

**CITY OF PORTLAND
AGREEMENT FOR PROFESSIONAL, TECHNICAL, OR EXPERT SERVICES**

CONTRACT NUMBER [Click Here and Type](#)

**TITLE OF WORK PROJECT
Gateway Park**

This contract is between the City of Portland ("City," or "Bureau") and PLACE studio LLC, hereafter called Consultant. The City's Project Manager for this contract is "[Click Here and Type](#)".

Effective Date and Duration

This contract shall become effective on November 1, 2014. This contract shall expire, unless otherwise terminated or extended, on December 31, 2017.

Consideration

- (a) City agrees to pay Consultant a sum not to exceed \$708,585. for accomplishment of the work.
- (b) Interim payments shall be made to Consultant according to the schedule identified in the STATEMENT OF THE WORK AND PAYMENT SCHEDULE.

CONSULTANT DATA AND CERTIFICATION

Name (print full legal name): PLACE studio LLC

Address: 735 NW 18th Avenue Portland, OR 97209

Employer Identification Number (EIN): 27-1973176

[INDEPENDENT CONTRACTORS: DO NOT PROVIDE SOCIAL SECURITY NUMBER (SSN) – LEAVE BLANK IF NO EIN]

City of Portland Business Tax Registration Number: 668677-98

Citizenship: Nonresident alien ☐ Yes ☒ No

Business Designation (check one): ☐ Individual ☐ Sole Proprietorship ☐ Partnership ☐ Corporation

☒ Limited Liability Co (LLC) ☐ Estate/Trust ☐ Public Service Corp. ☐ Government/Nonprofit

Payment information will be reported to the IRS under the name and taxpayer I.D. number provided above. Information must be provided prior to contract approval.

TERMS AND CONDITIONS

1. Standard of Care

Consultant shall perform all services under this contract using that care, skill, and diligence that would ordinarily be used by similar professionals in this community in similar circumstances.

2. Effect of Expiration

Passage of the contract expiration date shall not extinguish, prejudice, or limit either party's right to enforce this Contract with respect to any default or defect in performance that has not been corrected.

3. Order of Precedence

This contract consists of these Terms and Conditions, the Statement of Work and Payment Schedule, and any exhibits that are attached. Any apparent or alleged conflict between these items will be resolved by using the following order of precedence:

a) these Terms and Conditions; b) Statement of Work and Payment Schedule; and c) any exhibits attached to the contract.

4. Early Termination of Contract

(a) The City may terminate this Contract for convenience at any time for any reason deemed appropriate in its sole discretion. Termination is effective immediately upon notice of termination given by the City.

(b) Either party may terminate this Contract in the event of a material breach by the other party that is not cured. Before termination is permitted, the party seeking termination shall give the other party written notice of the breach, its intent to

terminate, and fifteen (15) calendar days to cure the breach. If the breach is not cured within 15 days, the party seeking termination may terminate immediately by giving written notice that the Contract is terminated.

5. Remedies and Payment on Early Termination

- (a) If the City terminates pursuant to 4(a) above, the City shall pay the Consultant for work performed in accordance with the Contract prior to the termination date. No other costs or loss of anticipated profits shall be paid.
- (b) If the City terminates pursuant to 4(b) above, the City is entitled all remedies available at law or equity. In addition, Consultant shall pay the City all damages, costs, and sums incurred by the City as a result of the breach.
- (c) If the Consultant justifiably terminates the contract pursuant to subsection 4(b), the Consultant's only remedy is payment for work prior to the termination. No other costs or loss of anticipated profits shall be paid.
- (d) If the City's termination under Section 4(b) was wrongful, the termination shall be automatically converted to one for convenience and the Consultant shall be paid as if the Contract was terminated under Section 4(a).
- (e) In the event of early termination the Consultant's work product before the date of termination becomes property of the City.

6. Assignment

Consultant shall not subcontract, assign, or transfer any of the work scheduled under this agreement, without the prior written consent of the City. Notwithstanding City approval of a subconsultant, the Consultant shall remain obligated for full performance hereunder, and the City shall incur no obligation other than its obligations to the Consultant hereunder. The Consultant agrees that if subconsultants are employed in the performance of this Agreement, the Consultant and its subconsultants are subject to the requirements and sanctions of ORS Chapter 656, Workers' Compensation.

7. Compliance with Applicable Law

Consultant shall comply with all applicable federal, state, and local laws and regulations. Consultant agrees it currently is in compliance with all tax laws. Consultant shall comply with Title VI of the Civil Rights Act of 1964 and its corresponding regulations as further described at: <http://www.portlandoregon.gov/bibs/article/446806>. In connection with its activities under this Contract, the Contractor shall comply with all applicable Grant Terms and conditions. This includes all terms and conditions contained in this contract and, for a contract involving a grant, the Grant Terms and Conditions as further described at: <http://www.portlandoregon.gov/bibs/article/455735>.

8. Indemnification for Property Damage and Personal Injury

Consultant shall indemnify, defend, and hold harmless the City, its officers, agents, and employees, from all claims, losses, damages, and costs (including reasonable attorney fees) for personal injury and property damage arising out of the intentional or negligent acts or omissions of the Consultant, its Subconsultants, suppliers, employees or agents in the performance of its services. Nothing in this paragraph requires the Consultant or its insurer to indemnify the City for claims of personal injury or property damage caused by the negligence of the City. This duty shall survive the expiration or termination of this contract.

9. Insurance

Consultant shall obtain and maintain in full force at Consultant expense, throughout the duration of the Contract and any warranty or extension periods, the required insurance identified below. The City reserves the right to require additional insurance coverage as required by statutory or legal changes to the maximum liability that may be imposed on Oregon cities during the term of the Contract.

- (a) Workers' compensation insurance as required by ORS Chapter 656 and as it may be amended. Unless exempt under ORS Chapter 656, the Consultant and all subconsultants shall maintain coverage for all subject workers.

☒ Required and attached // ☐ Proof of exemption (i.e., completion of Workers' Compensation Insurance Statement)

- (b) General commercial liability (CGL) insurance covering bodily injury, personal injury, property damage, including coverage for independent contractor's protection (required if any work will be subcontracted), premises/operations, contractual liability, products and completed operations, in per occurrence limit of not less than \$1,000,000, and aggregate limit of not less than \$2,000,000.

☒ Required and attached // ☐ Waived by Bureau Director or designee // ☐ Reduce by Bureau Director or designee

- (c) Automobile liability insurance with coverage of not less than \$1,000,000 each accident, and an umbrella or excess liability coverage of \$2,000,000. The insurance shall include coverage for any auto or all owned, scheduled, hired and non-owned auto. This coverage may be combined with the commercial general liability insurance policy.

☒ Required and attached // ☐ Waived by Bureau Director or designee // ☐ Reduce by Bureau Director or designee

- (d) Professional Liability and/or Errors & Omissions insurance to cover damages caused by negligent acts, errors or omissions related to the professional services, and performance of duties and responsibilities of the Consultant under this contract in an amount with a combined single limit of not less than \$1,000,000 per occurrence and aggregate of \$3,000,000 for all claims per occurrence. In lieu of an occurrence based policy, Consultant may have claims-made policy in an amount not less than \$1,000,000 per claim and \$3,000,000 annual aggregate, if the Consultant obtains an extended reporting period or tail coverage for not less than three (3) years following the termination or expiration of the Contract.

☒ Required and attached // ☐ Waived by Bureau Director or designee // ☐ Reduce by Bureau Director or designee

Continuous Coverage; Notice of Cancellation: The Consultant agrees to maintain continuous, uninterrupted coverage for the duration of the Contract. There shall be no termination, cancellation, material change, potential exhaustion of aggregate limits or non renewal of coverage without thirty (30) days written notice from Consultant to the City. If the insurance is canceled or terminated prior to completion of the Contract, Consultant shall immediately notify the City and provide a new policy with the same terms. Any failure to comply with this clause shall constitute a material breach of Contract and shall be grounds for immediate termination of this Contract.

Additional Insured: The liability insurance coverages, except Professional Liability, Errors and Omissions, or Workers' Compensation, shall be without prejudice to coverage otherwise existing, and shall name the City of Portland and its bureaus/divisions, officers, agents and employees as Additional Insureds, with respect to the Consultant's activities to be performed, or products or services to be provided. Coverage shall be primary and non-contributory with any other insurance and self-insurance. Notwithstanding the naming of additional insureds, the insurance shall protect each additional insured in the same manner as though a separate policy had been issued to each, but nothing herein shall operate to increase the insurer's liability as set forth elsewhere in the policy beyond the amount or amounts for which the insurer would have been liable if only one person or interest had been named as insured.

Certificate(s) of Insurance: Consultant shall provide proof of insurance through acceptable certificate(s) of insurance, including additional insured endorsement form(s) and all other relevant endorsements, to the City prior to the award of the Contract if required by the procurement documents (e.g., request for proposal), or at execution of Contract and prior to any commencement of work or delivery of goods or services under the Contract. The Certificate(s) will specify all of the parties who are endorsed on the policy as Additional Insureds (or Loss Payees). Insurance coverages required under this Contract shall be obtained from insurance companies acceptable to the City of Portland. The Consultant shall pay for all deductibles and premium. The City reserves the right to require, at any time, complete, certified copies of required insurance policies, including endorsements evidencing the coverage the required.

Subconsultant(s): Consultant shall provide evidence that any subconsultant, if any, performing work or providing goods or service under the Contract has the same types and amounts of coverages as required herein or that the subconsultant is included under Consultant's policy.

