

CITY COUNCIL MEETINGS RULES – PUBLIC DECORUM

Strict adherence to the following rules of decorum by the public will be observed and adhered to during City Council meetings, including open forum, public comment period on legislative items, and Council deliberations:

- 1. No Clapping!**
- 2. No Cheering!**
- 3. No Booing!**
- 4. No public outbursts!**
- 5. Three-minute time limit for comments made during open forum and public testimony on legislative items!**
- 6. No person shall be permitted to speak at open forum more often than once per month. In addition, please silence your cell phones when entering the Council Chambers!**

Further, keep the following City Council Rules in mind:

Rule 2.2 Open Forum

- D. The open forum is a limited public forum; all matters discussed in the open forum shall relate to the affairs of the City. No person shall be permitted to speak regarding items on the current or advance agendas, pending hearing items, or initiatives or referenda in a pending election. Individuals speaking during the open forum shall address their comments to the Council President and shall not use profanity, engage in obscene speech, or make personal comment or verbal insults about any individual.
- E. To encourage wider participation in open forum and a broad array of public comment and varied points of view, no person shall be permitted to speak at open forum more often than once per month. However, there is no limit on the number of items on which a member of the public may testify, such as legislative items, special consideration items, hearing items, and other items before the City Council and requiring Council action that are not adjudicatory or administrative in nature, as specified in Rules 5.3 and 5.4.

Rule 5.4 Public Testimony Regarding Legislative Agenda Items – Time Limits

- A. 5.4.1 The City Council shall take public testimony on all matters included on its legislative agenda, with those exceptions stated in Rule 5.4(B). Public testimony shall be limited to the final Council action. Public testimony shall be limited to three (3) minutes per speaker, unless, at his or her discretion, the Chair determines that, because of the number of speakers signed up to testify, less time will need to be allocated per speaker in order to accommodate all of the speakers. The Chair may allow additional time if the speaker is asked to respond to questions from the Council.
- B. No public testimony shall be taken on consent agenda items, amendments to legislative agenda items, or procedural, parliamentary, or administrative matters of the Council.
- C. For legislative or hearing items that may affect an identifiable individual, association, or group, the following procedure may be implemented:
 1. Following an assessment by the Chair of factors such as complexity of the issue(s), the apparent number of people indicating a desire to testify, representation by designated spokespersons, etc., the Chair shall, in the absence of objection by the majority of the Council present, impose the following procedural time limitations for taking public testimony regarding legislative matters:
 - a. There shall be up to fifteen (15) minutes for staff, board, or commission presentation of background information, if any.
 - b. The designated representative of the proponents of the issue shall speak first and may include within his or her presentation the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. Up to thirty (30) minutes shall be granted for the proponent's presentation. If there be more than one designated representative, they shall allocate the 30 minutes between or among themselves.

THE CITY OF SPOKANE



ADVANCE COUNCIL AGENDA

MEETING OF MONDAY, MARCH 4, 2019

MISSION STATEMENT

TO DELIVER EFFICIENT AND EFFECTIVE SERVICES
THAT FACILITATE ECONOMIC OPPORTUNITY
AND ENHANCE QUALITY OF LIFE.

MAYOR DAVID A. CONDON

COUNCIL PRESIDENT BEN STUCKART

COUNCIL MEMBER BREEAN BEGGS

COUNCIL MEMBER KATE BURKE

COUNCIL MEMBER MIKE FAGAN

COUNCIL MEMBER LORI KINNEAR

COUNCIL MEMBER CANDACE MUMM

COUNCIL MEMBER KAREN STRATTON

COUNCIL CHAMBERS
CITY HALL

808 W. SPOKANE FALLS BLVD.
SPOKANE, WA 99201

CITY COUNCIL BRIEFING SESSION

Council will adopt the Administrative Session Consent Agenda after they have had appropriate discussion. Items may be moved to the 6:00 p.m. Legislative Session for formal consideration by the Council at the request of any Council Member.

SPOKANE CITY COUNCIL BRIEFING SESSIONS (BEGINNING AT 3:30 P.M. EACH MONDAY) AND LEGISLATIVE SESSIONS (BEGINNING AT 6:00 P.M. EACH MONDAY) ARE BROADCAST LIVE ON CITY CABLE CHANNEL FIVE AND STREAMED LIVE ON THE CHANNEL FIVE WEBSITE. THE SESSIONS ARE REPLAYED ON CHANNEL FIVE ON THURSDAYS AT 6:00 P.M. AND FRIDAYS AT 10:00 A.M.

The Briefing Session is open to the public, but will be a workshop meeting. Discussion will be limited to Council Members and appropriate Staff and Counsel. There will be an opportunity for the expression of public views on any issue not relating to the Current or Advance Agendas during the Open Forum at the beginning and the conclusion of the Legislative Agenda.

ADDRESSING THE COUNCIL

- No one may speak without first being recognized for that purpose by the Chair. Except for named parties to an adjudicative hearing, a person may be required to sign a sign-up sheet as a condition of recognition.
- Each person speaking at the public microphone shall print his or her name and address on the sheet provided at the entrance and verbally identify him/herself by name, address and, if appropriate, representative capacity.
- If you are submitting letters or documents to the Council Members, please provide a minimum of ten copies via the City Clerk. The City Clerk is responsible for officially filing and distributing your submittal.
- In order that evidence and expressions of opinion be included in the record and that decorum befitting a deliberative process be maintained, modes of expression such as demonstration, banners, applause and the like will not be permitted.
- A speaker asserting a statement of fact may be asked to document and identify the source of the factual datum being asserted.

SPEAKING TIME LIMITS: Unless deemed otherwise by the Chair, each person addressing the Council shall be limited to a three-minute speaking time.

CITY COUNCIL AGENDA: The City Council Advance and Current Agendas may be obtained prior to Council Meetings from the Office of the City Clerk during regular business hours (8 a.m. - 5 p.m.). The Agenda may also be accessed on the City website at www.spokanecity.org. Agenda items are available for public review in the Office of the City Clerk during regular business hours.

AMERICANS WITH DISABILITIES ACT (ADA) INFORMATION: The City of Spokane is committed to providing equal access to its facilities, programs and services for persons with disabilities. The Spokane City Council Chamber in the lower level of Spokane City Hall, 808 W. Spokane Falls Blvd., is wheelchair accessible and also is equipped with an infrared assistive listening system for persons with hearing loss. Headsets may be checked out (upon presentation of picture I.D.) at the City Cable 5 Production Booth located on the First Floor of the Municipal Building, directly above the Chase Gallery or through the meeting organizer. Individuals requesting reasonable accommodations or further information may call, write, or email Human Resources at 509.625.6383, 808 W. Spokane Falls Blvd, Spokane, WA, 99201; or msteinolfson@spokanecity.org. Persons who are deaf or hard of hearing may contact Human Resources through the Washington Relay Service at 7-1-1. Please contact us forty-eight (48) hours before the meeting date.

If you have questions, please call the Agenda Hotline at 625-6350.

BRIEFING SESSION

(3:30 p.m.)

(Council Chambers Lower Level of City Hall)

(No Public Testimony Taken)

Roll Call of Council

Council Reports

Staff Reports

Committee Reports

Advance Agenda Review

Current Agenda Review

ADMINISTRATIVE SESSION**CONSENT AGENDA****REPORTS, CONTRACTS AND CLAIMS****RECOMMENDATION**

- | | | |
|---|------------------------|------------------------------|
| 1. Low Bid (to be determined at bid opening) held March 4, 2019, for Five Mile Booster Station—\$_____. An administrative reserve of \$____, which is 10% of the contract price plus tax, will be set aside. Engineers estimate is \$3,566,587.50.
Dan Buller | Approve | OPR 2019-0132
ENG 2017104 |
| 2. Contract with Alta Science & Engineering, Inc. (Moscow, ID) for design and environmental assessment for the Yard and City's Ranch site—\$276,000.
Terri Stripes | Approve | OPR 2019-0135 |
| 3. Agreement with Catholic Charities (Spokane, WA) for the House of Charity shelter program—\$389,496.
Kelly Keenan | Approve | OPR 2019-0137 |
| 4. Report of the Mayor of pending: | Approve &
Authorize | CPR 2019-0002 |
| a. Claims and payments of previously approved obligations, including those of Parks and Library, through _____, 2019, total \$_____, with Parks and Library claims approved by their respective boards. Warrants excluding Parks and | Payments | |

Library total \$_____.

- b. Payroll claims of previously approved obligations through_____, 2019: \$_____.

CPR 2019-0003

5. City Council Meeting Minutes: _____, 2019.

Approve
All

CPR 2019-0013

EXECUTIVE SESSION

(Closed Session of Council)

(Executive Session may be held or reconvened during the 6:00 p.m. Legislative Session)

CITY COUNCIL SESSION

(May be held or reconvened following the 3:30 p.m. Administrative Session)

(Council Briefing Center)

This session may be held for the purpose of City Council meeting with Mayoral nominees to Boards and/or Commissions. The session is open to the public.

LEGISLATIVE SESSION

(6:00 P.M.)

(Council Reconvenes in Council Chamber)

WORDS OF INSPIRATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF COUNCIL

ANNOUNCEMENTS

(Announcements regarding Changes to the City Council Agenda)

BOARDS AND COMMISSIONS APPOINTMENTS

(Includes Announcements of Boards and Commissions Vacancies)

APPOINTMENTS

RECOMMENDATION

Ethics Commission – Two Appointments

Approve

CPR 2006-0042

Design Review Board – One Reappointment and Three Appointments

Approve

CPR 1993-0069

ADMINISTRATIVE REPORT

COUNCIL COMMITTEE REPORTS

(Committee Reports for Finance, Neighborhoods, Public Safety, Public Works, and Planning/Community and Economic Development Committees and other Boards and Commissions)

OPEN FORUM

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

Note: No person shall be permitted to speak at Open Forum more often than once per month (Council Rule 2.2.E).

LEGISLATIVE AGENDA

SPECIAL BUDGET ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

Ordinance C35743 amending Ordinance No. C35703 passed by the City Council December 10, 2018, and entitled, "An Ordinance adopting the Annual Budget of the City of Spokane for 2019, making appropriations to the various funds, departments and programs of the City of Spokane government for the fiscal year ending December 31, 2019, and providing it shall take effect immediately upon passage," and declaring an emergency and appropriating funds in:

General Fund

FROM: Unappropriated Reserves, \$64,000

General Fund – Civil Service

TO: Project Employee, same amount.

