

September 3, 2021

TASK ITEM Rate	DESCRIPTION	JB PM \$195.00	DC LA \$150.00	JW Designer \$98.00	SY Admin \$110.00	Total JAB Hours	Total Labor	Total Expenses	Total J.A. Brennan Labor/Exp	Total J.A. Brennan w/ Markup	Total DCG-Civil Civil	Total Subconsultant	Markup	Grand Total
A Administration/Coordination														
1	Job set-up		1		1	2	260.00	20.00	280.00	280.00				280.00
2	Progress reports	1	1		2	4	565.00	20.00	585.00	585.00				585.00
3	Prepare invoices	1	1		2	4	565.00	20.00	585.00	585.00				585.00
4	Scheduling	1	2			3	495.00	20.00	515.00	515.00				515.00
	Total	3	5	0	5	13	1,885	80	1,965	1,965	0	0	0	1,965.00
B Site Investigation and Technical Analysis														
1	Base map preparation		1	2		3	346.00	20.00	366.00	366.00		0.00	0.00	366.00
2	Background data review, reports, plans		1	1	2	4	248.00	20.00	268.00	268.00		0.00	0.00	268.00
3	Up to (1) site visit - Part of kick-off meeting		2	2	4	4	496.00	60.00	556.00	556.00		0.00	0.00	556.00
4	Code review		1	1	2	2	248.00	20.00	268.00	268.00		0.00	0.00	268.00
	Total	0	5	6	0	11	1,338.00	120.00	1,458.00	1,458.00	0.00	0.00	0.00	1,458.00
C Public and Team Coordination														
1	Team meetings (3 1hr meetings)	1	3	3		7	939.00	20.00	959.00	1,039.00	800.00	800.00	80.00	1,839.00
2	Client/ Team Kick off meeting/ Site Visit	1	2	2		5	691.00	20.00	711.00	771.00	600.00	600.00	60.00	1,371.00
3	Public/ Stakeholder Meeting include time for preparation (1 only)	1	3	3		7	939.00	20.00	959.00	959.00		0.00	0.00	959.00
4	Up to 3 client/ staff meetings (JAB only) - 1.5 hour -conference call	2	4	2		8	1,186.00	20.00	1,206.00	1,206.00		0.00	0.00	1,206.00
5	Progress Meetings (up to 3 conference calls with client 1 hr check in)	1	3	2		6	841.00	20.00	861.00	861.00		0.00	0.00	861.00
6	Prepare meeting graphics/ Boards/ Powerpoint for Public / Stakeholder mtg	1	3	4		8	1,037.00	20.00	1,057.00	1,057.00		0.00	0.00	1,057.00
	Total	7	18	16	0	41	5,633.00	120.00	5,753.00	5,893.00	1,400.00	1,400.00	140.00	7,293.00
D Schematic Design														
1	Prepare brief written description of alternatives - (tech memo 2 pages)	1	1	2		4	541.00	20.00	561.00	561.00		0.00	0.00	561.00
2	Prepare two diagrammatic alternative concept plans (30 or 40 scale)	1	2	4		7	887.00	20.00	907.00	987.00	800.00	800.00	80.00	1,787.00
3	Site Sections - 1 per Alternative (2 Total)		1	4		5	542.00	20.00	562.00	562.00		0.00	0.00	562.00
4	Prepare draft and Final Preferred Schematic plan graphic (30 or 40 scale)	1	3	8		12	1,429.00	20.00	1,449.00	1,449.00		0.00	0.00	1,449.00
5	Prepare up to 2 landscape arch. sections (update 1, 1 new only)		1	4		5	542.00	60.00	602.00	602.00		0.00	0.00	602.00
6	Cost estimate (schematic plan only)		4	6		10	1,188.00	20.00	1,208.00	1,208.00		0.00	0.00	1,208.00
7	Prepare draft Concept plan memo - brief bullet speaking points summary	1	2	3		6	789.00	20.00	809.00	809.00		0.00	0.00	809.00
	Total	4	14	31	0	49	5,918.00	180.00	6,098.00	6,178.00	800.00	800.00	80.00	6,978.00
E Permit Support														
1	SEPA Checklist support-draft & final (City lead)	1	2	4		7	887.00	20.00	907.00	907.00		0.00	0.00	907.00
2	Support City permit applications (City lead)	1	3	5		9	1,135.00	20.00	1,155.00	1,155.00		0.00	0.00	1,155.00