10. Ownership of Work Product

All work product produced by the Consultant under this contract is the exclusive property of the City. "Work Product" includes, but is not limited to: research, reports, computer programs, manuals, drawings, recordings, photographs, artwork and any data or information in any form. The Consultant and the City intend that such Work Product shall be deemed "work made for hire" of which the City shall be deemed the author. If for any reason a Work Product is deemed not to be a "work made for hire," the Consultant hereby irrevocably assigns and transfers to the City all right, title and interest in such work product, whether arising from copyright, patent, trademark, trade secret, or any other state or federal intellectual property law or doctrines. Consultant shall obtain such interests and execute all documents necessary to fully vest such rights in the City. Consultant waives all rights relating to work product, including any rights arising under 17 USC 106A, or any other rights of authorship, identification or approval, restriction or limitation on use or subsequent modifications. If the Consultant is an architect, the Work Product is the property of the Consultant-Architect, and by execution of this contract, the Consultant-Architect grants the City an exclusive and irrevocable license to use that Work Product.

Notwithstanding the above, all pre-existing trademarks, services marks, patents, copyrights, trade secrets, and other proprietary rights of Consultant are and will remain the exclusive property of Consultant.

11. EEO Certification

In the event Consultant provides in excess of \$2,500.00 for services to the City in any fiscal year, Consultant shall obtain EEO certification from the City.

12. Equal Benefits

Consultant must comply with the City's Equal Benefits program as prescribed by Chapter 3.100 of the Code of the City of Portland. The required documentation must be filed with Procurement Services, City of Portland, prior to contract execution.

13. Successors in Interest

The provisions of this contract shall be binding upon and shall inure to the benefit of the parties hereto, and their respective successors and approved assigns.

14. Severability

The parties agree that if any term or provision of this contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular term or provision held to be invalid.

15. Waiver

The failure of the City to enforce any provision of this contract shall not constitute a waiver by the City of that or any other provision.

16. Errors

The Consultant shall promptly perform such additional services as may be necessary to correct errors in the services required by this contract without undue delays and without additional cost.

17. Governing Law/Venue

The provisions of this contract shall be interpreted, construed and enforced in accordance with, and governed by, the laws of the State of Oregon without reference to its conflict of laws provisions that might otherwise require the application of the law of any other jurisdiction. Any action or suits involving any question arising under this contract must be brought in the appropriate court in Multnomah County Oregon.

18. Amendments

All changes to this contract, including changes to the scope of work and contract amount, must be made by written amendment and approved by the Chief Procurement Officer to be valid. Any amendment that increases the original contract amount by more than 25% must be approved by the City Council to be valid.

19. Business Tax Registration

The Consultant shall obtain a City of Portland business tax registration number as required by PCC 7.02 prior to beginning work under this Contract.

20. Prohibited Conduct

The Consultant shall not hire any City employee who evaluated the proposals or authorized the award of this Contract for two years after the date the contract was authorized without the express written permission of the City and provided the hiring is permitted by state law.

21. Payment to Vendors and Subconsultants

The Consultant shall timely pay all subconsultants and suppliers providing services or goods for this Contract.

22. Access to Records

The Consultant shall maintain all records relating to this Contract for three (3) years after final payment. The City may examine, audit and copy the Consultant's books, documents, papers, and records relating to this contract at any time during this period upon reasonable notice. Copies of these records shall be made available upon request. Payment for the reasonable cost of requested copies shall be made by the City.

23. Audits

- (a) The City may conduct financial and performance audits of the billings and services specified in this agreement at any time in the course of the agreement and during the three (3) year period established by paragraph 22. Audits will be conducted in accordance with generally accepted auditing standards as promulgated in Government Auditing Standards by the Comptroller General of the United States Government Accountability Office.
- (b) If an audit discloses that payments to the Consultant exceed the amount to which the Consultant was entitled, the Consultant shall repay the amount of the excess to the City.

24. Electronic Signatures

The City and Consultant may conduct this transaction, including any contract amendments, by electronic means, including the use of electronic signatures.

25. Merger Clause

This Contract encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether verbal or written.

26. Dispute Resolution/Work Regardless of Disputes

The parties shall participate in mediation to resolve disputes before conducting litigation. The mediation shall occur at a reasonable time after the conclusion of the Contract with a mediator jointly selected by the parties. Notwithstanding any dispute under this Contract, the Consultant shall continue to perform its work pending resolution of a dispute, and the City shall make payments as required by the Contract for undisputed portions of the work. In the event of litigation no attorney fees are recoverable. No different dispute resolution paragraph(s) in this contract or any attachment hereto shall supersede or take precedence over this provision.

27. Progress Reports: /X/ Applicable /☐/ Not Applicable

If applicable, the Consultant shall provide monthly progress reports to the Project Manager as described in the Statement of the Work and Payment Schedule.

28. Consultant's Personnel: /X/ Applicable /☐/ Not Applicable

If applicable, the Consultant shall assign the personnel listed in the Statement of the Work and Payment Schedule for the work required by the Contract and shall not change personnel without the prior written consent of the City, which shall not be unreasonably withheld.

29. Subconsultants

The Consultant shall use the subconsultants identified in its proposals. The Consultant shall not change subconsultant assignments without the prior written consent of the Chief Procurement Officer. The City will enforce all social equity contracting and Minority, Women and Emerging Small Business (M/W/ESB) subcontracting commitments submitted by the Consultant in its proposals. Failure to use the identified M/W/ESB subconsultants without prior written consent is a material breach of contract.

For contracts valued \$50,000 or more, the Consultant shall submit a Monthly Subconsultant Payment and Utilization Report (MUR), made part of this contract by reference, reporting ALL subconsultants employed in the performance of this agreement. An electronic copy of the MUR may be obtained at: <http://www.portlandoregon.gov/bibs/45475>.

30. Third Party Beneficiaries

There are no third party beneficiaries to this contract. Enforcement of this contract is reserved to the parties.

31. Conflict of Interest

Contractor hereby certifies that, if applicable, its contract proposal is made in good faith without fraud, collusion or connection of any kind with any other proposer of the same request for proposals or other City procurement solicitation(s), that the Contractor as a proposer has competed solely on its own behalf without connection or obligation to, any undisclosed person or firm. Contractor certifies that it is not a City official/employee or a business with which a City official/employee is associated, and that to the best of its knowledge, Contractor, its employee(s), its officer(s) or its director(s) is not a City official/employee or a relative of any City official/employee who: i) has responsibility in making decisions or ability to influence decision-making on the contract or project to which this contract pertains; ii) has or will participate in evaluation or management of the contract; or iii) has or will have financial benefits in the contract. Contractor understands that should it elect to employ any former City official/employee during the term of the contract then that the former City official/Contractor employee must comply with applicable government ethics and conflicts of interest provisions in ORS Chapter 244, including but not limited to ORS 244.040(5) and ORS 244.047, and the City's Charter, Codes and administrative rules, including lobbying prohibitions under Portland City Code Section 2.12.080.

STATEMENT OF THE WORK AND PAYMENT SCHEDULE

SCOPE OF WORK

January 20, 2015

Project Understanding & Approach Summary:

The purpose of this project is to advance the design in accordance with the 2011 Gateway Park Master Plan while incorporating new information from recent reports and coordinating with a Project Advisory Committee (PAC) and a general public engagement process. The team will then develop construction drawings and obtain the necessary permits for development respecting the project budget and coordinating with a general contractor secured through a Construction Management/General Contractor (CMGC) process.

The project includes a plaza, sized to accommodate an interactive water feature, outdoor seating and a variety of events including festivals or a farmers market. The multi-use plaza will be located on the north part of the site, transitioning to a green park space on the south.

Flexible green spaces will provide opportunities for family activities, leisurely walks, fitness trail loops, seating areas, and event spaces for concerts and outdoor movies.

The park consists of three adjacent properties totaling 4.2 acres. Portland Development Commission (PDC) and Portland Parks & Recreation (PP&R) currently share joint title of the parcels. PDC is currently planning to solicit for development proposals for the one-acre site along Halsey Street. Our team will coordinate a complementary and supportive transition between the Park and the development site and work cooperatively with PDC and a prospective development team.

The Park will contribute to the Gateway Eco-District and provide public amenities currently lacking in the Hazelwood, Mill Park, and Woodland Park neighborhoods.

The City has not designated a sustainability standard such as LEED for site development, however the team will meet the intent of the Green Building Policy and use LEED® Green Building Rating System for New Construction - 2009 as a framework for the improvements. This may include energy efficient LED and International Dark Sky Association compatible lighting, locally-sourced, recycled content/reclaimed, and durable materials. New buildings should meet LEED® Gold level certification and will include an eco-roof per the Portland Green Building Policy. The team will work with staff from PP&R, Portland Development Commission and the Bureau of Planning and Sustainability throughout the project to ensure that the project meets the intent of City sustainability policies.

New park spaces will allow for high visibility and easy access by maintenance and safety personnel.

The team will conduct an engaging and inclusive design process and develop documents consistent with the Master Plan. Design work will be presented in a public venue which includes the general public, PAC and stakeholders, and result in thoughtful and creative responses to the comments received. Design of the skate dot is expected to be done in consultation with representatives from the PP&R Skate Park Advisory Committee. Proposed art work will be coordinated with the Regional Arts and Culture Council (RACC) and key project stakeholders.

PDC has been working with stakeholders on an investment strategy for the Halsey Weidler commercial corridor to create a positive identity and brand for the district and improve economic performance. The team will consider the findings and recommendations of this study and incorporate the final Park design to support the revitalization of this commercial district.