(This action creates a project employee in Civil Service to help with some project-based work slated for 2019.)

Amber Richards

NO EMERGENCY ORDINANCES

(Require Five Affirmative, Recorded Roll Call Votes)

RESOLUTIONS & FINAL READING ORDINANCES

(Require Four Affirmative, Recorded Roll Call Votes)

- RES 2019-0016** A Resolution in support of the efforts of the City and its Civil Service Commission to create workable supported employment options at the City of Spokane for people with disabilities.
Council Member Kinnear

FIRST READING ORDINANCES

(No Public Testimony Will Be Taken)

- ORD C35744** Amending Ordinance C-26230 that vacated Howard Street between 4th Avenue and 5th Avenue.
Eldon Brown

FURTHER ACTION DEFERRED

NO SPECIAL CONSIDERATIONS

NO HEARINGS

Motion to Approve Advance Agenda for March 4, 2019
(per Council Rule 2.1.2)

OPEN FORUM (CONTINUED)

This is an opportunity for citizens to discuss items of interest not relating to the Current or Advance Agendas nor relating to political campaigns/items on upcoming election ballots. This Forum shall be for a period of time not to exceed thirty minutes. After all the matters on the Agenda have been acted on, unless it is 10:00 p.m. or later, the open forum shall continue for a period of time not to exceed thirty minutes. Each speaker will be limited to three minutes, unless otherwise deemed by the Chair. If you wish to speak at the forum, please sign up on the sign-up sheet located in the Chase Gallery.

Note: No person shall be permitted to speak at Open Forum more often than once per month (Council Rule 2.2.E).

ADJOURNMENT

The March 4, 2019, Regular Legislative Session of the City Council is adjourned to March 11, 2019.

NOTES

**Agenda Sheet for City Council Meeting of:**

03/04/2019

<u>Date Rec'd</u>	2/12/2019
<u>Clerk's File #</u>	OPR 2019-0132
<u>Renews #</u>	

Submitting Dept	ENGINEERING SERVICES	Cross Ref #	
Contact Name/Phone	DAN BULLER 625-6391	Project #	2017104
Contact E-Mail	DBULLER@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	
Agenda Item Name	0370-LOW BID AWARD - TO BE DETERMINED AT BID OPENING MARCH 4, 2019		

Agenda Wording

Low Bid of (to be determined at bid opening to be held on March 4, 2019 (City, ST) for Five Mile Booster Station - \$____. An administrative reserve of \$_____, which is 10% of the contract price plus tax, will be set aside.

Summary (Background)

All information will be provided prior to the March 4, 2019 meeting. On March 4, 2019 bids were opened for the above project. The Engineers Estimate for this project is \$3,566,587.50. The low bid was from (to be determined at bid opening) in the amount of \$_____, which is \$_____ or _____% over/under the Engineer's Estimate; other bids were received as follows:

<u>Fiscal Impact</u>	Grant related? NO	<u>Budget Account</u>
	Public Works? YES	
Expense \$ 3,566,587.50	# 4250 42300 94340 56501 15746	
Select \$	#	
Select \$	#	
Select \$	#	
<u>Approvals</u>		<u>Council Notifications</u>
<u>Dept Head</u>	TWOHIG, KYLE	<u>Study Session</u>
<u>Division Director</u>	SIMMONS, SCOTT M.	<u>Other</u> SR 2/11/19
<u>Finance</u>	ORLOB, KIMBERLY	<u>Distribution List</u>
<u>Legal</u>	ODLE, MARI	eraea@spokanecity.org
<u>For the Mayor</u>	ORMSBY, MICHAEL	publicworksaccounting@spokanecity.org
<u>Additional Approvals</u>		mdovol@spokanecity.org
<u>Purchasing</u>		htrautman@spokanecity.org
		kgoodman@spokanecity.org



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

(Balboa/South Indian Trail Neighborhood Council)

Summary (Background)

Fiscal Impact

Select \$

Budget Account

#

Select \$

#

Distribution List

Briefing Paper

Sustainable Resources

Division & Department:	Engineering Services; Public Works
Subject:	Five Mile Booster Station Replacement
Date:	February 11, 2019
Contact (email & phone):	Dan Buller (dbuller@spokanecity.org , 625-6391)
City Council Sponsor:	
Executive Sponsor:	Scott Simmons
Committee(s) Impacted:	PIES
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	This project is in the 6 year sewer plan.
Strategic Initiative:	Innovative Infrastructure
Deadline:	
Outcome: (deliverables, delivery duties, milestones to meet)	Informational - background information for committee review
Background/History: The existing booster station is 45 years old and not sized for the extensive amount of growth seen over the last 20 years and expected future growth on Five Mile prairie.	
Executive Summary: <ul style="list-style-type: none"> The proposed booster station will be constructed to the southeast of the existing booster station on the city owned 20 ac parcel shown on the exhibit below. The proposed building size will be approximately 30' x 70' with five pumps vs. four pumps in the current station. Site piping will also be replaced. The project is constructed almost entirely out of the roadway so local traffic will be minimally inconvenienced. This project is funded with utility rates. 	
Budget Impact: Approved in current year budget? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If new, specify funding source: Other budget impacts: (revenue generating, match requirements, etc.)	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A Specify changes required: Known challenges/barriers:	



City of Spokane

Engineering Services Department

* * * Preliminary Engineer's Estimate * * *

Project Number: 2017104

Project Description Five Mile Booster Station

Original Date 1/30/2019 2:00:31 PM

Funding Source Local

Update Date 1/31/2019 2:30:03 PM

Preparer Michael Myers

Addendum

Project Number: 2017104

Engineer's Estimate

Item No	Bid Item Description	Est Quantity	Unit Price	Amount
Description		Tax Classification		
Schedule 01		Sales tax shall NOT be included in unit prices		
101	RECORD DRAWINGS	1 LS	*****	2,000.00
102	REIMBURSEMENT FOR THIRD PARTY DAMAGE	-1 EST	1.00	-1.00
103	SPCC PLAN	1 LS	*****	800.00
104	POTHOLING	2 EA	400.00	800.00
105	CLASSIFICATION AND PROTECTION OF SURVEY MONUMENTS	1 LS	*****	1,000.00
106	MOBILIZATION	1 LS	*****	1.00
107	PROJECT TEMPORARY TRAFFIC CONTROL	1 LS	*****	5,000.00
108	CLEARING AND GRUBBING	1 LS	*****	10,000.00
109	MATERIAL ON HAND, TREE PROTECTION	1 LS	*****	6,000.00
110	REMOVE TREE, CLASS I	10 EA	400.00	4,000.00
111	REMOVE TREE, CLASS II	2 EA	1,200.00	2,400.00
112	REMOVE TREE, CLASS III	1 EA	3,700.00	3,700.00
113	TREE PRUNING	6 EA	400.00	2,400.00
114	REMOVAL OF STRUCTURE AND OBSTRUCTION	1 LS	*****	7,000.00
115	REMOVE EXISTING CURB	35 LF	6.00	210.00
116	SAWCUTTING CURB	2 EA	28.00	56.00
117	SAWCUTTING FLEXIBLE PAVEMENT	268 LFI	1.00	268.00
118	ROADWAY EXCAVATION INCL. HAUL	1 LS	*****	5,000.00
119	REMOVE UNSUITABLE FOUNDATION MATERIAL	10 CY	21.00	210.00
120	REPLACE UNSUITABLE FOUNDATION MATERIAL	10 CY	18.00	180.00
121	PREPARATION OF UNTREATED ROADWAY	621 SY	2.00	1,242.00
122	EXCAVATION, GRADING, AND SHAPING	1 LS	*****	20,000.00
123	STRUCTURE EXCAVATION CLASS A INCL. HAUL - FIVE MILE BOOSTER	1 LS	*****	25,000.00
124	CRUSHED SURFACING TOP COURSE	63 CY	45.00	2,835.00
125	HMA CL. 1/2 IN. PG 64-28, 3 INCH THICK	621 SY	18.00	11,178.00
126	HMA FOR PAVEMENT REPAIR CL. 1/2 IN. PG 64-28, 4 INCH THICK	63 SY	85.00	5,355.00
127	PAVEMENT REPAIR EXCAVATION INCL. HAUL	63 SY	40.00	2,520.00
128	JOB MIX COMPLIANCE PRICE ADJUSTMENT	1 CAL	-1.00	-1.00
129	COMPACTION PRICE ADJUSTMENT	1 EST	1.00	1.00
130	STORM SEWER PIPE 4 IN. DIAM. INCL. STRUCTURAL EXCAVATION CLASS B	5 LF	35.00	175.00

