kpff Consulting Engineers

February 7, 2008

Mr. Phil Sydnor
Integrate
Architecture + Planning
1715 N Terry Street
Portland, OR 97217

RE: St. Andrews Condominiums
Proposal for Civil Engineering Services

Dear Phil:

We are pleased to submit the following proposal for civil engineering services for the proposed St. Andrews Condominiums project located at SW 18th and SW Mill Street in Portland, Oregon. We understand that this project consists of a 6-story structure with parking tucked underneath on an approximate 0.13 acre lot. The existing lot is comprised of steep slopes with existing structures at the top of the slope. We anticipate that the shoring and excavation for the proposed improvements will be extensive and require significant geotechnical consultation. We anticipate that we will work with the geotechnical engineer for the implementation of the recommendations. We anticipate that this project will require on-site stormwater management consisting of water quality and on-site detention. This will need to be addressed early on in the project to minimize project impacts. We also expect that frontage improvements will be required and permitted through the Office of Transportation. As we discussed over the phone, we propose to provide our services on a Time and Materials basis.

As with all of our projects, sustainability is an important component of our work. We understand that there is no intention of pursuing LEED accreditation, however, we will explore cost effective sustainable opportunities throughout the site.

Our T&M estimate for this project is outlined below based on the attached Scope of Services and the initial concepts e-mailed to our office (Josh Richards) on January 31, 2008. We will bill for our work monthly based on the percentage of our effort completed. Long distance communication costs, travel related expenses for any travel outside the metropolitan Portland areas, and reproduction charges for other than check prints during design, will be billed at our direct cost in addition to this fee.

Task A:	Project Management Services	$750
Task B:	Schematic Design Phase	1,500
Task C:	Design Development Phase	2,500
Task D:	Construction Document Phase	
	Site Improvements	5,000
	Public Improvements	7,500
Task E:	Permitting	Incl.
Task F:	Bidding Or Negotiation Phase	500
	Estimated Civil Engineering Fee	**$17,750**
	Estimated Reimbursable Expenses	250
	Total Estimated Fee Including Reimbursables	**$18,000**

In addition to this estimated design fee, the construction observation phase fee shown is on a time and materials basis. Our estimated fee and reimbursable expenses associated with the construction observation phase is shown below. This amount is based on our construction observation effort occurring during the calendar year of 2008.

Task G:	Construction Observation Services *(Estimated Time and Materials)*	$2,250
	Estimated Reimbursable Expenses	250
	Total Estimated Construction Observation Fee	**$2,500**

Additional or extra services, including site visits, beyond those noted in the attached Scope of Services (Exhibit A) will be billed at our standard hourly rates.

We thank you for the opportunity to propose on this exciting project. Should this scope and fee be acceptable and the project move forward, we will finalize our agreement through a mutually agreed upon contract.

We look forward to working with you Mr. Hawkins. If you have any questions or require additional information, please call me.

Sincerely,
KPFF Consulting Engineers

Matthew J. Dolan, PE
Principal

Attachments: Exhibit A - Scope of Services

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EXHIBIT 'A'

SCOPE OF SERVICES

Task A: Project Management

- Execute contract.
- Monitor civil scope, schedule, and budget.
- Coordinate invoicing of civil engineering services.
- Quality assurance and quality control.

Task B: Schematic Design Phase

- Attend design meetings during the Schematic Design phase of the project.
- Review of geotechnical report provided by others.
- Review owner provided topographic survey of the site for completeness and provide input regarding additional survey requirements.
- Coordinate our work with Integrate Architecture + Planning and the other design team members.
- Establish civil engineering design criteria for this project.
- Assist in determining the need for special studies such as fire flow test, sewer system modeling, etc. *(This proposal does not include the preparation of these studies.)*
- Suggest potential design changes to effect project savings.
- Develop and submit a schematic level design at the 100% level of completion for the site layout, grading, storm drainage, sanitary sewer, water, and fire protection systems to within 5-feet of the building exterior. Schematic Design includes:
  - Grading plans for all disturbed areas within the project limits.
  - Utility connection plans to include storm drainage, stormwater management facilities, sanitary sewer, water, and fire protection services.

Task C: Design Development Phase

- Coordinate our work with Integrate Architecture + Planning and other design team members.
- Suggest possible changes to affect project savings.
- Prepare Design Development drawings for submittal at the completion of this phase based on the Schematic Design phase layout for the project.
- Attend design meetings during the Design Development phase of the project.
- Develop outline AIA format Division 2 specifications for the civil related work items.
- In order for us to complete the Design Development Phase, we are dependent upon receiving the following team members' work at least 2 weeks prior to completion of this phase:
  - Final site layout/design input from Integrate Architecture + Planning, the Landscape Architect, other team members, or the Owner.
  - Final finish floor elevations from Integrate Architecture + Planning.
  - Final location of all utilities exiting the building/structure from the Mechanical and Electrical Engineers.
  - Final size, location, and depth of footings from the Structural Engineer.
  - Final location of tree wells from Landscape Architect.
  - Final location of street lights from the Electrical Engineer, if required.
  - Final approval of the stormwater detention and quality structures/system type and location from the Owner/Contractor.
- Deliverables for the Design Development phase of the work include:
  - Design Development drawings at the 100% level of completion and outline specifications of the civil work.