The project will include a universally accessible playground that will provide people of all abilities inclusive access and the opportunity to move throughout the play space safely and independently.

The proposed design and construction budget of Gateway Park is \$4.6 million. The project's initial design tasks will include documentation of all desired elements of the Master Plan; however if the improvements to be carried forward into construction exceed the available funding, the actual improvements to be constructed will be determined based on priority, determined by the City.

Project Assumptions:

1. The City will provide adequate survey information covering the study area to the consulting team for the development of a detailed base plan. Survey information will include all surface improvements, topography, spot elevations on all key elements and grade breaks, site vegetation, underground utilities including invert elevations, and all other information necessary to thoroughly document the site for construction. The consulting team will rely on the accuracy of the survey information when preparing design and construction documents.
2. The artist (Horatio Law) will work directly with the consulting team during the Schematic Design and Design Development phases, and will be contracted by PLACE studio, under a percentage complete basis by task. Once the art concepts have been fully developed and accepted by PP&R and RACC, the artist will work directly under RACC for the fabrication and installation of the art piece(s) on site. This work will be contracted through PP&R and RACC. The PLACE team will continue coordination with the artist and RACC during the Construction Documentation phase and provide assistance to the artist for any necessary structural, lighting or permitting documentation.
3. The skate park design build/consultant (Grindline) will work directly with the consulting team during the Schematic Design and Design Development phases and will be contracted by PLACE studio, under a percentage complete basis by task. Once the skate park design concepts have been fully developed and accepted by PP&R, Grindline will be contracted by the CMGC for the permit documentation and design-build execution of the Skate Dot.
4. The Right-of-Way (ROW) work within the NE Halsey Street corridor will include a curb extension at the corner of NE 106th. The work be designed, permitted up to the face of curb, including the public sidewalk, stormwater facilities and furnishings zone. With the exception of curb replacement for the curb extension, the existing curb along NE Halsey will remain in place. The roadway will be designed and constructed by Portland Bureau of Transportation (PBOT). The consulting team will coordinate work with PBOT to ensure that the roadway work transitions seamlessly into public sidewalk and furnishings zone.
5. The Right-of-Way (ROW) work within the NE 106th, NE 104th and NE Wasco Street corridors will not include curb extensions or stormwater planters. The curbs in these ROW's will be replaced and will include new curb ramps and or driveways as necessary. The work be designed, permitted up to the face of curb, including the public sidewalk, and furnishings zones. The consulting team will coordinate work with PBOT to ensure survey information is adequate for this work. If additional survey work is needed, this will be provided by the City or performed by the project civil engineer as an additional service.

6. Construction work may be divided into two phases or bid packages allowing the CMGC to begin site preparation work under the first bid package ahead of a final bid package for the remaining improvements.
7. The CMGC will manage and update the construction schedule and critical path for construction.
8. The City will facilitate public involvement meetings and open houses. The consulting team will rely on the City to coordinate all efforts related to announcement, location, and development of open houses. The consulting team will be responsible for providing materials for presentations developed as part of the identified work tasks, presenting their work, interacting with the public and committee members, and answering questions. These presentation materials will be delivered to the City in a manner which can be used for web-based information sources.
9. The City will limit the number of meetings required by the consulting team to the quantities described in the Work Plan. The itemized meetings in the work plan, listed under each task, will establish the total number of available meetings to be used throughout the project, understanding that number of meeting may be adjusted between tasks, not exceeding the total number in aggregate. Meetings will be tracked separately from other products, so the number of meetings expended can be monitored during each task to determine if adjustments need to be made during the course of the work in order to stay within the total number allotted. The City staff will also provide adequate advance notice of meetings particularly if consulting team members will be asked to make presentations.
10. The City intends to utilize a CMGC alternative contracting method for construction. The consulting team will assist the City in the selection of the CMGC. The City and the CMGC will prepare all procurement packages including General Conditions, Instructions to Bidders, solicitation forms, and other similar documents. The consulting team will assist the City, with the City and CMGC leading these efforts.
11. The Bureau of Development Services (BDS) will provide an Early Assistance process for cursory reviews of progress drawings prior to permit submittal, if needed. Schematic Design and/or Design Development drawings can be used for this purpose so that all required permits can be determined and important issues can be highlighted by BDS for the design team prior to permit submittal.
12. The consulting team will work with the appropriate City agencies to design and document a project that complies with current permit requirements. The consulting team will follow the requirements set forth by the permitting agencies. Changes in policy or code from these agencies, after an approval on design direction has been reached, will be cause to negotiate Additional Services.
13. The City will assign a Construction Manager (CM) to the project to represent the City.
14. We understand that additional fundraising efforts have been offered to provide for the universally accessible play area. Authorization to proceed with a defined play area scope of work will be made by PP&R prior to beginning Task 3-Design Development (no later than February 2015). This will be necessary to allow the consulting team and the CMGC to establish a Guaranteed Maximum Price (GMP).
15. We understand the CMGC may choose to issue an early bid package for preparatory work, such as demolition, utilities and general earthwork. We assume that a Conformed Construction Set, a set that has incorporated all permit review comments and cost reconciliation measures, will not be required for the early bid package.

PROJECT TASKS:

TASK 1: Project Understanding, Approach & Technical Investigation (December 2015 – February 2015)

1.1 Work Plan. Develop detailed project work plan and set of tasks to be accomplished by the prime consultants and sub-consultants.

1.2 Technical Investigation.

Relevant Information. All relevant information about the master plan and project area will be assembled, reviewed and confirmed, including key previous studies and plans, record drawings, historical park and neighborhood information, rights-of-way maps, utility information/easements, environmental conditions, survey and transportation and utility system plans. A site

reconnaissance tour will be conducted to document existing conditions. The assemblage of relevant information will be documented. For PP&R provided items, this will be a list of document titles and their dates, and for information provided by other sources, a copy will be provided to PP&R, along with a summary memorandum of all the relevant information and any implications to the project scope of proposed work. The assembled list will be distributed to members of the consulting team to confirm that the necessary information is provided.

A preliminary list of relevant information includes items provided within the RFP:

- Gateway Park 2011 Master Plan Document
- Gateway Park 2014 Public Involvement Plan
- Gateway Addendum to Geophysical Survey for Underground Storage Tanks
- Gateway Design Level Building Survey by PBS Environmental
- Gateway follow-up Asbestos-Containing Materials sampling report by PBS Environmental
- Gateway Geophysical Survey for Underground Storage Tanks - Geo Potential Environmental Report
- Gateway Phase Two Environmental Site Assessment by PBS Environmental
- Portland Parks & Recreation CAD Standards
- Portland Parks & Recreation As-Built Standards
- Portland Parks & Recreation Ecologically Sustainable Landscape Initiative
- Halsey-Weidler Commercial Corridor Summary of Findings and Recommendations – Part I of the Halsey Weidler Commercial Corridor Investment Strategy

Base Plan. A detailed base plan will be developed for the project site. The City-provided topographic survey and any as-builts will be compiled with information gathered at the site visit and with any planned street or utility projects' plans and with any upcoming adjacent property development. The City has already provided the consulting team with a survey, and upon Notice to Proceed, the team will review the completed survey work, and request any additional information, areas, or corrections by the City's contracted surveyor.

Geotechnical Investigation. A brief memorandum will be prepared that summarizes recommendations concerning (1) earthwork, including cut and fill slopes, wet-weather construction, and the suitability of on-site soils for use as structural fill; (2) types of foundations and allowable bearing pressures for lightly loaded structures; (3) retaining wall design criteria; (4) anticipated settlements; (5) seismic design criteria, including a Site Class in accordance with the current International Building Code (IBC) and Oregon Structural Specialty Code; (6) subdrainage requirements; and (7) pavement design for the plaza and paved trails.

The Geotechnical engineer will provide a Contaminated Media Management Plan (CMMP) for to provide recommendations to mitigate the contaminated area from the former dry-cleaner. This plan will be reviewed with the Oregon Department of Environmental Quality (DEQ) and Portland Bureau of Environmental Services (BES).

The geotechnical engineer will provide infiltration testing in two locations by drilled borings made at locations and to depths coordinated with the civil engineer. Due to the potential presence of dense to very dense gravel and cobbles, the borings may be drilled using a truck-mounted drill rig and hollow-stem auger techniques. The borings will be subcontracted to a drilling contractor experienced in drilling and sampling soils for engineering purposes. The drilling and sampling will be accomplished under the direction of an experienced geotechnical engineer or engineering geologist who will locate the general areas for drilling and maintain a detailed log of the materials and conditions uncovered during the course of the work. Infiltration testing will be completed in general conformance with the requirements of the City of Portland 2014 Stormwater Management Manual (SWMM). Based on the SWMM, it may be necessary for the infiltration test holes soak for at least 4 hours prior to performing the infiltration tests. As a result, our work may occur over a two-day period. Laboratory testing will be limited to natural water content determinations. The results of the infiltration testing will be provided in a brief memorandum.

Tree Assessment. A tree assessment report and recommendations will be prepared by the team's certified Arborist that includes all Park and ROW trees. The report will include the size, species, general condition, observable defects, and potential impact to each tree from proposed project. Each tree will be keyed to the site survey, along with locations of overhead power lines.