Item No	Bid Item Description	Est Quantity	Unit Price	Amount
Description		Tax Classification		
Schedule 01		Sales tax shall NOT be included in unit prices		
131	STORM SEWER PIPE 6 IN. DIAM. INCL. STRUCTURAL EXCAVATION CLASS B	30 LF	47.00	1,410.00
132	DRYWELL TYPE 1	1 EA	3,400.00	3,400.00
133	ADJUST EXISTING VALVE BOX, MONUMENT OR CLEANOUT IN ASPHALT	2 EA	650.00	1,300.00
134	CLEANING EXISTING DRAINAGE STRUCTURE	1 EA	400.00	400.00
135	REMOVE UNSUITABLE PIPE FOUNDATION MATERIAL	10 CY	21.00	210.00
136	REPLACE UNSUITABLE PIPE FOUNDATION MATERIAL	10 CY	18.00	180.00
137	TRENCH SAFETY SYSTEM	1 LS	*****	2,000.00
138	SIDE SEWER CLEANING AND VIDEO INSPECTION	1 EA	900.00	900.00
139	TEMPORARY ADJACENT UTILITY SUPPORT	1 LS	*****	1,000.00
140	CLEANING EXISTING SANITARY SEWERS	1 EA	800.00	800.00
141	BOOSTER STATION PIPING AND PRV	1 LS	*****	57,000.00
142	DI PIPE FOR WATER MAIN 12 IN. DIAM.	105 LF	160.00	16,800.00
143	DI PIPE FOR WATER MAIN 18 IN. DIAM.	408 LF	270.00	110,160.00
144	DI PIPE FOR WATER MAIN 24 IN. DIAM.	6 LF	300.00	1,800.00
145	DI PIPE FOR WATER MAIN 30 IN. DIAM.	447 LF	350.00	156,450.00
146	BLOWOFF ASSEMBLY	2 EA	11,000.00	22,000.00
147	GATE VALVE 12 IN.	2 EA	3,500.00	7,000.00
148	COMBINATION AIR RELEASE/AIR VACUUM VALVE ASSEMBLY 2 IN	2 EA	5,000.00	10,000.00
149	TRENCH EXCAVATION FOR WATER SERVICE TAP	1 EA	700.00	700.00
150	BOOSTER STATION WATER SUPPLY	1 LS	*****	1,500.00
151	SIDE SEWER PIPE 6 IN. DIAM.	96 LF	45.00	4,320.00
152	SIDE SEWER PERMIT	1 EA	40.00	40.00
153	SEWER CLEANOUT	3 EA	800.00	2,400.00
154	ESC LEAD	1 LS	*****	2,500.00
155	MATERIAL ON HAND, TREE PROTECTION	1 LS	*****	3,000.00
156	INLET PROTECTION	1 EA	150.00	150.00
157	STABILIZED CONSTRUCTION ENTRANCE	9 SY	15.00	135.00
158	SILT FENCE	262 LF	5.00	1,310.00
159	LANDSCAPING	1 LS	*****	8,000.00
160	PSIPE 1.5 INCH CAL. TREE	9 EA	400.00	3,600.00
161	WEED AND PEST CONTROL	6 FA	250.00	1,500.00
162	HYDROSEEDING	2807 SY	3.50	9,824.50
163	TOPSOIL TYPE A, 3 INCH THICK	2807 SY	7.00	19,649.00
164	IRRIGATION SYSTEM	1 LS	*****	5,000.00
165	CEMENT CONCRETE CURB	35 LF	22.00	770.00
166	CEMENT CONCRETE DRIVEWAY	20 SY	70.00	1,400.00
167	CHAIN LINK FENCE TYPE 3 MODIFIED	118 LF	50.00	5,900.00
168	CHAIN LINK FENCE TYPE 4	70 LF	35.00	2,450.00

Project Number: 2017104

Engineer's Estimate

<i>Item No</i>	<i>Bid Item Description</i>	<i>Est Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
<i>Description</i>		<i>Tax Classification</i>		
<i>Schedule 01</i>		Sales tax shall NOT be included in unit prices		
169	END, GATE, CORNER, AND PULL POST FOR CHAIN LINK FENCE	16 EA	300.00	4,800.00
170	DOUBLE 14 FT CHAIN LINK GATE	2 EA	1,800.00	3,600.00
171	DOUBLE 20 FT CHAIN LINK GATE	1 EA	2,000.00	2,000.00
172	SINGLE 6 FT CHAIN LINK GATE	1 EA	500.00	500.00
173	CEMENT CONC. SIDEWALK 6 IN. THICK	58 SY	50.00	2,900.00
174	PUMP AND SYSTEM - 750 GPM	1 EA	200,000.00	200,000.00
175	PUMP AND SYSTEM - 1500 GPM	2 EA	300,000.00	600,000.00
176	PUMP AND SYSTEM - 2500 GPM	2 EA	400,000.00	800,000.00
177	PUMP BARRELS (CANS) 30 IN. DIAM.	5 EA	40,000.00	200,000.00
178	PUMPS AND SYSTEM STARTUP, TESTING, AND OPERATIONS	1 LS	*****	100,000.00
179	BOOSTER STATION BUILDING	1 LS	*****	340,000.00
180	GENERAL ELECTRICAL AND LIGHTING	1 LS	*****	32,000.00
181	MOTOR CONTROL CENTERS	1 LS	*****	400,000.00
182	POWER GENERATION	1 LS	*****	110,000.00
183	FLOWMETER	1 EA	20,000.00	20,000.00
184	BUILDING HVAC AND CONTROL SYSTEMS	1 LS	*****	103,000.00
185	PLUMBING SYSTEMS	1 LS	*****	61,500.00
<i>Schedule Totals</i>				3,566,587.50

Project Number *2017104* *Five Mile Booster Station*

SCHEDULE SUMMARY

	<i>Sched 1</i>	<i>Sched 2</i>	<i>Sched 3</i>	<i>Sched 4</i>	<i>Sched 5</i>	<i>Sched 6</i>	<i>Sched 7</i>	<i>Sched 8</i>	<i>Total</i>
<i>Engineer's Est</i>	3,566,587.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,566,587.50

**Agenda Sheet for City Council Meeting of:**

03/04/2019

<u>Date Rec'd</u>	2/19/2019
<u>Clerk's File #</u>	OPR 2019-0135
<u>Renews #</u>	

Submitting Dept	PLANNING	Cross Ref #	
Contact Name/Phone	TERI STRIPES 625-6597	Project #	
Contact E-Mail	TSTRIPES@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	CR20237
Agenda Item Name	0650 - ECOLOGY GRANT CONSULTANT IMPLEMENTATION CONTRACT		

Agenda Wording

Contract with Alta Science & Engineering, Inc. for Planning, Engineering Design, and Environmental assessment for the Yard & the City's Ranch site. This will enable us to carry out our environmental due diligence & remedial investigation.

Summary (Background)

Several years ago, Ecology chose our Hillyard Integrated Planning Grant proposal to award. Within days of telling us we were awarded, Ecology lost its funding for its Brownfield grants. Consequently, that left a large hole in the funding strategy we had put together for the Yard. When Ecology's 2018 capital budget passed, they let us know our project was still the first in line for funding. This consultant contract implements that prospect.

<u>Fiscal Impact</u>	Grant related? YES	<u>Budget Account</u>
	Public Works? NO	

Expense	\$ 276,000	# 1360-94169-58620-54201-99999
Select	\$	#
Select	\$	#
Select	\$	#

<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	TRAUTMAN, HEATHER	<u>Study Session</u>	
<u>Division Director</u>	CORTRIGHT, CARLY	<u>Other</u>	Urban Experience
<u>Finance</u>	ORLOB, KIMBERLY	Distribution List	
<u>Legal</u>	ODLE, MARI	tstripes@spokanecity.org	
<u>For the Mayor</u>	ORMSBY, MICHAEL	htrautman@spokanecity.org	
Additional Approvals		korlob@spokanecity.org	
<u>Purchasing</u>		sstopher@spokanecity.org	
<u>GRANTS &</u>	STOPHER, SALLY	mdavis@spokanecity.org	
		kmiller@spokanecity.org	
		tsanders@spokanecity.org	



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

The scope of work for the grant includes a property condition assessment, identifying a stormwater solution for the Ranch's stormwater basin, developing a brownfield cleanup strategy, conducting preliminary site planning, and creating a redevelopment strategy to position the Hillyard Industrial Brownfield Redevelopment Opportunity Zone Site for redevelopment.

Summary (Background)

Fiscal Impact

Select \$

Budget Account

#

Select \$

#

Distribution List



City of Spokane

CONSULTANT AGREEMENT

**Title: HILLYARD INTEGRATED
PLANNING SERVICES**

This Consultant Agreement is made and entered into by and between the **CITY OF SPOKANE** as ("City"), a Washington municipal corporation, and **ALTA SCIENCE & ENGINEERING, INC.**, whose address is 505 West Riverside Avenue, Suite 530, Spokane, Washington 99201 as ("Consultant"), individually hereafter referenced as a "party", and together as the "parties".

*WHEREAS, the purpose of this Agreement is to provide **Planning, Engineering Design and Environmental Assessment for the Hillyard Industrial Brownfield Site**; and*

WHEREAS, the Consultant was selected through Request for Qualification No. AE200-18.

-- NOW, THEREFORE, in consideration of the terms, conditions, covenants and performance of the Scope of Work contained herein, the City and Consultant mutually agree as follows:

1. TERM OF AGREEMENT.

The term of this Agreement begins on March 1, 2019 and ends on February 28, 2021, unless amended by written agreement or terminated earlier under the provisions.

2. TIME OF BEGINNING AND COMPLETION.

The Consultant shall begin the work outlined in the "Scope of Work" ("Work") on the beginning date, above. Time limits established under this Agreement shall not be extended because of delays for which the Consultant is responsible, but may be extended by the City, in writing, for the City's convenience or conditions beyond the Consultant's control.

3. SCOPE OF WORK.

The General Scope of Work for this Agreement is described in Consultant's Proposal dated December 7, 2018, and Cost Estimate dated February 7, 2019, attached as Exhibit B and made a part of this Agreement. In the event of a conflict or discrepancy in the contract documents, the City Agreement controls.

Work shall be authorized by the City by means of written task assignments associated with specific projects. The Work is subject to City review and approval. The Consultant shall confer with the City periodically, and prepare and present information and materials (e.g. detailed outline

of completed Work) requested by the City to determine the adequacy of the Work or Consultant's progress.

4. COMPENSATION.

Total compensation for Consultant's services under this Agreement shall not exceed **TWO HUNDRED SEVENTY SIX THOUSAND AND NO/100 DOLLARS (\$276,000.00)**, not including tax, unless modified by a written amendment to this Agreement.

5. PAYMENT.

The Company shall submit its applications for payment to City of Spokane, Planning and Development Services Department, 808 West Spokane Falls Blvd., Spokane, WA 99201. **Payment will be made via direct deposit/ACH** within thirty (30) days after receipt of the Company's application except as provided by state law. If the City objects to all or any portion of the invoice, it shall notify the Company and reserves the right to only pay that portion of the invoice not in dispute. In that event, the parties shall immediately make every effort to settle the disputed amount.

6. REIMBURSABLES

The reimbursables under this Agreement are to be included, and considered part of the maximum amount not to exceed (above), and require the Consultant's submittal of appropriate documentation and actual itemized receipts, the following limitations apply.