3	Comment Response to City review		3	4		7	842.00	20.00	862.00	862.00		0.00	0.00	862.00
4	Client/Agency Coordination		3	3		6	744.00	20.00	764.00	764.00		0.00	0.00	764.00
	Total	2	11	16	0	29	3,608.00	80.00	3,688.00	3,688.00	0.00	0.00	0.00	3,688.00
F Construction Documents 60%, 90%, 100% Plans Specs and Estimate														
1	Cover Sheet (all sheets 22x34)		1	2		3	346.00	20.00	366.00	366.00		0.00	0.00	366.00
2	Existing Conditions Plan (1 sht 30 scale)		1	2		3	346.00	20.00	366.00	366.00		0.00	0.00	366.00
3	TESC Site Plan and Demolition and Vegetation protection plan (1 sht 30 scale)		2	9		11	1,182.00	20.00	1,202.00	1,202.00		0.00	0.00	1,202.00
4	Details: BMP/ TESC civil lead (1 sht)		1	1		2	248.00	20.00	268.00	468.00	2,000.00	2,000.00	200.00	2,468.00
5	Site Layout and grading Plan (up to 3 sheets 20 scale trail easement area)	1	8	14		23	2,767.00	20.00	2,787.00	2,787.00		0.00	0.00	2,787.00
6	Drainage, Utility, Paving ROW Plan (Civil Lead - 1 sht 30 scale)		1	1		2	248.00	20.00	268.00	568.00	3,000.00	3,000.00	300.00	3,568.00
7	Irrigation Plan Sheets (up to 3 sheets 20 scale trail easement area)		2	16		18	1,868.00	20.00	1,888.00	1,888.00		0.00	0.00	1,888.00
8	Planting Plan Sheets (up to 3 sheets 20 scale trail easement area)	1	4	18		23	2,559.00	20.00	2,579.00	2,579.00		0.00	0.00	2,579.00
9	Plant list (1 sht)		4	8		12	1,384.00	20.00	1,404.00	1,404.00		0.00	0.00	1,404.00
10	Details: Trail and Sections (up to 1 shts)		4	10		14	1,580.00	20.00	1,600.00	1,600.00		0.00	0.00	1,600.00
11	Details: Paving at parking area (DCG lead)	1	2			3	495.00	20.00	515.00	615.00	1,000.00	1,000.00	100.00	1,615.00
12	Details: Drainage/ utilities (2 shts - civil)		2	1		3	398.00	20.00	418.00	539.10	1,211.00	1,211.00	121.10	1,750.10
13	Details: Site Furniture (1 sht)		2	10		12	1,280.00	20.00	1,300.00	1,300.00		0.00	0.00	1,300.00
14	Details: Planting (1 sht)	1	4	8		13	1,579.00	20.00	1,599.00	1,599.00		0.00	0.00	1,599.00
15	Details: Irrigation Details/ Schedule (1 sht)	1	2	4		7	887.00	20.00	907.00	907.00		0.00	0.00	907.00
16	Grading cut and fill calculations		4	1		5	698.00	20.00	718.00	718.00		0.00	0.00	718.00
17	Drainage Report Final TIR and SWPPP		2	1		3	398.00	20.00	418.00	718.00	3,000.00	3,000.00	300.00	3,718.00
18	Cost Estimate/ Unit Bid Item list (landscape lump sum)	1	6	14		21	2,467.00	20.00	2,487.00	2,587.00	1,000.00	1,000.00	100.00	3,587.00
19	Technical Specifications (City of Tukwila WSDOT - format)	2	18	18		38	4,854.00	20.00	4,874.00	4,974.00	1,000.00	1,000.00	100.00	5,974.00
	Total	8	70	138	0	216	25,584.00	380.00	25,964.00	27,185.10	12,211.00	12,211.00	1,221.10	39,396.10
G Bid Support														
1	Answer contractor's questions during bidding		1	2		3	346.00	20.00	366.00	446.00	800.00	800.00	80.00	1,246.00
2	Pre-bid meeting		3	1		4	548.00	20.00	568.00	568.00		0.00	0.00	568.00
3	Up to 2 addenda	1	1	2		4	541.00	20.00	561.00	581.00	200.00	200.00	20.00	781.00
	Total	1	5	5	0	11	1,435.00	60.00	1,495.00	1,595.00	1,000.00	1,000.00	100.00	2,595.00
Total		25	128	212	5	370	45,401.00	1,020.00	46,421.00	47,962.10	15,411.00	15,411.00	1,541.10	63,373.10