Identify Preliminary Concerns and Issues. The consulting team will participate in meetings to identify preliminary concerns and issues with the Technical Advisory Committee (TAC) and others as required and needed. Among others, these will include: coordination of public involvement with PP&R; coordination of public right-of-way improvements and public utilities with

Portland Bureau of Transportation (PBOT), Bureau of Environmental Services (BES) and Portland Water Bureau (PWB); coordination with franchise utility providers; coordination with Bureau of Development Services (BDS) on permitting; coordination with BES on stormwater management within the Park; coordination with Bureau of Planning and Sustainability as well as Sustainable Procurement Services on sustainable design opportunities and Green Building Policy compliance; coordination with Regional Arts and Culture Council (RACC) on public art; coordination with Office of Neighborhood Involvement's (ONI), Portland Police, and Portland Park Rangers on crime prevention through environmental design; coordination with Urban Forestry on tree assessment, protection, and mitigation for any tree removals and tree plantings goals and canopy issues; coordination with PDC on Park design adjacent to proposed mixed-use development and Halsey Weidler Investment Strategy. Meeting summaries will be prepared to document information provided and any decisions made in the meeting.

1.3 Summary of Opportunities and Constraints. Upon conclusion of the Technical Investigation phase, the consulting team will identify issues, risks, opportunities, and probable constraints. This includes existing and future conditions of the urban context, existing district character, connections, links, land uses, existing restrictions (ROW and setbacks), private access and intersections, site constraints, potential utilities conflicts, existing transit, bike and pedestrian routes, edge conditions, adjacent building design, circulation, site grades, drainage, pavement and furnishings, and condition of the site. This information will be summarized in narrative and graphic form, as appropriate for review by City staff, for use in public process communications and in the design process.

1.4 Construction Manager/General Contractor (CM/GC) Work Plan Development. PP&R intends to contract with an individual, partnership, corporation, joint-venture, or other legal entity in a minimum of two phases, with agreements and fee negotiations for each phase. For Phase 1, the consulting team will provide Pre-Construction Services during the design phase of this project. Pre-Construction Services will include, but are not limited to, participating in design meetings, value engineering, estimating and cost control, construction schedule development, permit check sheet review, plan and specification reviews, constructability reviews and exploratory excavation. In addition, the CMGC Contractor will help develop the construction scope for work, construction schedules, and the GMP for the construction phase of the work. At the completion of the design or at any point in Phase 1 prior to completion of design, as may be required by PP&R, the successful CMGC Proposer will be requested to provide a GMP to act as CMGC for Phase 2, the construction of the Park and assume the risk of delivering the Project on schedule at or under the GMP. The design team will assist PP&R in developing criteria, scope and schedule to be used in a proposal for CMGC Services for the project. The resulting contract will be managed by PP&R.

Meetings:

Site Visit (1)
Meetings with Parks PM (6)
Meetings with PP&R public involvement staff (2)
Team Meetings (3)
Meetings with permitting agencies and/or PP&R staff (6)
Meetings with PAC (2)

Deliverables:

Detailed project work plan
Summary memorandum of recommendations
Photo and narrative documentation of existing conditions
Site base plan
Geotechnical information memorandum
Contaminated Media Management Plan (CMMP)
Infiltration testing results memorandum
Arborist's tree assessment report and recommendations
Meeting summaries
Summary of opportunities & constraints

TASK 2: Schematic Design (February - April 2015)

2.1 Schematic Design (SD). Using the information gathered during Task 1, the consulting team will work with the City staff to develop the schematic design based upon the park program developed in the 2011 Master Plan including: multi-use plaza with interactive water feature/play fountain, restroom/storage/shade structure, event space with display fountain, lawn area with subsurface drainage system, inclusive children's adventure play area, skate dot/snake run, picnic areas, circulation, planting

concept, lighting and electrical service, grading and stormwater concepts, sustainable design opportunities, relationship to future development, and development of a restroom/storage/mechanical building program with PP&R staff. The schematic design phase will include the exploration of opportunities and options for the inclusion of art and recommendations for site furnishings, materials, and plant themes and palettes. We will also confirm the appropriate scale and application of program elements including the skate dot, water feature, proposed shade structures, and the universally accessible play area, and other park elements identified in the master plan.

A summary of the tasks anticipated during schematic design includes the following:

- Coordinate with PDC and developer.
- Program and conceptually design the park support building(s).
- Prepare illustrative materials sufficient to describe the intent of the design and to provide a sense of the finished character.
- Finalize the permit and land use requirements and approach.
- Meet with City public involvement staff and organize materials for public outreach.
- Prepare preliminary (order of magnitude) cost estimate, itemized by program element.
- Prepare for and participate in (2) Public Open Houses.
- Prepare meeting summaries, progress reports and schedule updates.

Meetings:

Meeting with Parks Project Manager (5)

Team Meetings (3)

Meeting with PP&R public involvement staff (2)

Meetings with the PAC (3)

Public Open Houses (2)

Presentation to RACC (1)

Meetings with the RACC/artist coordination (4)

Meetings with the TAC (1)

Meeting with Parks PM and operations & maintenance staff (1)

Meetings with permitting agencies and/or PP&R staff (6)

Deliverables:

Illustrative schematic design concept.

Options for proposed thematic elements, products, site furnishings, lighting, interpretive elements and materials for public review.

Presentation graphics & comment card for (2) Public Open Houses; digital graphics for web.

Order of Magnitude Cost Estimate for schematic design.

Schematic design package at 90 and 100%.

Order of Magnitude Cost Estimate for finalized schematic design.

Meeting notes and summaries.

TASK 3: Design Development (April - June 2015)

3.1 Design Development (DD). Based on the final schematic design and as directed by PP&R the consulting team will develop the selected site elements, including the interactive water feature, overhead structure, universally accessible adventure play area, skate dot/snake run, softscape and hardscape areas and a restroom building. The consulting team will continue to refine the art components for the site and coordinate with utilities.

Design refinements to the site elements will be provided within a set of more detailed drawings, including existing conditions plan (survey), demolition plan including any recommended tree removals, grading plan (slope directions and gradients to communicate concepts), utility plans (proposed locations of underground piping, conduits, surface structures, vaults, manholes, etc., materials proposed, any new franchise utilities), utility design plan and profile sheets, utility relocation plans, preliminary drainage design, site layout plan (scoring, paving interfaces, primary dimensions such as sidewalk widths and overall sizes of features), materials plan, irrigation mainline and zone plan (describe and/or show approach, proposed equipment, coverage goals), planting plan (locations, massing and species alternatives), lighting and electrical service plan, and preliminary site details. The team will coordinate with RACC as the process requires for type and location of art and its incorporation into the project.

Development of water feature/play fountain will include cost benefit analysis of the following water use and disposal options: 1) flow through system (water to Sanitary Sewer); 2) re-circulated water system (water filtered, sanitized and re-used in the water feature); and 3) reclaimed water system (water to storage tank for reuse in irrigation).

Design development will include a more refined package of proposed products, site furnishings, materials, and proposed color chips/samples for all items with City review at 30%, 60% and 90%. A table of contents will be compiled as a list for required technical specification sections.

The contractor selected through the CMGC process is expected to be under contract and participating in the 60% review. A detailed cost estimate will be provided at completion of 100% Design Development for the CMGC to establish a guaranteed maximum price.

A summary of the tasks anticipated during design development includes the following:

- Coordinate with PDC and developer.
- Conduct land use, Bureau of Development Services (BDS) and Portland bureau of Transportation (PBOT) permits initial review. The consultant and the PP&R Project Manager will meet with BDS staff to start the early assistance process for all development permits.
- Determine critical issues and key dates that must be met to keep the project on schedule.
- Prepare DD Cost Estimate with possible bid alternates and access plan.
- Prepare cost benefit analysis for water feature/play fountain.
- Reconcile the cost estimates with CMGC.
- Finalize the GMP.
- Coordinate with RACC.
- Develop public art concept drawings and/or digital models.
- Prepare meeting summaries, progress reports and schedule updates.

3.2 Building and ROW Improvement Permits Initial Review. The consulting team will coordinate with Bureau of Development Services (BDS) who will provide an Early Assistance process for cursory reviews of progress drawings prior to permit submittal, if needed. Schematic Design and/or Design Development drawings will be provided for this purpose so all required permits can be determined and important issues can be highlighted by BDS for the design team prior to permit submittal to help shorten the review and revision process. The team will attend an Early Assistance meeting with Bureau of Environmental Services (BES) staff to review the Portland Stormwater Management Manual requirements, management approach, and forms/plans/reports/calculations that will be required for the permit review process is required.

The consulting team will provide plans to the of Bureau of Transportation (PBOT) and participate in a review session to determine permit and approval process for any proposed ROW improvements: If PBOT determines the improvements will require a Street Improvement Permit requiring full engineering review, as opposed to a counter permit, an Early Assistance Conference will be held, as well as a Pre-Design Conference and reviews according to a prescribed process. This conference will likely occur at the beginning of design development or near the end of schematic design, as appropriate. The consulting team will attend the Early Assistance and Pre-Design conferences and be prepared to discuss the technical requirements with each of the interested bureaus.

Meetings:

Meeting with Parks PM (4)
Team Meetings (3)
Meetings with CMGC (3)
Early Assistance Conference with PBOT (1)
Early Assistance Meeting with BDS (1)
Early Assistance Meeting with Bureau of Environmental Services (BES) (1)
Meeting with Disability Advisory Committee (1)
Presentation to RACC (1)
Meeting with Parks PM and operations & maintenance staff (1)
Meetings with TAC and/or PAC (2)
Meetings with PDC (2)

Deliverables:

Value engineered version of Schematic Design cost estimate and narrative description of materials changes.
PBOT Drawings for ROW improvements.
Updated detailed project work plan, project schedule, permit analysis and submittal / meeting schedules.
Design Development submittal at 30, 60, 90 and 100% completion.
Design Development level cost estimate.
Specifications Table of Contents.