- A. City will reimburse the Consultant at actual cost for expenditures that are pre-approved by the City in writing and are necessary and directly applicable to the work required by this Contract provided that similar direct project costs related to the contracts of other clients are consistently accounted for in a like manner. Such direct project costs may not be charged as part of overhead expenses or include a markup. Other direct charges may include, but are not limited to the following types of items: travel, printing, supplies, materials, computer charges, and fees of subconsultants.
- B. The billing for third party direct expenses specifically identifiable with this project shall be an itemized listing of the charges supported by copies of the original bills, invoices, expense accounts, subconsultant paid invoices, and other supporting documents used by the Consultant to generate invoice(s) to the City. The original supporting documents shall be available to the City for inspection upon request. All charges must be necessary for the services provided under this Contract.
- C. The City will reimburse the actual cost for travel expenses incurred as evidenced by copies of receipts (excluding meals) supporting such travel expenses, and in accordance with the City of Spokane Travel Policy, details of which can be provided upon request.
- D. **Airfare** (out of town subconsultants only): Airfare will be reimbursed at the actual cost of the airline ticket. The City will reimburse for Economy or Coach Fare only. Receipts detailing each airfare are required.
- E. **Meals** (out of town subconsultants only): Meals will be reimbursed at the Federal Per Diem daily meal rate for the city in which the work is performed. *Receipts are not required as documentation.* The invoice shall state "the meals are being billed at the Federal Per Diem daily meal rate", and shall detail how many of each meal is being billed (e.g. the number of breakfasts, lunches, and dinners). The City will not reimburse for alcohol at any time.
- F. **Lodging** (out of town subconsultants only): Lodging will be reimbursed at actual cost incurred up to a maximum of the published General Services Administration (GSA) Index for the city in which the work is performed (*the current maximum allowed reimbursement amount can be provided upon request*). Receipts detailing each day / night lodging are

required. The City will not reimburse for ancillary expenses charged to the room (e.g. movies, laundry, mini bar, refreshment center, fitness center, sundry items, etc.)

- G. **Vehicle mileage:** Vehicle mileage will be reimbursed at the Federal Internal Revenue Service Standard Business Mileage Rate in affect at the time the mileage expense is incurred. Please note: payment for mileage for long distances traveled will not be more than an equivalent trip round-trip airfare of a common carrier for a coach or economy class ticket.
- H. **Rental Car** (out of town subconsultants only): Rental car expenses will be reimbursed at the actual cost of the rental. Rental car receipts are required for all rental car expenses. The City will reimburse for a standard car of a mid-size class or less. The City will not reimburse for ancillary expenses charged to the car rental (e.g. GPS unit).
- I. **Miscellaneous Travel** (e.g. parking, rental car gas, taxi, shuttle, toll fees, ferry fees, etc.): Miscellaneous travel expenses will be reimbursed at the actual cost incurred. Receipts are required for each expense of \$10.00 or more.
- J. **Miscellaneous other business expenses** (e.g. printing, photo development, binding): Other miscellaneous business expenses will be reimbursed at the actual cost incurred and may not include a mark up. Receipts are required for all miscellaneous expenses that are billed.

Subconsultant: Subconsultant expenses will be reimbursed at the actual cost incurred and may include a four percent (4%) markup. Copies of all Subconsultant invoices that are rebilled to the City are required

7. TAXES, FEES AND LICENSES.

- A. Consultant shall pay and maintain in current status, all necessary licenses, fees, assessments, permit charges, etc. necessary to conduct the work included under this Agreement. It is the Consultant's sole responsibility to monitor and determine changes or the enactment of any subsequent requirements for said fees, assessments, or changes and to immediately comply.
- B. Where required by state statute, ordinance or regulation, Consultant shall pay and maintain in current status all taxes necessary for performance. Consultant shall not charge the City for federal excise taxes. The City will furnish Consultant an exemption certificate where appropriate.
- C. The Director of Finance and Administrative Services may withhold payment pending satisfactory resolution of unpaid taxes and fees due the City.
- D. The cost of any permits, licenses, fees, etc. arising as a result of the projects included in this Agreement shall be included in the project budgets.

8. CITY OF SPOKANE BUSINESS LICENSE.

Section 8.01.070 of the Spokane Municipal Code states that no person may engage in business with the City without first having obtained a valid annual business registration. The Consultant shall be responsible for contacting the State of Washington Business License Services at <http://bls.dor.wa.gov> or 1-800-451-7985 to obtain a business registration. If the Consultant does not believe it is required to obtain a business registration, it may contact the City's Taxes and Licenses Division at (509) 625-6070 to request an exemption status determination.

9. ADDRESSES FOR NOTICES AND DELIVERABLE MATERIALS.

Deliver all official notices under this Agreement to:

If to the City:	If to the Consultant:
Planning and Development Services City of Spokane 808 West Spokane Falls Boulevard Spokane, Washington 99201	ALTA SCIENCE & ENGINEERING, INC. 505 West Riverside Avenue, Suite 530 Spokane, Washington 99201

10. SOCIAL EQUITY REQUIREMENTS.

No individual shall be excluded from participation in, denied the benefit of, subjected to discrimination under, or denied employment in the administration of or in connection with this Agreement because of age, sex, race, color, religion, creed, marital status, familial status, sexual orientation including gender expression or gender identity, national origin, honorably discharged veteran or military status, the presence of any sensory, mental or physical disability, or use of a service animal by a person with disabilities. Consultant agrees to comply with, and to require that all subcontractors comply with, Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act, as applicable to the Consultant. Consultant shall seek inclusion of woman and minority business for subcontracting. A woman or minority business is one that self-identifies to be at least 51% owned by a woman and/or minority. Such firms do not have to be certified by the State of Washington.

11. INDEMNIFICATION.

The Consultant shall defend, indemnify, and hold the City and its officers and employees harmless from all claims, demands, or suits at law or equity asserted by third parties for bodily injury (including death) and/or property damage which arise from the Consultant's negligence or willful misconduct under this Agreement, including attorneys' fees and litigation costs; provided that nothing herein shall require a Consultant to indemnify the City against and hold harmless the City from claims, demands or suits based solely upon the negligence of the City, its agents, officers, and employees. If a claim or suit is caused by or results from the concurrent negligence of the Consultant's agents or employees and the City, its agents, officers and employees, this indemnity provision shall be valid and enforceable to the extent of the negligence of the Consultant, its agents or employees. The Consultant specifically assumes liability and agrees to defend, indemnify, and hold the City harmless for actions brought by the Consultant's own employees against the City and, solely for the purpose of this indemnification and defense, the Consultant specifically waives any immunity under the Washington State industrial insurance law, or Title 51 RCW. The Consultant recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation. The indemnity and agreement to defend and hold the City harmless provided for in this section shall survive any termination or expiration of this agreement.

12. INSURANCE.

The Consultant shall comply with all federal, state and local laws and ordinances applicable to the work to be done under this Agreement. This Agreement shall be interpreted and construed in accord with the laws of Washington.

During the period of the Agreement, the Consultant shall maintain in force at its own expense, each insurance noted below with companies or through sources approved by the State Insurance Commissioner pursuant to RCW Title 48;

A. Worker's Compensation Insurance in compliance with RCW 51.12.020, which requires subject employers to provide workers' compensation coverage for all their subject workers and Employer's Liability Insurance in the amount of \$1,000,000;

B. General Liability Insurance on an occurrence basis, with a combined single limit of not less than \$1,000,000 each occurrence for bodily injury and property damage. It shall include contractual liability coverage for the indemnity provided under this agreement. It shall provide that the City, its officers and employees are additional insureds but only with respect to the Consultant's services to be provided under this Agreement; and

C. Automobile Liability Insurance with a combined single limit, or the equivalent of not less than \$1,000,000 each accident for bodily injury and property damage, including coverage for owned, hired and non-owned vehicles.

D. Professional Liability Insurance with a combined single limit of not less than \$1,000,000 each claim, incident or occurrence. This is to cover damages caused by the error, omission, or negligent acts related to the professional services to be provided under this Agreement. The coverage must remain in effect for at least three (3) years after the Agreement is completed.

There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without forty-five (45) days written notice from the Consultant or its insurer(s) to the City. As evidence of the insurance coverage(s) required by this Agreement, the Consultant shall furnish acceptable Certificates Of Insurance (COI) to the City at the time it returns this signed Agreement. The certificate shall specify the City of Spokane as "Additional Insured" specifically for Consultant's services under this Agreement, as well as all of the parties who are additional insureds, and include applicable policy endorsements, the forty-five (45) day cancellation clause, and the deduction or retention level. The Consultant shall be financially responsible for all pertinent deductibles, self-insured retentions, and/or self-insurance.

13. DEBARMENT AND SUSPENSION.

The Consultant has provided its certification that it is in compliance with and shall not contract with individuals or organizations which are debarred, suspended, or otherwise excluded from or ineligible from participation in Federal Assistance Programs under Executive Order 12549 and "Debarment and Suspension", codified at 29 CFR part 98.

14. AUDIT.

Upon request, the Consultant shall permit the City and any other governmental agency ("Agency") involved in the funding of the Work to inspect and audit all pertinent books and records. This includes work of the Consultant, any subconsultant, or any other person or entity that performed connected or related Work. Such books and records shall be made available upon reasonable notice of a request by the City, including up to three (3) years after final payment or release of withheld amounts. Such inspection and audit shall occur in Spokane County, Washington, or other reasonable locations mutually agreed to by the parties. The Consultant shall permit the City to copy such books and records at its own expense. The Consultant shall ensure that inspection, audit and copying rights of the City is a condition of any subcontract, agreement or other arrangement under which any other persons or entity may perform Work under this Agreement.

15. INDEPENDENT CONSULTANT.

A. The Consultant is an independent Consultant. This Agreement does not intend the Consultant to act as a City employee. The City has neither direct nor immediate control over the

Consultant nor the right to control the manner or means by which the Consultant works. Neither the Consultant nor any Consultant employee shall be an employee of the City. This Agreement prohibits the Consultant to act as an agent or legal representative of the City. The Consultant is not granted express or implied rights or authority to assume or create any obligation or responsibility for or in the name of the City, or to bind the City. The City is not liable for or obligated to pay sick leave, vacation pay, or any other benefit of employment, nor to pay social security or other tax that may arise from employment. The Consultant shall pay all income and other taxes as due. The Consultant may perform work for other parties; the City is not the exclusive user of the services that the Consultant provides.