Task D: Construction Documents Phase

- Attend design meetings during the Construction Document phase of the project.
- Assuming all team member dependencies are completed by the end of the Design Development phase, no additional dependencies are required during the Construction Document phase. This also assumes that we will be notified immediately of any minor changes that may occur during the Construction Document phase.
- Prepare Site Improvement Construction Documents to include the following:

  - Site Improvement Drawings
    - ❑ Notes and Details Plans
    - ❑ Site Dimensional and Paving Plan *(Includes the design and layout of all civil/site-related features within the project limits.).*
    - ❑ Grading and Drainage Plans *(Includes the design of on-site stormwater quality and stormwater detention structure(s) as detailed in the Design Development drawings.)*
    - ❑ Utility Connection Plans *(Includes the design of water, fire protection, sanitary sewer, and storm drainage line connections for the proposed building(s) to within 5-feet of the proposed building. Also includes the location coordination of other site utilities, such as gas, electric, and communication lines designed by other design team members or private utility companies.)*
    - ❑ Erosion Control Plans (Includes the design of plans, details, and construction notes, as required by the City of Portland.)
    - ❑ Underslab Drainage Plans (*Design will be based upon recommendations described in the owner-provided geotechnical report, if required. Includes the design of a gravity line to the public storm drain system. The design of a sump pump and force main system, if required, will be provided by others.)*

  - Public Improvement Drawings
    - ❑ Project Cover/Title Sheet for public works improvement plans
    - ❑ Notes and Details Sheets
    - ❑ Plan and Profile Plans for the SW 18th Frontage Improvements.
    - ❑ Erosion Control Plans *(Includes the design of plans, details, and construction notes, as required by the City of Portland)*

- Provide the AIA format Division 2 specification sections required for the civil portion of the work.
- Prepare Design Calculations for civil related items for review by the City of Portland Building Department approval.
- Deliverables for the Construction Document phase of the work include:
  - Construction document drawings at the 75% and 100% levels of completion for the civil portion of the work.

Task E: Permitting

- Respond to City of Portland questions and comments for the civil related items pursuant to obtaining a permit. *(This proposal assumes that the required building permits will be coordinated and applied for by Integrate Architecture + Planning.)*

Task F: Bidding or Negotiation Phase

- Answer contractor questions for civil related items of work during bidding phase, as coordinated by Integrate Architecture + Planning.
- Provide up to two (2) Addenda relating to the civil portion of the plans and specifications. *(This proposal assumes one (1) addendum will resolve bid questions (not alternates) and one (1) addendum will respond to plan check comments. All addenda changes will be provided on full-size 30"x42" sheets or 8-1/2"x11"sheets at the direction of Integrate Architecture + Planning.)*

Task G: Construction Administration Phase

- Provide two (2) site visits during construction. We assume for the purpose of this proposal that KPFF will be notified about the stages of construction. The site visits will be made at intervals appropriate to the stages of construction, but will coincide approximately with the following construction activities:
  - Utility connections *(specifically storm drainage).*
  - Substantial completion of the civil work.
- One (1) back-up site visit for unexpected situations that may occur related to the civil scope of work.
- Provide interpretations and/or clarifications of the civil portions of the work *(We estimate this task will require approximately8 hours for a project of this size.)*
- Review specified shop drawings or product submittals for the civil portions of the work. *(We estimate approximately 2 shop drawings or product submittals at approximately two (2) hours per submittal will be required for review on this project.)*

CONDITIONS OF DESIGN

This proposal is based on the following Conditions of Design:

- All permit fees and agency charges will be paid by others.
- A geotechnical engineering report will be provided by others identifying pavement section design, special site grading requirements, and underslab/foundation drainage requirements.
- A topographic and boundary survey with sufficient detail for the design of the proposed improvements will be provided by others. This survey will be provided in electronic format compatible with AutoCAD Release 2004. The survey will need to be provided on the City of Portland datum.
- A survey of "as-constructed" conditions is not included in this proposal.
- The site is adequately served by utilities adjacent to the site. Off-site utility or street design beyond the project limits is not included in this proposal.
- Floodplain, wetland, or environmental work is not included in this proposal.
- Necessary testing and inspections during construction will be provided by others.
- Our work will be based on a site plan provided and designed Integrate Architecture + Planning in electronic format compatible with AutoCAD Release 2004.
- Submittal of drawings for governing agency permit reviews will be provided by others.
- Task [D] – Construction Document Phase will be completed within six (6) months and the construction of the improvements will be completed within eighteen (18) months of the date of this letter. If the services covered by this proposal have not been completed within the times identified above, through no fault of KPFF, an extension of KPFF's services beyond this time shall be considered additional services and shall be compensated at hourly rates negotiated at the time of the work.

- Tasks not included as part of this project are:
  - Preparation of special studies, (i.e. water system modeling, storm drain system modeling outside our scope of work, additional traffic impact analysis, etc.).
  - Intensive research or testing to determine the condition of existing utilities (i.e. potholing, smoke testing, dye testing, pressure testing, video taping, etc.)
  - Design of incidental site structures, (i.e. stairs, retaining walls, railings, bridges, etc.)
  - Excavation shoring.
  - Public works, utility and/or street improvements beyond those noted above and connecting to the existing system for the purposes of this project which are understood to be adequate for this project.
  - Design of pump stations, sump pumps, or force mains for sanitary sewer or storm drainage systems, if required.
  - Preparation of phased or multiple-packaged construction documents.
  - Services of sub-consultants including, but not limited to, Geotechnical, Electrical, Traffic, or Environmental Engineering and Landscape Architecture.
  - Construction observation services.
  - Design of systems to comply with or obtain LEED certification.
  - Opinion of probable construction cost.