Refined furnishings and materials palette.
Cost Benefit analysis for water feature (flow through, recirculating and reclaimed systems).
Meeting notes and summaries.

TASK 4a: Construction Documents (July - November 2015)

Upon written authorization from the PP&R Project Manager, the consulting team will proceed with Construction Documents (CD). Using the 100% design development cost estimate, review comments, and as directed by the City, the consulting team adjust the design and/or materials to match the scope to the budget, allowing for some alternates to be carried forward into Construction Documents for further refinement and cost estimating. The team will coordinate with the City and CMGC contractor to provide value engineered cost estimate documentation and narrative of the proposed design changes to demonstrate that the changes will bring the project scope into alignment with the budget at the 30, 60, 90 and 100% Construction Document submittals.

The team will provide construction documents to be used for permitting and the City's formal bidding process. Approved bid alternates will be documented as directed by City. Construction drawings and technical specifications will be coordinated with the City's General Conditions of the Contract and Division One specifications, and coordinated with PBOT standard specifications and details in the case of street permit work. Technical specifications will be provided in CSI 2010 MasterFormat. The documents will include all work necessary to comply with the Portland Stormwater Management Manual requirements, including soil infiltration testing, reports, forms, calculations, and drawings.

To meet the time schedule and to work with the CMGC, may be necessary to split construction activities into two parts. The first part, Bid Package #1, an early construction package, would cover work necessary for site preparation, underground utilities, and general earthwork, as determined by the CMGC. The second part, Bid Package #2, would cover all other budgeted construction work.

TASK 4b: Public ROW Improvements (July - November 2015)

The consulting team will develop sidewalk improvements (paving, planting, street furnishings and curb ramps for the park side of three public Rights-of-Ways for NE Wasco Street, NE 106th Avenue and NE 104th Avenue. Within the NE Halsey Street corridor, our work includes improvements up to the PDC parcel and the face of curb, on the south side of the street only. The addition of one curb extension at the intersection of NE 106th and NE Halsey will be included. This work will be designed, permitted and documented by the consulting team including the curb extension, curb ramps and stormwater planter or other means of stormwater treatment. PBOT will design and construct improvements within the roadway.

A Street Improvement Permit Set for work within the public right-of-way will be provided as a separate set of Public Works documents as specified by PBOT. Submittals for the Street Improvement Permit will be on an earlier and separate track, as the approval process from first submittal to approved permit set is anticipated to be 4-6 months.

A summary of the tasks anticipated during construction documentation and public ROW improvement documentation includes the following:

- Prepare 30, 60, 90, and 100% CD level documents
- Conduct cost reconciliation with CMGC and consulting team at submittal review intervals.
- Coordinate with City review of documents and adjust the documents based on review.
- Conduct Quality Control Review.
- 100% Street Improvement Permit Drawings.
- Continue coordination with RACC as required for incorporation of public art; include art within in construction documents as necessary.
- Prepare meeting summaries, progress reports and schedule updates.

Meetings:

Meeting with Parks PM (6)
Team Meetings (3)
Meetings with CMGC (3)
Predesign conference with affected bureaus (1)
Plan review meetings with PBOT (3)
Meeting with Parks PM and operations & maintenance staff (3)
Meeting with TAC and/or PAC (1)
Meeting with Disability Advisory Committee (1)
Meetings with PDC (2)

Deliverables:

Updated detailed project work plan, project schedule, permit analysis and submittal / meeting schedules.
Value engineered version of GMP cost estimate and narrative description of materials changes.
30, 60, 90 and 100% Construction Document submittals.
100% Street Improvement Permit Drawings.
Final public art drawings.
Drainage/Stormwater Management Report with forms, plans and specifications.
Soil Infiltration Test Results as required by Portland Stormwater Management Manual.
100% technical specifications and special provisions section.
Meeting notes and summaries.

TASK 5: Development Services Permitting (September – December 2015)

The consulting team will provide technical material, corrections, and additions necessary for the City and/or General Contractor to obtain required building permits. The team will also provide technical material, corrections, and additions necessary for the City and/or CMGC to obtain required street improvement permits. Street improvement permitting as specified by PDOT and BES for work in the public-right-of way will be documented and coordinated by the civil engineer as a separate effort.

A summary of the tasks anticipated during permitting includes the following:

- 100% CD review revisions.
- Finalize Permit Set.
- Street Improvement Permitting.
- Plan Check Response
- Assist with permit applications and forms.

5.1 100% Construction Document Review Revisions. Prior to permit submittal, if the City Project Manager determines at his/her sole discretion that the 100% CD drawings require too many revisions or there are too many outstanding unresolved issues, the issues will be resolved and the consulting team will make the revisions prior to producing permit sets for submittal. If, on the other hand, the City Project Manager determines the 100% CD review comments and any unresolved issues are minor enough that the 100% CD drawings and specifications are sufficient for permit submittal, any remaining 100% CD review comment revisions will be made during the permitting period, prior to Bid Set.

5.2 Building Permit. The consulting team will provide all information including corrections, check sheet submittals, and additional work necessary to obtain required building permits, including trips to BDS to add corrections, mark up or attach revisions to the permit review sets as necessary. The City Project Manager will be the applicant and prime point of contact, with all communications, check sheets, responses, negotiations, and appeals flowing through him/her. The City Project Manager will give direction on revisions.

5.3 Street Improvement Permit. The consulting team will provide all information, resubmittals, corrections and additions necessary to obtain required permits, including trips to PBOT to mark up or attach revisions to the permit review sets as necessary. The City Project Manager will be the applicant and prime point of contact, with all communications, check sheets, responses, negotiations, and appeals flowing through him/her. The City Project Manager will give direction on revisions.

5.4 Contaminated Media Management Plan (CMMP). Based on our understanding of site environmental conditions, we anticipate the geotechnical consultant will visit the site four times during construction to observe excavation within the contaminated area, as identified in the CMMP. GRI will collect up to four samples and submit the samples to a subcontracted laboratory for volatile organic analysis. The field observations and chemical results will be summarized in a brief project closeout memorandum.

Meetings:

Meeting with Parks PM (4)
Team Meetings (2)
Meetings with permitting agencies (4)

Deliverables:

Permit Set.
Stormwater Operations and Maintenance forms.

Contaminated Media Management Plan.
Revised Permit sets as necessary.
Appeal applications as necessary.

TASK 6: Bid Assistance (Bid Package 1 - July 2015 | Bid Package 2 - November 2015)

The consulting team will provide services during the CMGC's bid period to provide clarification, addenda, review substitution requests, answer questions, and attend a pre-bid conference.

Meetings:

Pre-bid conference (2)

Deliverables:

Bid Package #1 for demolition, site preparation, utilities, and preliminary earthwork.
Bid Package #2 for the remaining improvements.
Addenda and substitution requests for each package.

TASK 7: Conformed Construction Set Preparation (December 2015)

Upon completion of CMGC subcontractor bidding for Bid Package #2 and after all permit comments have been received and approved, the consulting team will update the construction documents to include all addenda and permit changes. These documents will become the Conformed Construction Set and will be provided to the City and CMGC for construction.

Meetings:

Meeting with Parks PM and CMGC (1).

Deliverables:

Revised set of Contract Documents (PDF format).
AutoCAD files of drawings for Contractor convenience.

TASK 8: Services During Construction & Close-Out (December 2015 – June 2017)

The consulting team will provide services during construction to ensure successful interpretation of the construction documents. During project close-out the team will review contractor provided red-lined as-builts, project closeout manual, warranties, and spare parts submittals, and provide comments on their accuracy and completeness. The team will produce electronic record drawings in PP&R's required format that includes all changes made to the project since the construction set, including owner/design team revisions and the information from contractor's as-built mark ups.

A summary of these services anticipated during construction and project close-out includes the following:

- Prepare a complete spreadsheet of required submittals per PP&R format, including close out submittals, for a tracking log.
- Meet with City staff and the CMGC field personnel to discuss issues such as project limits, erosion control, access locations, time limitations on the work day, maintenance of public passage requirements, traffic control, as well as a discussion of construction document requirements.
- Attend weekly job site meetings, respond to contractor requests for information (RFI), provide clarification drawings as needed, assist with interpretation of drawings, review submittals, review work progress, prepare change orders if necessary, and review Contractor pay requests.
- Review and comment on shop drawings and engineering calculations.
- Coordinate public art installation.
- Review design-build Skate Dot construction.
- Prepare meeting summaries, and field progress reports.
- Provide up to three site visits to observe level of substantial completion and develop a punch list outlining construction items not meeting the contractual obligations of the construction documents.
- Provide one site visit to verify correction / completion of items on initial punch list. If necessary, develop a final punch list outlining construction items not meeting the contractual obligations of the construction documents.
- Prepare Record Drawings transferred from contractor-provided as-built information to the electronic files and provide to City.

Meetings:

Meeting with Parks PM (10)
Pre-construction meetings (4)
Weekly construction meetings (56)
Site observations (28)
Substantial Completion walk-throughs (3)
Final Completion walk-throughs (1)

Deliverables:

Spreadsheet of required submittals tracking log.
Review and approval of submittals, shop drawings and completeness review documentation.
Requests for information (RFI) responses.
Architect's Supplemental Instructions (ASIs).
Substitution Request review and responses.
Weekly construction meeting draft minutes.
Response memo to contractor's draft Project Close-Out Submittals.
Substantial Completion punch list.
Final Completion review and response.
Draft Electronic Record Drawings & specifications.
Final Electronic Record Drawings & specifications.