- B. If the City needs the Consultant to Work on City premises and/or with City equipment, the City may provide the necessary premises and equipment. Such premises and equipment are exclusively for the Work and not to be used for any other purpose.
- C. If the Consultant works on the City premises using City equipment, the Consultant remains an independent Consultant and not a City employee. The Consultant will notify the City Project Manager if s/he or any other Workers are within ninety (90) days of a consecutive 36-month placement on City property. If the City determines using City premises or equipment is unnecessary to complete the Work, the Consultant will be required to work from its own office space or in the field. The City may negotiate a reduction in Consultant fees or charge a rental fee based on the actual costs to the City, for City premises or equipment.

16. KEY PERSONS.

The Consultant shall not transfer or reassign any individual designated in this Agreement as essential to the Work, nor shall those key persons, or employees of Consultant identified as to be involved in the Project Work be replaced, removed or withdrawn from the Work without the express written consent of the City, which shall not be unreasonably withheld. If any such individual leaves the Consultant's employment, the Consultant shall present to the City one or more individuals with greater or equal qualifications as a replacement, subject to the City's approval, which shall not be unreasonably withheld. The City's approval does not release the Consultant from its obligations under this Agreement.

17. ASSIGNMENT AND SUBCONTRACTING.

The Consultant shall not assign or subcontract its obligations under this Agreement without the City's written consent, which may be granted or withheld in the City's sole discretion. Any subcontract made by the Consultant shall incorporate by reference this Agreement, except as otherwise provided. The Consultant shall ensure that all subconsultants comply with the obligations and requirements of the subcontract. The City's consent to any assignment or subcontract does not release the consultant from liability or any obligation within this Agreement, whether before or after City consent, assignment or subcontract.

18. CITY ETHICS CODE.

- A. Consultant shall promptly notify the City in writing of any person expected to be a Consultant Worker (including any Consultant employee, subconsultant, principal, or owner) and was a former City officer or employee within the past twelve (12) months.
- B. Consultant shall ensure compliance with the City Ethics Code by any Consultant Worker when the Work or matter related to the Work is performed by a Consultant Worker who has been a City officer or employee within the past two (2) years.
- C. Consultant shall not directly or indirectly offer anything of value (such as retainers, loans, entertainment, favors, gifts, tickets, trips, favors, bonuses, donations, special discounts, work or meals) to any City employee, volunteer or official that is intended, or may appear to a reasonable person to be intended, to obtain or give special consideration to the Consultant.

Promotional items worth less than \$25 may be distributed by the Consultant to a City employee if the Consultant uses the items as routine and standard promotional materials. Any violation of this provision may cause termination of this Agreement. Nothing in this Agreement prohibits donations to campaigns for election to City office, so long as the donation is disclosed as required by the election campaign disclosure laws of the City and of the State.

19. NO CONFLICT OF INTEREST.

Consultant confirms that the Consultant or workers have no business interest or a close family relationship with any City officer or employee who was or will be involved in the consultant selection, negotiation, drafting, signing, administration or evaluation of the Consultant's work. As used in this Section, the term Consultant includes any worker of the Consultant who was, is, or will be, involved in negotiation, drafting, signing, administration or performance of the Agreement. The term "close family relationship" refers to: spouse or domestic partner, any dependent parent, parent-in-law, child, son-in-law, daughter-in-law; or any parent, parent in-law, sibling, uncle, aunt, cousin, niece or nephew residing in the household of a City officer or employee described above.

20. ERRORS AND OMISSIONS, CORRECTIONS.

Consultant is responsible for professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by or on the behalf of the Consultant under this Agreement in the delivery of a final work product. The standard of care applicable to Consultant's services will be the degree of skill and diligence normally employed by professional engineers or Consultants performing the same or similar services at the time said services are performed. The Final Work Product is defined as a stamped, signed work product. Consultant, without additional compensation, shall correct or revise errors or mistakes in designs, drawings, specifications, and/or other consultant services immediately upon notification by the City. The obligation provided for in this Section regarding acts or omissions resulting from this Agreement survives Agreement termination or expiration.

21. INTELLECTUAL PROPERTY RIGHTS.

- A. Copyrights. The Consultant shall retain the copyright (including the right of reuse) to all materials and documents prepared by the Consultant for the Work, whether or not the Work is completed. The Consultant grants to the City a non-exclusive, irrevocable, unlimited, royalty-free license to use copy and distribute every document and all the materials prepared by the Consultant for the City under this Agreement. If requested by the City, a copy of all drawings, prints, plans, field notes, reports, documents, files, input materials, output materials, the media upon which they are located (including cards, tapes, discs, and other storage facilities), software program or packages (including source code or codes, object codes, upgrades, revisions, modifications, and any related materials) and/or any other related documents or materials developed solely for and paid for by the City to perform the Work, shall be promptly delivered to the City.
- B. Patents: The Consultant assigns to the City all rights in any invention, improvement, or discovery, with all related information, including but not limited to designs, specifications, data, patent rights and findings developed with the performance of the Agreement or any subcontract. Notwithstanding the above, the Consultant does not convey to the City, nor does the City obtain, any right to any document or material utilized by the Consultant created or produced separate from the Agreement or was pre-existing material (not already owned by the City), provided that the Consultant has identified in writing such material as pre-existing prior to commencement of the Work. If pre-existing materials are incorporated in the work, the Consultant grants the City an irrevocable, non-exclusive right and/or license to use,

execute, reproduce, display and transfer the pre-existing material, but only as an inseparable part of the work.

- C. The City may make and retain copies of such documents for its information and reference with their use on the project. The Consultant does not represent or warrant that such documents are suitable for reuse by the City or others, on extensions of the project or on any other project, and the City releases the Consultant from liability for any unauthorized reuse of such documents.

22. CONFIDENTIALITY.

Under Washington State Law RCW Chapter 42.56) all materials received or created by the City of Spokane are **public records** which are subject to review and copying pursuant to a public records request. These records include but are not limited to bid or proposal submittals, agreement documents, contract work product, and other bid material. Some records or portions of records may be legally exempt from disclosure and can be redacted or withheld. RCW Ch. 42.56 describes those exemptions. Consultant must familiarize themselves with state law and the City of Spokane's process for managing records.

The City will endeavor to redact anything that clearly should be redacted under the law. For example, the City will generally redact Social Security Numbers, tax records, and financial account numbers before records are made available to a requestor. Consultant may identify any materials Consultant believes to be not subject to release under the Public Records Act. City will not be bound by Consultant's determination of whether any particular record or records are legally exempt from release under the Public Records Act.

If the City receives a public records request for records involving Consultant or Consultant's work product, City will release the records unless City determines that there are obvious exemptions or redactions (which City will make prior to release of the records). If City determines that there are exemptions that can be asserted only by Consultant, City will endeavor to notify Consultant and Consultant will be given ten days to obtain a Court order preventing the City from releasing the requested records. **If no Court order is procured by Consultant, the City will release the requested records.**

23. DISPUTES.

Any dispute or misunderstanding that may arise under this Agreement, concerning the Consultant's performance, shall first be through negotiations, if possible, between the Consultant's Project Manager and the City's Project Manager. It shall be referred to the Director and the Consultant's senior executive(s). If such officials do not agree upon a decision within a reasonable period of time, either party may decline or discontinue such discussions and may then pursue the legal means to resolve such disputes, including but not limited to mediation, arbitration and/or alternative dispute resolution processes. Nothing in this dispute process shall mitigate the rights of the City to terminate the Agreement. Notwithstanding all of the above, if the City believes in good faith that some portion of the Work has not been completed satisfactorily, the City may require the Consultant to correct such work prior to the City payment. The City will provide to the Consultant an explanation of the concern and the remedy that the City expects. The City may withhold from any payment otherwise due, an amount that the City in good faith finds to be under dispute, or if the Consultant provides no sufficient remedy, the City may retain the amount equal to the cost to the City for otherwise correcting or remedying the work not properly completed. Waiver of any of these rights is not deemed a future waiver of any such right or remedy available at law, contract or equity.

24. TERMINATION.

- A. For Cause: The City or Consultant may terminate the Agreement if the other party is in material breach of this Agreement, and such breach has not been corrected to the other party's reasonable satisfaction in a timely manner. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.
- B. For Reasons Beyond Control of Parties: Either party may terminate this Agreement without recourse by the other where performance is rendered impossible or impracticable for reasons beyond such party's reasonable control, such as, but not limited to, an act of nature, war or warlike operation, civil commotion, riot, labor dispute including strike, walkout or lockout, except labor disputes involving the Consultant's own employees, sabotage, or superior governmental regulation or control. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than thirty (30) business days prior to the effective date of termination.
- C. For City's Convenience: The City may terminate this Agreement without cause and including the City's convenience, upon written notice to the Consultant. Notice of termination under this Section shall be given by the party terminating this Agreement to the other, not fewer than ninety (90) business days prior to the effective date of termination.
- D. Actions upon Termination: If termination occurs not the fault of the Consultant, the Consultant shall be paid for the services properly performed prior to the actual termination date, with any reimbursable expenses then due, but such compensation shall not exceed the maximum compensation to be paid under the Agreement. The Consultant agrees this payment shall fully and adequately compensate the Consultant and all subconsultants for all profits, costs, expenses, losses, liabilities, damages, taxes and charges of any kind (whether foreseen or unforeseen) attributable to the termination of this Agreement.
- E. Upon termination, the Consultant shall provide the City with the most current design documents, contract documents, writings and other products the Consultant has produced to termination, along with copies of all project-related correspondence and similar items. The City shall have the same rights to use these materials as if termination had not occurred; provided however, that the City shall indemnify and hold the Consultant harmless from any claims, losses, or damages to the extent caused by modifications made by the City to the Consultant's work product.

25. EXPANSION FOR NEW WORK.

This Agreement scope may be expanded for new work. Any expansion for New Work (work not specified within the original Scope of Work Section of this Agreement, and/or not specified in the original RFP as intended work for the Agreement) must comply with all the following limitations and requirements: (a) the New Work is not reasonable to solicit separately; (b) the New Work is for reasonable purpose; (c) the New Work was not reasonably known either the City or Consultant at time of contract or else was mentioned as a possibility in the solicitation (such as future phases of work, or a change in law); (d) the New Work is not significant enough to be reasonably regarded as an independent body of work; (e) the New Work would not have attracted a different field of competition; and (f) the change does not vary the essential identified or main purposes of the Agreement. The City may make exceptions for immaterial changes, emergency or sole source conditions, or other situations required in City opinion. Certain changes are not New Work subject to these limitations, such as additional phases of Work anticipated at the time of solicitation, time extensions, Work Orders issued on an On-Call contract, and similar. New Work must be mutually agreed and issued by the City through written Addenda. New Work performed before an authorizing Amendment may not be eligible for payment.

