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17355 sw boones ferry road • lake oswego, oregon 97035-5217
(503) 635-3618 • fax (503) 635-5395
www.otak.com

Exhibit C: Survey Scope of Work
January 23, 2004

NMI/RCI
c/o Mr. James Atkins, PE
Williams and Dame Development, Inc.
1325 NW Flanders Street
Portland, OR 97209

Re: ***Construction Survey Scope of Work — South Waterfront Central District***
Otak Project No. 11283

Dear Jim:

The following construction survey scope of work is broken down per the current contract methodology separating publicly funded work from the privately funded work for the Phase 1A portion of the South Waterfront District. The line item tasks are generally written to cover the work elements necessary to provide construction stakes for the line items included in the City of Portland (COP) and Williams and Dame Development (WDD) construction contracts. We anticipate that this work will be completed between January 2004 and July 2005. The following scope of work also assumes that one set of stakes will be provided for the identified work elements and that staking will be completed in accordance with City of Portland requirements.

Phase 1A Survey Scope of Work for WDD Contract

This scope of work will provide construction staking for the site grading to subgrade for the streets within the Phase 1A area and for the public portions of the storm and sanitary sewer and water systems.

- Prepare and set survey control for use during the construction staking process.
- Set construction limits indicating extent of the reach of construction for the grading operation.
- Provide sawcut location for construction contractors use during demolition.
- Set grading control stakes for fill areas outside of the public roadways.
- Provide rough grading stakes for the public roadway on 50 foot stations.
- Set offset stakes for the sanitary sewer piping including manholes per City requirements and 50 foot stationing along the limits of the pipe alignment.
- Set offset stakes for the storm sewer piping including manholes per City requirements and 50 foot stationing along the limits of the pipe alignment.
- Submit centerline elevation profiles for storm and sanitary sewer lines to City inspectors for review and verification of pipe depths.

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Construction Survey Scope of Work — South Waterfront Central District

- Complete an as-constructed survey of the street subgrade prior to the City's contractor accepting the streets for the installation of franchise utilities, curbs, base rock and paving.

Phase 1A Survey Scope of Work for COP Contract

This scope of work will provide construction staking for franchise utilities, vault placement, curbs, temporary sidewalks, and temporary street lights.

- Reestablish survey control for use in staking the above referenced publicly funded portions of work.
- Set catch basin and storm sewer lateral stakes indicating invert and rim elevations.
- Stake conduit crossing locations per construction plans.
- Set finish grades for vaults and j-boxes for franchise utilities..
- Provide blue top stakes for Bond, Gaines, Curry and Moody.
- Provide offset curb stakes at 25 foot stationing for use by the construction contractor to construct the curb improvements shown on the construction plans.
- Stake driveway horizontal and vertical limits.
- Provide construction stakes for the installation of temporary sidewalks.
- Stake temporary street light locations per the construction plans.

Upon consultation with the respective construction contractors, the scope and number of stakes may change to accommodate the individual needs of the construction crew.

The above scope of work is provided for your information and use. If, upon review, you determine that additional items are required or further clarification is needed, please contact me at (503) 699-2426.

Sincerely,

Otak, Incorporated

R. Gregg Weston, PE
Principal

RGW:hm:bld

c: Scott Shumaker – Otak
Rob Graham – Otak