Fees by discipline:

1 Start Up & Technical Investigation	\$30,530	\$3,615	\$5,490	\$460	\$2,520	\$720	\$0	\$840	\$10,590	\$0	\$0	\$0
2 Schematic Design	\$45,740	\$9,300	\$4,890	\$8,280	\$9,800	\$10,650	\$13,760	\$5,040	\$0	\$4,940	\$2,950	\$6,165
3 Design Development	\$59,320	\$11,040	\$3,720	\$9,430	\$12,900	\$4,620	\$13,760	\$5,880	\$0	\$9,110	\$2,750	\$21,495
4a Construction Documents	\$50,065	\$15,335	\$0	\$230	\$13,280	\$2,700	\$27,520	\$6,780	\$0	\$18,450	\$0	\$14,400
4b Public ROW Improvements	\$0	\$50,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5 Development Services Permitting	\$14,270	\$1,285	\$0	\$0	\$1,320	\$0	\$0	\$1,300	\$0	\$2,990	\$0	\$0
6 Bid Assistance	\$6,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7 Conformed Construction Set Preparation	\$12,910	\$690	\$0	\$0	\$220	\$0	\$4,160	\$300	\$0	\$2,070	\$0	\$0
8 Services During Construction & Project Close-Out	\$69,325	\$3,950	\$0	\$0	\$10,180	\$1,800	\$4,100	\$6,200	\$5,010	\$6,550	\$0	\$0
Fees by Consultant:	\$288,600	\$95,455	\$14,100	\$18,400	\$50,220	\$20,490	\$63,300	\$26,340	\$15,600	\$44,110	\$5,700	\$42,060
TOTAL FEE:	\$684,375											
Expenses (N.T.E):	\$8,710	\$800	\$0	\$0	\$1,000	\$900	\$3,500	\$350	\$6,650	\$1,000	\$800	\$500
Total Expenses:	\$24,210											
TOTAL Fees w/ Expenses:	\$708,585											

We propose to invoice monthly on a percentage complete basis by task. Reimbursable expenses are additional and will be invoiced at our cost plus 5% against a budget of \$24,210 (4% of consulting fees).

Kind Regards,
PLACE studio



Eric Bode, Principal

CONSULTANT PERSONNEL

The Consultant shall assign the following personnel to do the work in the capacities designated:

NAME	ROLE ON PROJECT
Mauricio Villarreal	Principal in Charge / Landscape Architect of Record
Eric Bode	Managing Principal / Landscape Architect
Steve Ray	Quality Assurance / Quality Control
Zeljka Carol Kekez	Public Involvement
Colleen Wolfe	Project Manager
Miguel Camacho-Serna	Project Designer
Jennifer Huang	Project Designer
Dylan Morgan	Project Designer
Bhronwhyn Dean	Project Designer / Arborist

SUBCONSULTANTS

The Consultant shall assign the following subconsultants to perform work in the capacities designated:

NAME	ROLE ON PROJECT	SUBCONTRACT AMOUNT
KPFF, Inc.	Civil Engineer	\$ 95,455
Communitas Planning, LLC	Land Use Planner	\$ 14,100
Horatio Hun-Yan Law	Artist	\$ 18,400
Scott Edwards Architecture, LLP	Architect	\$ 50,220
Learning Landscapes Design, LLC	Play Area Designer	\$ 20,490
STO Design Group, Inc.	Water Feature Engineer	\$ 63,300
Equilibrium Engineers, LLC	Structural Engineer	\$ 26,340
Geotechnical Resources, Inc.	Geotechnical / Environmental Engineer	\$ 15,600
LittleFish Lighting, Inc.	Lighting Design / Electrical	\$ 44,110
Grindline Skateparks, Inc.	Skatepark Design	\$ 5,700
Drew Collaborative Works, LLC	Cost Planning / Management	\$ 42,060

The City will enforce all social equity contracting and Minority, Women and Emerging Small Business (M/W/ESB) subcontracting commitments submitted by the Consultant in its Proposal. For contracts valued \$50,000 or more, the Consultant shall submit a Monthly Subconsultant Payment and Utilization Report (MUR), made part of this contract by reference, reporting ALL subconsultants employed in the performance of this agreement. An electronic copy of the MUR may be obtained at: <http://www.portlandoregon.gov/bibs/45475>.

COMPENSATION

The maximum that the Consultant can be paid on this contract is \$708,585. (hereafter the “not to exceed” amount.). The “not to exceed” amount includes all payments to be made pursuant to this contract, including reimbursable expenses, if any. Nothing in this contract requires the City to pay for work that does not meet the Standard of Care or other requirements of the Contract. The actual amount to be paid Consultant may be less than that amount.

The Consultant is entitled to receive progress payments for its work pursuant to the Contract as provided in more detail below. The City will pay Consultant based on these invoices for acceptable work performed and approved until the “not to exceed” amount is reached. Thereafter, Consultant must complete work based on the Contract without additional compensation unless there is a change to the scope of work.

Any estimate of the hours necessary to perform the work is not binding on the City. The Consultant remains responsible if the estimate proves to be incorrect. Exceeding the number of estimated hours of work does not impose any liability on the City for additional payment.

If work is completed before the “not to exceed” amount is reached, the Consultant’s compensation will be based on the Consultant’s bills previously submitted for acceptable work performed and approved.

PAYMENT TERMS: Net 30 Days

Hourly Rates

The billing rates shall not exceed those set forth below:

PLACE studio

Mauricio Villarreal, Design Principal	\$135/hr
Eric Bode, Managing Principal	\$135/hr
Steve Ray, Quality Assurance / Quality Control	\$110/hr
Zeljka Carol Kekez, Public Involvement	\$100/hr
Colleen Wolfe, Project Manager	\$100/hr
Miguel Camacho-Serna, Project Designer	\$90/hr
Bhronwyn Dean, Project Designer / Arborist	\$90/hr
Dylan Morgan, Project Designer	\$80/hr
Administrative / Clerical	\$70/hr

Communitas Planning

Deb Meihoff, Principal Planner	\$150/hr
Rebecca Woods, Senior Planner	\$120/hr

KPFF Civil

Curt Vanderzanden, Principal	\$175/hr
Matt Johnson, Project Manager	\$125/hr
Project Engineer	\$110/hr
Design Engineer / Designer	\$80 /hr
CAD Technician	\$80 /hr

Administrative / Clerical	\$70/hr
<u>Scott Edwards Architects</u>	
Lisa McClellan, Principal	\$130/hr
Sid Scott, Project Manager / Project Architect	\$110/hr
Architect	\$90/hr
Drafter/Graphics	\$65/hr
<u>NaturePlay Consultant</u>	
Michelle Mathis, Landscape Architect	\$90/hr
Drafter/Graphics	\$75/hr
<u>Equilibrium</u>	
Ed Quesenberry, Principal	\$140/hr
JoMarie Farrell, Associate	\$110/hr
Justin Fenton, Project Engineer	\$85/hr
John Siler, CAD Technician	\$60/hr
Claire Gray, Administrative	\$40/hr
<u>Geotechnical Engineer</u>	
Gene Tupper, Principal	\$190/hr
Associate	\$180/hr
Senior Engineer / Geologist	\$145/hr
Project Engineer / Geologist	\$130/hr
Staff Engineer / Scientist	\$100/hr
Engineering Assistant	\$80/hr
Contract Administrator	\$110/hr
Drafter	\$90/hr
Clerical	\$60/hr
<u>Water Feature Engineer</u>	
Desmond Stevens, PE, PIC	\$230/hr
Ken McPhie, Director of Design	\$180/hr
P. Fu, PE Project Manager	\$160/hr
M. Del Rosario, Design Engineer	\$125/hr
Electrical & Structural PE	\$160/hr
<u>Lighting/Electrical</u>	
Devki Rajguru, Senior Designer	\$150/hr
Zach Suchara, Specialist Designer	\$185/hr
Brad Wilson, Project Designer (Electrical)	\$135/hr
CAD / Calculations	\$90/hr
Administrative / Clerical	\$80/hr
<u>Grindline Skateparks, Inc.</u>	
Matt Fluegge, Project Director	\$125/hr
Micah Shapiro, Lead Designer	\$125/hr
Project Manager	\$75/hr
CAD Technician	\$55/hr
Administrative / Clerical	\$55/hr
<u>DCW Cost Consulting</u>	
Trish Drew, Director	\$165/hr
Specialist	\$165/hr
Cost Estimator	\$150/hr
Clerical	\$85/hr

Standard Reimbursable Costs

The following costs will be reimbursed without mark-up:

- Geotechnical Field Equipment
- Infiltration testing Equipment
- Printing
- Travel / Mileage
- Car Rental
- Parking

- Lodging
- Meals

Maximum Expenses: \$24,210 (4% of Consulting Fees)

Subconsultant Costs

Compensation for subconsultants shall be limited to the same restrictions imposed on the Consultant. The maximum markup on subconsultant services shall not exceed 5%.

Adjustment of Labor Rates Due to Inflation

Annual adjustment of hourly rates will be considered upon written request from the Consultant. Approval of a request for rate increases is solely within the City's discretion and under no circumstances is the City obligated to approve such a request.

Rate increases are subject to the following limitations:

- No increases will be granted before the one-year anniversary of the contract;
- No more than one increase shall be granted per contract year;
- Rate increases may not exceed the then-current average inflation rate for the Portland Metropolitan Area (as determined from the US Department of Labor statistics);
- Rate increases shall not be retroactive.