26. MISCELLANEOUS PROVISIONS.

- A. Amendments: No modification of this Agreement shall be effective unless in writing and signed by an authorized representative of each of the parties hereto.
- B. Binding Agreement: This Agreement shall not be binding until signed by both parties. The provisions, covenants and conditions in this Agreement shall bind the parties, their legal heirs, representatives, successors and assigns.
- C. Americans with Disabilities Act (ADA): Specific attention by the designer is required in association with the Americans with Disabilities Act (ADA) 42 U.S.C. 12101-12213 and 47 U.S.C. 225 and 611, its requirements, regulations, standards and guidelines, which were updated in 2010 and are effective and mandatory for all State and local government facilities and places of public accommodation for construction projects including alteration of existing facilities, as of March 15, 2012. The City advises that the requirements for accessibility under the ADA, may contain provisions that differ substantively from accessibility provisions in applicable State and City codes, and if the provisions of the ADA impose a greater or equal protection for the rights of individuals with disabilities or individuals associated with them than the adopted local codes, the ADA prevail unless approval for an exception is obtained by a formal documented process. Where local codes provide exceptions from accessibility requirements that differ from the ADA Standards; such exceptions may not be permitted for publicly owned facilities subject to Title II requirements unless the same exception exists in the Title II regulations. It is the responsibility of the designer to determine the code provisions.
- D. The Consultant, at no expense to the City, shall comply with all laws of the United States and Washington, the Charter and ordinances of the City of Spokane; and rules, regulations, orders and directives of their administrative agencies and officers. Without limiting the generality of this paragraph, the Consultant shall comply with the requirements of this Section.
- E. This Agreement shall be construed and interpreted under the laws of Washington. The venue of any action brought shall be in the Superior Court of Spokane County.
- F. Remedies Cumulative: Rights under this Agreement are cumulative and nonexclusive of any other remedy of law or in equity.
- G. Captions: The titles of sections or subsections are for convenience only and do not define or limit the contents.
- H. Severability: If any term or provision is determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.
- I. Waiver: No covenant, term or condition or the breach shall be deemed waived, except by written consent of the party against whom the waiver is claimed, and any waiver of the breach of any covenant, term or condition shall not be deemed a waiver of any preceding or succeeding breach of the same or any other covenant, term of condition. Neither the acceptance by the City of any performance by the Consultant after the time the same shall have become due nor payment to the Consultant for any portion of the Work shall constitute a waiver by the City of the breach or default of any covenant, term or condition unless otherwise expressly agreed to by the City in writing.
- J. Additional Provisions: This Agreement may be modified by additional terms and conditions ("Special Conditions") which shall be attached to this Agreement as Exhibit D. The parties agree that the Special Conditions shall supplement the terms and conditions of the Agreement, and in the event of ambiguity or conflict with the terms and conditions of the Agreement, these Special Conditions shall govern.
- K. Entire Agreement: This document along with any exhibits and all attachments, and subsequently issued addenda, comprises the entire agreement between the City and the Consultant. If conflict occurs between contract documents and applicable laws, codes,

ordinances or regulations, the most stringent or legally binding requirement shall govern and be considered a part of this contract to afford the City the maximum benefits.

- L. Negotiated Agreement: The parties acknowledge this is a negotiated agreement, that they have had this Agreement reviewed by their respective legal counsel, and that the terms and conditions of this Agreement are not to be construed against any party on the basis of such party's draftsmanship.
- M. No personal liability: No officer, agent or authorized employee of the City shall be personally responsible for any liability arising under this Contract, whether expressed or implied, nor for any statement or representation made or in any connection with this Agreement.

IN WITNESS WHEREOF, in consideration of the terms, conditions and covenants contained, or attached and incorporated and made a part, the parties have executed this Agreement by having legally-binding representatives affix their signatures below.

ALTA SCIENCE & ENGINEERING, INC.

CITY OF SPOKANE

By _____
Signature Date

By _____
Signature Date

Type or Print Name

Type or Print Name

Title

Title

Attest:

Approved as to form:

City Clerk

Assistant City Attorney

Attachments:

Exhibit A – Debarment Certificate

Exhibit B – Alta's Proposal and Cost Estimate

19-040

EXHIBIT A

CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION

1. The undersigned (i.e., signatory for the Subrecipient / Contractor / Consultant) certifies, to the best of its knowledge and belief, that it and its principals:
 - a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b. Have not within a three-year period preceding this contract been convicted or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, receiving stolen property, making false claims, or obstruction of justice;
 - c. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and,
 - d. Have not within a three-year period preceding this contract had one or more public transactions (federal, state, or local) terminated for cause or default.
2. The undersigned agrees by signing this contract that it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction.
3. The undersigned further agrees by signing this contract that it will include the following clause, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions:

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion – Lower Tier Covered Transactions

 1. The lower tier contractor certified, by signing this contract that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.
 2. Where the lower tier contractor is unable to certify to any of the statements in this contract, such contractor shall attach an explanation to this contract.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, person, primary covered transaction, principal, and voluntarily excluded, as used in this exhibit, have the meanings set out in the Definitions and Coverage sections of the rules implementing Executive Order 12549. The undersigned may contact the City for assistance in obtaining a copy of these regulations.
5. I understand that a false statement of this certification may be grounds for termination of the contract.

_____ Name of Subrecipient / Contractor / Consultant (Type or Print)	_____ Program Title (Type or Print)
_____ Name of Certifying Official (Type or Print)	_____ Signature
_____ Title of Certifying Official (Type or Print)	_____ Date (Type or Print)

EXHIBIT B



Hillyard Master Plan Conceptual Drawing

Proposal for:

Hillyard Integrated Planning Services #AE200-18

Prepared for: City of Spokane, Washington

Attention: Connie Wahl & Teri Stripes

December 7, 2018

Alta Science & Engineering, Inc.

505 Riverside Avenue, Suite 530

509-252-5021

Proposal Contact: john.means@alta-se.com (cell) 360-704-8477

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December 7, 2018

Teri Stripes

City of Spokane
808 W. Spokane Falls Blvd
Spokane, Washington 99201

**Subject: Letter of Submittal, Hillyard Integrated Planning Services Request for Proposals
#AE200-18**

Dear Ms. Stripes:

The Hillyard Integrated Planning Grant is a unique opportunity to capitalize on the Hillyard Industrial Brownfield Redevelopment Opportunity Zone status for a positive change to this piece of Spokane's landscape. Alta Science and Engineering, Inc. (Alta) has joined forces with Maul Foster Alongi (MFA) as our proposed premier Brownfield's team for your project. The Alta MFA team is committed to partnering with the City of Spokane to make the Hillyard Plan come to life. Alta and MFA recognize the benefits to the City through partnerships and a forward-looking planning approach. That is why we joined forces for this project and agree that working together is the best strategy to create a Plan that aligns to the City's strategic goals. Given our depth of understanding and experience with Ecology's Integrated Planning Grant Program and experience in the Spokane area this team firmly believes that we can provide the best possible value and product to the city.

Alta brings a 34 year history of successful contaminated site redevelopment and a positive working relationship with the Washington State Department of Ecology. MFA brings contemporary planning expertise along with a rigorous understanding of local stormwater objectives. Together our firms provide you with continuity and experience to convert the "Ranch" into a model site for the City.

Alta is the proposed prime for the consultant team. The legal status of Alta is a registered s-corporation in good standing with the Secretary of State. We will run the project out of Alta's Spokane office located in the Fernwell building at 505 Riverside, Suite 530. Alta's principal place of business (corporate office) is located at:

Alta Corporate Office
220 East Fifth Street, Suite 325
Moscow, Idaho 83843
Phone: (208) 882-7858
Fax: (208) 883-3785

Moscow Office
220 East Fifth Street
Suite 325
Moscow, Idaho 83843
208-882-7858

Spokane Office
505 Riverside Avenue
Suite 530
Spokane, Washington 99201
509-252-5021

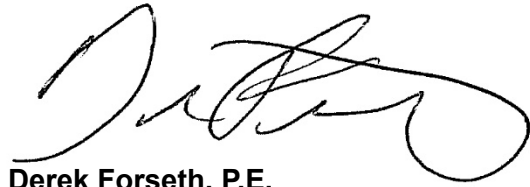
Kellogg Office
1220 Big Creek Road
Suite A
Kellogg, Idaho 83837
208-786-1206

Boise Office
988 South Longmont Avenue
Suite 200
Boise, Idaho 83706
208-336-7080

I hereby attest that no current or former City employees are employed by or on the governing boards of either Alta or MFA as of the date of the Proposal or during the previous twelve (12) months. Alta will comply with all terms and conditions set forth in the Request for Proposals, unless otherwise mutually agreed to by the City.

If you need additional information or have any questions regarding our materials, please contact me directly at derek.forseth@alta-se.com or (208) 882-7858 or Alta's Project Manager John Means at john.means@alta-se.com or (208) 336-7080.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek Forseth', with a large, stylized flourish at the end.

Derek Forseth, P.E.
Chief Executive Officer

Enclosures[s]

Section 2 Technical Proposal

This section provides the approach and methodology as requested in the RFP. The Tasks are presented in the order outlined in the RFP to facilitate the City of Spokane (City) proposal evaluation.

Alta and MFA teamed to provide the City with tailored expertise specific to the needs of this project. Our team leverages the best-of-the-best technical skills from two firms and puts one of the most experienced Brownfield Project Managers at the helm of the team. Alta is the prime contractor and will manage the project. In a technical capacity, Alta will focus on the Remedial Investigation and Feasibility Study (RI/FS). MFA will focus on Planning and Civil Engineering.

2.1 Project Approach/Methodology

The City of Spokane and Northeast Public Development Authority (NEPDA) have made great progress in their shared effort to revitalize the Hillyard industrial area (The YARD). They have conducted a series of studies and plans to understand the challenges to redevelopment in The YARD and to identify actions to achieve the vision articulated in the NEPDA's 2012 Strategic Plan:

The YARD will be home to an array of commercial and industrial businesses, providing quality employment and economic opportunity to residents in the region, and quality housing for area workers.