Other than the impact of inflation as described above, hourly rates may not be increased.

Progress Payments

On or before the 15th of each month, the Consultant shall submit to the City's Project Manager an invoice for work performed by the Consultant during the preceding month. The invoice shall contain the City's Contract Number and set out all items for payment including, but not limited to: the name of the individual, labor category, direct labor rate, hours worked during the period, and tasks performed. The Consultant shall also attach photocopies of claimed reimbursable expenses, if applicable. The Consultant shall stamp and approve all subconsultant invoices and note on the subconsultant invoice what they are approving as "billable" under the contract. The billing from the prime should clearly roll up labor and reimbursable costs for the prime and subconsultants – matching the subconsultant invoices. Prior to initial billing, the Consultant shall develop a billing format for approval by the City.

The City shall pay all amounts to which no dispute exists within 30 days of receipt of the invoice. Payment of any bill, however, does not preclude the City from later determining that an error in payment was made and from withholding the disputed sum from the next progress payment until the dispute is resolved.

The Consultant shall make full payment to its subconsultants within 10 business days following receipt of any payment made by the City to Consultant.

ACH Payments

It is the City's policy to pay its Consultant invoices via electronic funds transfers through the automated clearing house (ACH) network. To initiate payment of invoices, Consultants shall execute the City's standard ACH Vendor Payment Authorization Agreement which is available on the City's website at: <http://www.portlandoregon.gov/bfs/article/409834>.

Upon verification of the data provided, the Payment Authorization Agreement will authorize the City to deposit payment for services rendered directly into Consultant accounts with financial institutions. All payments shall be in United States currency.

WORKERS' COMPENSATION INSURANCE STATEMENT

IF YOUR FIRM HAS CURRENT WORKERS' COMPENSATION INSURANCE, CONTRACTOR MUST SIGN HERE:

I, undersigned, am authorized to act on behalf of entity designated below, and I hereby certify that this entity has current Workers' Compensation Insurance.

Contractor Signature: _____ Date: _____ Entity: _____

IF YOUR FIRM DOES NOT HAVE CURRENT WORKERS' COMPENSATION INSURANCE, CONTRACTOR MUST COMPLETE THE FOLLOWING INDEPENDENT CONTRACTOR CERTIFICATION STATEMENT:

As an independent contractor, I certify that I meet the following standards:

1. The individual or business entity providing labor or services is registered under ORS Chapter 701, if the individual or business entity provides labor or services for which such registration is required;
2. Federal and state income tax returns in the name of the business or a business Schedule C or form Schedule F as part of the personal income tax return were filed for the previous year if the individual or business entity performed labor or services as an independent contractor in the previous year; and
3. The individual or business entity represents to the public that the labor or services are to be provided by an independently established business. Except when an individual or business entity files a Schedule F as part of the personal income tax returns and the individual or business entity performs farm labor or services that are reportable on Schedule C, an individual or business entity is considered to be engaged in an independently established business when four or more of the following circumstances exist. Contractor: check four or more of the following:

- _____ A. The labor or services are primarily carried out at a location that is separate from the residence of an individual who performs the labor or services, or are primarily carried out in a specific portion of the residence, which portion is set aside as the location of the business;
- _____ B. Commercial advertising or business cards as is customary in operating similar businesses are purchased for the business, or the individual or business entity has a trade association membership;
- _____ C. Telephone listing and service are used for the business that is separate from the personal residence listing and service used by an individual who performs the labor or services;
- _____ D. Labor or services are performed only pursuant to written contracts;
- _____ E. Labor or services are performed for two or more different persons within a period of one year; or
- _____ F. The individual or business entity assumes financial responsibility for defective workmanship or for service not provided as evidenced by the ownership of performance bonds, warranties, errors and omission insurance or liability insurance relating to the labor or services to be provided.

Contractor Signature

Date

FOR CITY USE ONLY

PROJECT MANAGER-COMplete ONLY IF CONTRACTOR DOES NOT HAVE WORKER'S COMPENSATION INSURANCE

ORS 670.600 Independent contractor standards. As used in various provisions of ORS Chapters 316, 656, 657, and 701, an individual or business entity that performs labor or services for remuneration shall be considered to perform the labor or services as an "independent contractor" if the standards of this section are met. The contracted work meets the following standards:

1. The individual or business entity providing the labor or services is free from direction and control over the means and manner of providing the labor or services, subject only to the right of the person for whom the labor or services are provided to specify the desired results;
2. The individual or business entity providing labor or services is responsible for obtaining all assumed business registrations or professional occupation licenses required by state law or local government ordinances for the individual or business entity to conduct the business;
3. The individual or business entity providing labor or services furnishes the tools or equipment necessary for performance of the contracted labor or services;
4. The individual or business entity providing labor or services has the authority to hire and fire employees to perform the labor or services;
5. Payment for the labor or services is made upon completion of the performance of specific portions of the project or is made on the basis of an annual or periodic retainer.

City Project Manager Signature

Date

CONSULTANT SIGNATURE:

This contract may be signed in two (2) or more counterparts, each of which shall be deemed an original, and which, when taken together, shall constitute one and the same Agreement.

The parties agree the City and Consultant may conduct this transaction, including any contract amendments, by electronic means, including the use of electronic signatures.

I, the undersigned, agree to perform work outlined in this contract in accordance to the STANDARD CONTRACT PROVISIONS, the terms and conditions, made part of this contract by reference, and the STATEMENT OF THE WORK made part of this contract by reference; hereby certify under penalty of perjury that I/my business am not/is not in violation of any Oregon tax laws; hereby certify that my business is certified as an Equal Employment Opportunity Affirmative Action Employer and is in compliance with the Equal Benefits Program as prescribed by Chapter 3.100 of Code of the City of Portland; and hereby certify I am an independent contractor as defined in ORS 670.600.

PLACE studio, LLC

BY: _____ Date: _____

Name: Eric Bode

Title: Principal

CONTRACT NUMBER: _____

CONTRACT TITLE: _____

CITY OF PORTLAND SIGNATURES:

By: _____ Date: _____
Bureau Director

By: _____ Date: _____
Chief Procurement Officer

By: _____ Date: _____
Elected Official

Approved:

By: _____ Date: _____
Office of City Auditor

Approved as to Form:

By: _____ Date: _____
Office of City Attorney

PLACE studio GATEWAY PARK Portland Parks & Recreation		1/7/2015 (REVISED 1.20.15)					CIVIL ENGINEER			LAND USE PLANNER		ARTIST	ARCHITECT			NATURE PLAY CONSULTANT		WATER FEATURE ENGINEER		STRUCTURAL ENGINEER			GEOTECHNICAL ENGINEER		LIGHTING ELECTRICAL		SKATEPARK DESIGN	COST MANAGEMENT				
		Design Principal	Managing Principal QA/QC	PM	LA	Designer	Principal	PM	Civil PE	Principal	Planner	Horatio Law	Principal	PM	Architect	Landscape Architect	Staff	Principal	Staff	Principal	PM	Staff	Principal	Engineer	DESIGNER	Electrical Engineer	Design Build	Principal	Estimator			
PROPOSED COST FOR SERVICES		\$135	\$135	\$100	\$90	\$80	\$175	\$125	\$110	\$150	\$120	\$115	\$130	\$110	\$90	\$90	\$75	\$180	\$125	\$140	\$100	\$50	\$190	\$130	\$145	\$175	\$125	\$165	\$150			
TASK / PHASE																																
TASK 1: PROJECT UNDERSTANDING, APPROACH & TECHNICAL INVESTIGATION December - January 2014																																
	Project scope, land use regulations research and email communications pre-contract	8	32	8					8	8																			24			
	Develop detailed project work plan		8	48																									88			
	Collect & review background info; prepare recommendations summary			24			4	4		4		4																	48			
	Prepare base plan			4	8	8																							20			
	Finalize geotechnical information memorandum			4																		8	16						28			
	Prepare Contaminated Media Management Plan (CMMP)			2																		4	16						22			
	Infiltration Testing (2 locations)			2																		8.528	16						26.528			
	Perform tree assessment report and recommendations			4	8																								12			
	Identify preliminary Concerns and Issues	2	2	4			1	1	2				2																	14		
	Identify Opportunities and Constraints		2	8			1	1	2				2			2														18		
	Develop preliminary CMGC Work Plan		8	8			1							2																19		
	Preparation for preliminary meetings with PP&R, permitting agencies & TAC and/or PAC	4	4	8	24					2																				42		
	Prepare meeting summaries, progress reports and schedule updates		8	24																										32		
	Meetings	Site Visit (1)	2	2	2			3	3	3	2	2	2	2	2																25	
Meeting with Parks PM (6)		6	6	12						2		2	2	2																30		
Meetings with PP&R public involvement staff (2)		4	4	4																												
Consultant Team Meetings (3)		6	6	12			2	2		2	2	2	2			2				6			1	2						47		
Meetings with permitting agencies and/or PP&R staff (6)		4	4	8				2					2																	22		
Meetings with PAC (2)		6	6	6												4														22		
Deliverables	Detailed project work plan																													0		
	Summary memorandum of recommendations																													0		
	Photo and narrative documentation of existing conditions																													0		
	Site base plan																													0		
	Geotechnical geotechnical information memorandum																													0		
	Arborist's tree assessment report and recommendations																													0		
	Meeting summaries																													0		
Summary of opportunities & constraints																													0			
Task 1 - Subtotal Staff Hours		34	60	136	40	8	5	14	9	18	20	6	16	4	0	8	0	0	0	6	0	0	21.528	50	0	0	0	0	0	455.528		
Task 1 - Subtotal Staff Labor Cost		\$4,590	\$8,100	\$13,600	\$3,600	\$640	\$875	\$1,750	\$990	\$2,700	\$2,400	\$690	\$2,080	\$440	\$0	\$720	\$0	\$0	\$0	\$840	\$0	\$0	\$4,090	\$6,500	\$0	\$0	\$0	\$0	\$0			
Task 1 - Subtotal Labor Cost by Firm				\$30,530				\$3,615		\$5,100		\$690		\$2,520		\$720		\$0		\$840			\$10,590		\$0		\$0	\$0		\$54,605		
TASK 1 - Percentage of involvement each consultant		56%					7%			9%		1%	5%			1%		0%		2%			19%		0%		0%	0%	100%			
TASK 2: SCHEMATIC DESIGN January 2015 - March 2015																																
	Coordinate with PDC and developer	2	2	8				1		8					24															21		
	Program and conceptually design restroom and shade structure	2		4									4	8																42		
	Develop schematic design	8		8	24		1	4	16								44		2.333	40	8	12	8		8	2	4			189.333		
	Develop concepts for public art	4		8								40																		52		
	Evaluate and refine site design elements	8	2	8				2	4								8								2					34		
	Prepare materials and image boards	2		8	24												12								2					48		
	Finalize permit and land use requirements & approach		2	16				1		3	2														2					24		
	Meet with Public Involvement staff and organize materials for public involvement	2	2	8						2	6																				20	
	Prepare order of magnitude cost estimate		4	4				2						2		4	10		3	8	2				4	4		1	40	88		
	Prepare for Public Open Houses	4	2	8	16	16					4							16													70	
	Finalize Schematic Design	8	4	8	16	16	1	6	20				4				16		8	40			4		4		4				193	
	Prepare meeting summaries, progress reports and schedule updates			24										2	8	24		16								4					24	
	Meetings	Meeting with Parks PM (5)	2	2	10			2	2				2	2	2												4				26	
		Consultant Team Meetings (3)	2	2	6			2	4		2	4	4	2	4		4		2		6	6				4	2.34	4			60.34	
Meeting with PP&R public involment staff (1)		2		2									2			2														8		
Meeting with Project Advisory Committee (1)		2	2	2								2	2	2		2														14		
Public Open Houses (2)		8	8	16	16					4	4	4	4		0.667	8											7.6			80.267		
Presentation to RACC (1)		4	4	4								4																		16		
Meetings for RACC/artist coordination (4)		4		8								8																		20		
Meetings with TAC (2)		4	4	4				2																						14		
Meeting with Parks PM and operations & maintenance staff (1)		2	2	2												4																

6: BID ASSISTANCE																																
July - November 2015																																
Services during CMGC's Bid Period			16	24																					40							
Meetings	Pre-Bid Conference - Bid Package #1		4	4																					8							
	Pre-Bid Conference - Bid Package #2		4	4																					8							
Deliverables																									0							
	Bid Package #1																								0							
	Bid Package #2																								0							
	Addenda and substitution requests for each package																								0							
																									0							
Task 6 - Subtotal Staff Hours		0	24	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56							
Task 6 - Subtotal Staff Labor Cost		\$0	\$3,240	\$3,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0								
Task 6 - Subtotal Labor Cost by Firm				\$6,440			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$6,440							
TASK 6 - Percentage of involvement each consultant		100%				0%			0%			0%			0%			0%			0%			0%			100%					
TASK 7: C CONFORMED CONSTRUCTION SET PREPARATION																																
Dec-15																																
Revise drawings and specifications as necessary			2	8	24			2	4						12	16						5.83			73.83							
Prepare Alternates as directed by PM			2	8																					10							
Assist City with recommendations and preparation of unit price schedule			2	4																												
Prepare addenda as necessary			2	8	8																	4										
Review and make and respond to substitutions requests				8	4																											
Prepare Alternates as directed by PM			2	8	16																				26							
Bidding strategy and material preparation			2	4																					6							
Review bids and alternates and make recommendations			4	8																					12							
Meetings	Meeting with Parks PM and CMGC (1)		2	2								2					3					2			11							
																									0							
Deliverables	Value engineered version of Design Development cost estimate and narrative description of materials changes																								0							
	Construction set with outstanding comments, permit revisions, VE revisions & Bid Alternates incorporated																								0							
	Final Construction Documentation submittal																								0							
	Final technical specifications and special provisions section																															
	Alternates (narrative descriptions and drawings) as directed by PM																															
	Draft unit price schedule																															
	Construction set addenda																								0							
	Substitutions request responses																								0							
Recommendations Memo regarding bid results and alternates to accept																								0								
Task 7 - Subtotal Staff Hours		0	18	58	52	0	0	2	4	0	0	0	0	0	12	16	0	3	0	0	0	11.83	0	0	0	178.83						
Task 7 - Subtotal Staff Labor Cost		\$0	\$2,430	\$5,800	\$4,680	\$0	\$0	\$250	\$440	\$0	\$0	\$0	\$220	\$0	\$2,160	\$2,000	\$0	\$300	\$0	\$0	\$0	\$2,070	\$0	\$0	\$0							
Task 7 - Subtotal Labor Cost by Firm				\$12,910			\$690		\$0		\$0		\$220		\$0	\$4,160		\$300		\$0		\$2,070	\$0	\$0	\$0	\$20,350						
TASK 7 - Percentage of involvement each consultant		63%				3%			0%			0%			1%			0%			20%			1%			100%					
TASK 8: CONSTRUCTION ADMINISTRATION & CLOSE OUT																																
December 2015 - June 2017																																
Construction support services			20	60	20			8	12				30		8		7.5	4		24		10	24	1	5.99	234.41						
Design Build Skate Dot construction			8	24																												
Prepare meeting summaries, progress reports and schedule updates				16																												
Construction Close-Out			4	16															4						24							
Prepare Record Drawings					24				2				8				2			8			2			46						
Meetings	Meeting with Parks PM (10)		20	20														4							44							
	Pre-construction meetings (4)		4	16								8		12				8							50							
	Weekly construction meetings (56)		20	120								8						4							166							
	Site observations (28)		20	60			2	6				8						4					2	4	116							
	Substantial Completion walk-throughs (3)			24			2																2	4	32							
	Final Completion walk-through (1)			8			2																2	4	16							
Deliverables	Spreadsheet of required submittals tracking log			8									8												8							
	Review and approval of submittals, shop drawings and completeness review documentation			24									8						2						36							
	Requests for information (RFI) responses			24									8												32							
	Architect's Supplemental Instructions (ASIs)			24									8												32							
	Substitution Request review and responses			8									8										2		18							
	Weekly construction meeting draft minutes			40																					40							
	Response memo to contractor's draft Project Close-Out Submittals			8																												
	Substantial Completion punchlist			8																												
	Final Completion punchlist			8																												
	Draft Electronic Record Drawings & specifications			4																												
Final Electronic Record Drawings & specifications			4.05																			1.979			8.029							
Task 8 - Subtotal Staff Hours		0	96	524.05	44	0	0	14	20	0	0	0	86	8	20	0	7.5	22	0	58	8	10	23.92	9	29.969	980.439						
Task 8 - Subtotal Staff Labor Cost		\$0	\$12,960	\$52,405	\$3,960	\$0	\$0	\$1,750	\$2,200	\$0	\$0	\$0	\$9,460	\$720	\$1,800	\$0	\$1,350	\$2,750	\$0	\$5,800	\$400	\$1,900	\$3,110	\$1,305	\$5,245							
Task 8 - Subtotal Labor Cost by Firm				\$69,325			\$3,950		\$0		\$0		\$10,180		\$1,800		\$4,100		\$6,200		\$5,010		\$6,550	\$0	\$0	\$0	\$107,114					
TASK 8 - Percentage of involvement each consultant		65%				4%			0%			0%			10%			2%			4%			6%			100%					
Total Staff Hours		174	435	1357.05	508	312	33	317.92	454	50	55	160	56	208	222.887	126	122	72.499	402	46	159	80	31.528	73.92	85.658	181.084						
Total Staff Labor Cost		\$23,490	\$58,725	\$135,705	\$45,720	\$24,960	\$5,775	\$39,740	\$49,940	\$7,500	\$6,600	\$18,400	\$7,280	\$22,880	\$20,060	\$11,340	\$9,150	\$13,050	\$50,250	\$6,440	\$15,900	\$4,000	\$5,990	\$9,610	\$12,420	\$31,690						
Total Labor Cost by Firm				\$288,600				\$95,455		\$14,100	\$18,400			\$50,220		\$20,490		\$63,300		\$26,340		\$15,600		\$44,110		\$5,700		\$684,375				
Estimated Expenses				\$8,710				\$800		\$0	\$0			\$1,000		\$900		\$3,500		\$350		\$6,650		\$1,000		\$500		\$24,210				
Total Cost by Firm				\$297,310				\$96,255		\$14,100	\$18,400			\$51,220		\$21,390		\$66,800		\$26,690		\$22,250		\$45,110		\$6,500		\$708,585				
TOTAL FEE with Expenses:				\$708,585																		Geotechnical Expenses include equipment for field testing										
ALL TASKS - Percentage of involvement each consultant		42%				14%			2%			3%			7%			3%			9%			4%			2%	6%	1%	6%	100%	
MWESB Status		ESB/DBE							W/ESB									W/ESB						ESB			M/WBE			WBE		