The City's road maintenance facility, referred to as The Ranch, was identified in The YARD Master Redevelopment as a Catalyst site for redevelopment. The property presents an opportunity for economic development through construction of buildings to support businesses as well as the potential to create a regional stormwater facility to address the lack of infrastructure that constrains development throughout The YARD. The Ranch property also has the potential to serve as a valuable asset to generate revenue to support the NEPDA and City's revitalization efforts. In order to support any redevelopment of the Ranch, suspected environmental impacts will need to be remediated. To facilitate cleanup and redevelopment, the City has designated the Ranch as a Brownfield Redevelopment Opportunity Zone.

The Integrated Planning Grant provides resources to address the economic, infrastructure, and environmental issues associated with the "Ranch". This project will be a key transition from planning to implementation of cleanup and redevelopment of the Ranch and surrounding properties. Our approach to conducting the scope of work in the Integrated Planning Grant will be based on the following principles:

- **Define Path to Environmental Regulatory Closure.** The remedial investigation and feasibility study will define the environmental concerns with the Ranch property and identify cost-effective solutions to remediate the site in coordination with redevelopment.
- **Leverage Partnerships.** The NEPDA board and local businesses and real estate professionals have been very involved and invested in the success of redevelopment in the YARD. These partners will be key players in implementing the actions developed in the integrated plan. The productivity and effectiveness of these partners can be maximized through providing clear expectations, concise and thorough briefing materials, and adroit facilitation that frames questions and directs discussion in a productive way.
- **Build on the Foundation of Previous Work.** Previous studies have laid a solid foundation for this project including assessment of existing infrastructure, assessment of economic trends, inventory and assessment of brownfields, and engagement of

stakeholders. This project should build on and avoid repeating this previous work to make the most progress possible.

- **Position the City for implementation.** The environmental and engineering tasks of the Integrated Planning Grant will prepare the property to move to implementation of cleanup and reuse. The technical studies of the project should be accompanied by a funding and phasing strategy that supports cleanup and reuse.
- **Target engagement with the community.** The YARD is an industrial area and most of the stakeholders are professionals who are busy running their businesses. The City and NEPDA have developed effective strategies to engaging property and business owners. The community outreach effort in this project should learn from those strategies and utilize proven methods to reach this unique group of stakeholders.

Based on our experience with prior Integrated Planning Grants, we have prepared a work plan that conducts multiple tasks in parallel. (see Project Schedule, Section 2.3). This reduces the likelihood of rework and ensures that tasks fit together seamlessly in the final product. Our proposed sequencing of the tasks will drive collaboration between the Planners and Engineering team members improving the outcomes.

2.2 Work Plan

2.2.1 Task 1: Remedial Investigation

Alta will perform the RI according to the requirements in WAC 173-340-350 to collect and evaluate sufficient information to fully characterize the nature and extent of contamination at the Site (the two properties owned by the City) and nearby properties. When appropriate, site characterization activities will be integrated with the development and evaluation of cleanup alternatives in the FS (described in Section 2.2.4) and with Task 2 Geotechnical boring and/or test pitting (described in Section 2.2.2.2).

The RI will consist of the following elements:

- Review of Previous Work/Site History Review/Preliminary Conceptual Site Model
- Field Investigation
- Conceptual Site Model
- Cleanup Standards
- Summary Report

Upon review of the Phase I Environmental Site Assessment (ESA; MFA, 2014) and any other available Site historical information, Alta will develop the preliminary conceptual site model (CSM). The CSM will discuss contaminant occurrence, release, fate and transport, exposure pathways, and potential receptors. Site-specific risks, hazards, and concerns based on the described contamination will be addressed in light of local hydrology/hydrogeology, current and future Site usage, and future receptors. Alta will develop the RI/FS Work Plan and Quality Assurance Project Plan (QAPP) to evaluate the preliminary CSM. The Work Plan and QAPP will be submitted to Ecology for review and comment, and will be revised if necessary for agency approval. Upon approval, Alta will coordinate the field investigation with the City, Ecology, and property owners.

2.2.1.1 Field Investigation

The Ground Penetrating Radar (GPR) survey and geotechnical investigation will provide information necessary for both the RI/FS and the stormwater engineering analysis. The GPR survey will be conducted to detect the presence of USTs, identify any other underground

structures, and locate the drywells referenced in the Phase I ESA. There may be a heating oil UST associated with the former residence in the southwest corner of the Site.

Geotechnical borings or test pits will be required for the stormwater engineering analysis/design. The GPR survey will also inform the radio frequency (RF) approach used to identify unmarked underground utilities prior to boring/excavation activity. Similarly, in addition to aiding the engineering design, the geotechnical investigation will allow characterization of the subsurface and assist in directing opportunistic collection of groundwater samples in the unlikely event groundwater is encountered. If stormwater is present during the field investigation, opportunistic samples can be collected. Analytical parameters for opportunistic water samples will be determined at the time of collection based on proximity to Site sources of contamination.

Alta suggests the City consider a topographic/LiDAR survey of the Site to generate a topographic base map and high resolution photogrammetric imagery to aid in sampling design, engineering design, site analysis and planning, and public meeting graphics material.

A field investigation is required to fully understand the Site and to develop a CSM. In order to characterize the nature and extent of contamination, the field investigation will likely involve the following components: topographic/LiDAR survey, a geophysical survey, environmental sampling, and geotechnical borings or test pits as required in Task 2 Site Analysis (Section 2.2.2.2).

Environmental sampling will consist of soil sampling and opportunistic collection of any groundwater or stormwater encountered during field activities. Based on the previous investigation and the RFP, suspected constituents of concern (COCs) for this Site are: polychlorinated biphenyls (PCBs), non-halogenated solvents, polycyclic aromatic hydrocarbons (PAHs), methyl tert-butyl ether (MTBE), gasoline- and diesel-range petroleum hydrocarbons (as detected by methods NWTPH-Gx and -Dx), and metals (i.e., aluminum, copper, iron, lead, and zinc, etc.).

While specifics of the sampling plan will be finalized upon coordination with the City and Ecology, samples may be collected from the following locations (referencing Figure 2 of the Phase I ESA):

- Grid soil sampling of exposed surface soils in the bulk asphalt storage area to be analyzed for PAHs, NWTPH, and lead.
- Approximately four exploratory test pits from asphalt piles in the bulk asphalt storage area with collection of two samples per pit to be analyzed for PAHs, NWTPH, and lead.
- Discrete soil samples from each of the two drainage pits in the northern portion of the Site to be analyzed for PAHs, NWTPH, and lead.
- Discrete soil samples from the road paint container area on the south edge of Building F to be analyzed for VOCs and PCBs.
- Discrete soil samples from the former PCB-transformer storage area to be analyzed for PCBs and NWTPH.
- Discrete soil samples from at least three locations to be analyzed for NWTPH and lead, with potential follow-up analyses based on the initial screening results.
- Discrete soil sampling from the galvanized pole storage location to be analyzed for metals (Al, Cu, Fe, Pb, and Zn).
- Discrete soil samples from the drywells referenced in the Phase I ESA. Analytical parameters will be based on proximity of drywell to potential Site sources of contamination.

2.2.1.2 Conceptual Site Model (CSM)

The Team will develop the preliminary CSM to drive the RI approach collaboratively with Ecology and the City to ensure buy-in. The CSM will evolve as needed based upon the analytical results of the field investigation. The revised CSM will inform the cleanup standards for the Site.

2.2.1.3 Cleanup Standards

Appropriate MTCA cleanup levels will be proposed for the Site based on the risks and exposure pathways identified in the CSM to be consistent with future plans for the Site. If mixed MTCA cleanup levels are proposed, rationale will be given to justify the decision. A Terrestrial Ecological Evaluation (TEE) will be conducted to justify proposed cleanup levels, unless the Site qualifies for an exclusion under WAC 173-340-7491.

2.2.1.4 RI Summary Report

The City will receive a report that puts the current site conditions into full context. The report will summarize the Site history and usage, previous investigations, the RI field investigation, and analytical results. The report will update the CSM based on the results of the field investigation. COCs that exceed proposed cleanup levels will be identified and benchmarked against cleanup levels providing the City with a resource for discussion cleanup needs with stakeholders. Recommendations in the summary report will include a list of potential cleanup actions to be evaluated in the FS and any recommended interim actions or institutional controls to limit risk and exposure prior to initiation of the cleanup process.

2.2.2 Task 2: Integrated Planning Activities

The integrated planning task will build on and advance the concepts developed for the Ranch Property in The YARD Redevelopment Master Plan to optimize the public and economic benefit of the asset. This task will be informed by the environmental assessment of Task 1 and support the engineering design and feasibility study of Tasks 3 and 4. Key elements of this task will include community engagement, site analysis, and economic analysis.

2.2.2.1 Community Engagement

Our recipe for successful community engagement is to have our consultant team engaged with the City, the City engaged with our consultant team, and the City-Consultant team engaged with the community. The City and NEPDA have developed relationships with local businesses and property owners. The City is on the front line of community engagement every day. Our job is to arm you with accurate technical information and provide our counsel as Brownfields experts. The Hillyard project is a tremendous opportunity to strengthen community engagement, and perhaps more importantly, earn a deeper level trust from the community by delivering an excellent product. Community engagement activities will continue to expand those efforts and utilize approaches that have proven to be effective in this community. As part of the project, we will prepare a community involvement plan in collaboration with City staff. The community involvement plan is likely to include:

- Regular interfacings with the NEPDA board to share information and solicit their input and guidance as representatives of public and private parties in The Yard.
- Personal contact through research interviews with businesses and land owners in the vicinity of the Ranch property to listen to their concerns and solicit their feedback on infrastructure and site improvement concepts.
- Luncheons and facilitated meetings with business and property owners in The Yard.

- Keeping an active social media presence by posting information on the City website and giving real-time updates through the City's social media channels.

2.2.2.2 Site Analysis

Alta recommends the City consider a set of technical studies of the Ranch property and surrounding to support redevelopment design. These studies include:

1. **Geotechnical evaluation** - to assess soil infiltration rates for stormwater management purposes and provide recommendations on foundation design of any future buildings
2. **Cultural resources assessment** - to evaluate the potential to impact protected historic or archaeological resources in compliance with Executive Order 05-05 and state and federal laws
3. **Critical areas review** - to evaluate whether any protected critical areas (in addition to the sole source aquifer) occur on the property or in the immediate vicinity
4. **Topographic survey** - if existing topographic data is determined to be insufficient for design purposes.

2.2.2.3 Economic Analysis

The economic analysis will be tailored to answer several key questions for the City and NEPDA:

- **What is the financial feasibility of the Makers Space Concept Plan?**

The Team will update the financial model for catalyst site development prepared for The YARD to evaluate the financial feasibility of the Makers space concept plan for the Ranch property.

- **What is the revenue generating potential of the Ranch property?**

The Team will research comparable sales and leases to inform a financial model that evaluates the potential revenue the Ranch may generate for the City or NEPDA through lease or sale.

- **What is the economic benefit of a regional stormwater system?**

Using a pro forma model, the Team will evaluate the effect on development economics that a regional or distributed stormwater system has on a prototypical site in The Yard rather than meeting standard on-site stormwater quantity management requirements. This information will be useful to the City in evaluating an appropriate fee structure for a regional stormwater system and the impact it may have on encouraging new development. This analysis will also educate land owners and developers of the potential benefits of a regional stormwater system on property in The YARD.

2.2.3 Task 3: Engineering Design

The focus of this task is to prepare design documents and cost estimates for stormwater management strategies that align to the long-term reuse vision for the site. The lack of stormwater infrastructure in The YARD is a development constraint. The relatively small size of most properties in the YARD is further constrained by requirements to manage stormwater on site. The Redevelopment Master Plan identified development of off-site stormwater management facilities as a key project priority to support economic development. This task will involve the following steps:

- **Basin analysis** – Based on topography, determine the catchment basin that could be served by gravity flow to a regional stormwater facility. Estimate the buildout capacity system and potential volume of stormwater runoff that would need management.

- **Evaluation of alternatives** – Evaluate potential green/low impact development BMP options that could be applied in the catchment basin. This is expected to include infiltration in a large facility or in multiple smaller facilities distributed across some portions of City rights-of-way, as well as the potential for capture and reuse for irrigation.
- **Conceptual design and cost estimating** – Develop design concepts for the stormwater management alternatives in sufficient detail to evaluate feasibility constraints and support cost estimates. Prepare cost estimates for each alternative along with calculations of cost per acre of impervious surface in addition to other metrics on an area and/or volume basis.
- **Engineering Design Report** – Prepare a report describing the stormwater reduction, treatment and mitigation system alternatives, estimated effectiveness, and the estimated 25-year life cycle capital costs.
- **Hillyard Stormwater Management Alternatives Memorandum** – Summarize the work completed, review selected alternatives, and provide costs to private and public entities.

2.2.4 Task 4: Feasibility Study

The Feasibility Study sets the ultimate direction for future site use. Task 4 is an important part of the project because this is the point in the project where certain ideas are left to die, and viable alternatives come to life. The cleanup alternatives evaluated in the FS will be informed by the site redevelopment planning to allow for consideration of synergies between remediation and redevelopment. Alta will perform a FS according to the requirements in WAC 173-340-350 to develop and evaluate cleanup action alternatives in order to enable selection of the optimal cleanup action. The FS process will be performed objectively and will not favor preconceived remedies. This FS will include the following:

- Development of remedial action alternatives
- Detailed evaluation and selection of alternative
- Disproportionate cost analysis (DCA)
- Remedy selection

2.2.4.1 Remedial Action Alternatives

Cleanup objectives in compliance with MTCA regulations will be stated and described. A minimum of three remedial action alternatives will be proposed for evaluation. Alternatives will include no action, an alternative with a standard point of compliance, and at least one permanent alternative. Alternatives that do not meet the minimum requirements of WAC 173-340-360, or those which do not pass the DCA described in WAC 173-340-360(3)(e), will not be considered.

2.2.4.2 Detailed Evaluation and Selection of Alternatives

All alternatives will meet the criteria listed below, meet threshold requirements, and employ permanent solutions to the maximum extent practicable. Our Team will work closely with City staff and Ecology to ensure alternatives are well vetted prior to finalization.

- **Protect Human Health and the Environment** - Alternatives will be scored based on the degree that each alternative reduces risk and exposure, the estimated length of time to meet the cleanup standards, and the degree of risk (both on-Site and off) posed by the cleanup action.
- **Comply with Cleanup Standards** - Compliance with WAC 173-340-700 through 173-340-760 will be demonstrated.

- **Comply with Applicable Local, State, and Federal Laws** - We will carefully evaluate and coordinate with the City and Ecology on each alternative to ensure compliance with all applicable or relevant and appropriate requirements (ARARs).
- **Provide for Compliance Monitoring** - The Team will identify environmental monitoring necessary to establish or verify compliance with the ARARs discussed in Section 2.2.4.3.3 for each alternative. This includes media, frequency, and COCs.
- **Reasonable Restoration Time Frame** - The Team will estimate restoration time frame for each alternative using the reasonableness criteria outlined in WAC 173-340-360(4).

2.2.4.3 DCA Ranking Criteria

The Team will use the Disproportionate Cost Analysis (DCA) process to rank each alternative from most to least permanent, based on the following criteria:

- Protectiveness
- Permanence
- Cost
- Long-Term Effectiveness
- Short-Term Risk
- Implementability
- Consideration of Public Concerns

2.2.4.4 Remedy Selection

Based on the results of the ranking from Section 2.2.4.3, we will work with the City and Ecology to select a technically sound preferred alternative. This will include a discussion of compliance and expectations specified in WAC 173-340-370 (Expectations for Cleanup Action Alternatives) and a description of how public concerns will be addressed.

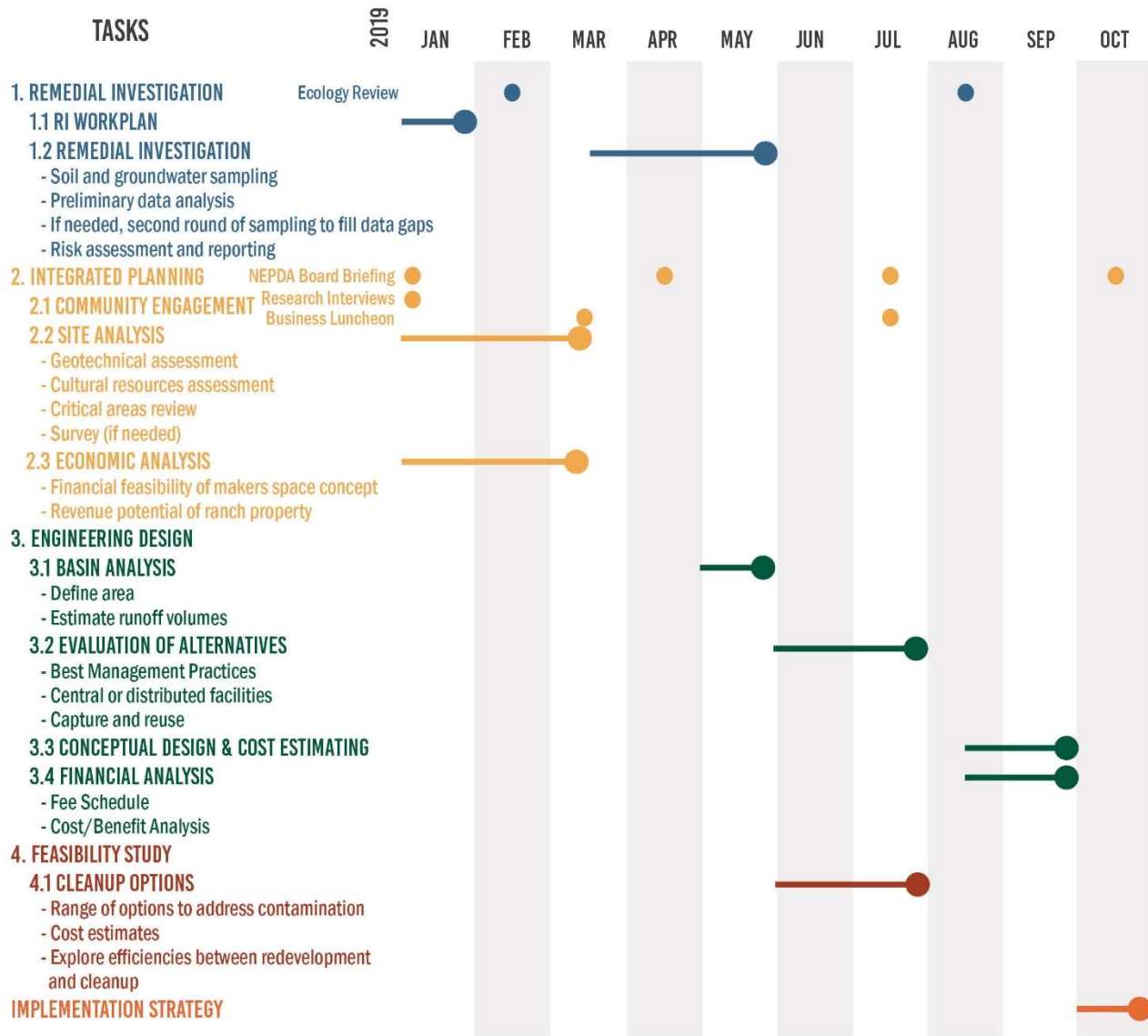
2.2.4.5 Feasibility Report

The Feasibility Report is going to influence the future direction for the site. It is an important document. Our Report will be a roadmap for the City tying together the environmental and infrastructure concerns and identifying the most viable alternative while backing up how the recommended alternative was reached. Alta will prepare a report describing the selection of alternatives, scoring, and ranking for each component in Section 2.2.4.2 by the DCA criteria, and the selection of the recommended alternative. The report will be submitted to the City for client review and comment prior to submittal to Ecology.

2.2.4.6 Implementation Strategy

As a final capstone to the project, we will prepare an Implementation Strategy that synthesizes the findings of the RI/FS and the Planning and Engineering tasks. The implementation strategy will provide recommendations on future use, remediation, and disposition of the Ranch property. The implementation strategy will identify potential funding sources, responsibilities of project partners, and schedule for next steps.

2.3 Project Schedule



2.4 Deliverables

Section 2.3 provides the estimated deliverable schedule. Brief descriptions for deliverables under each Task are provided below.

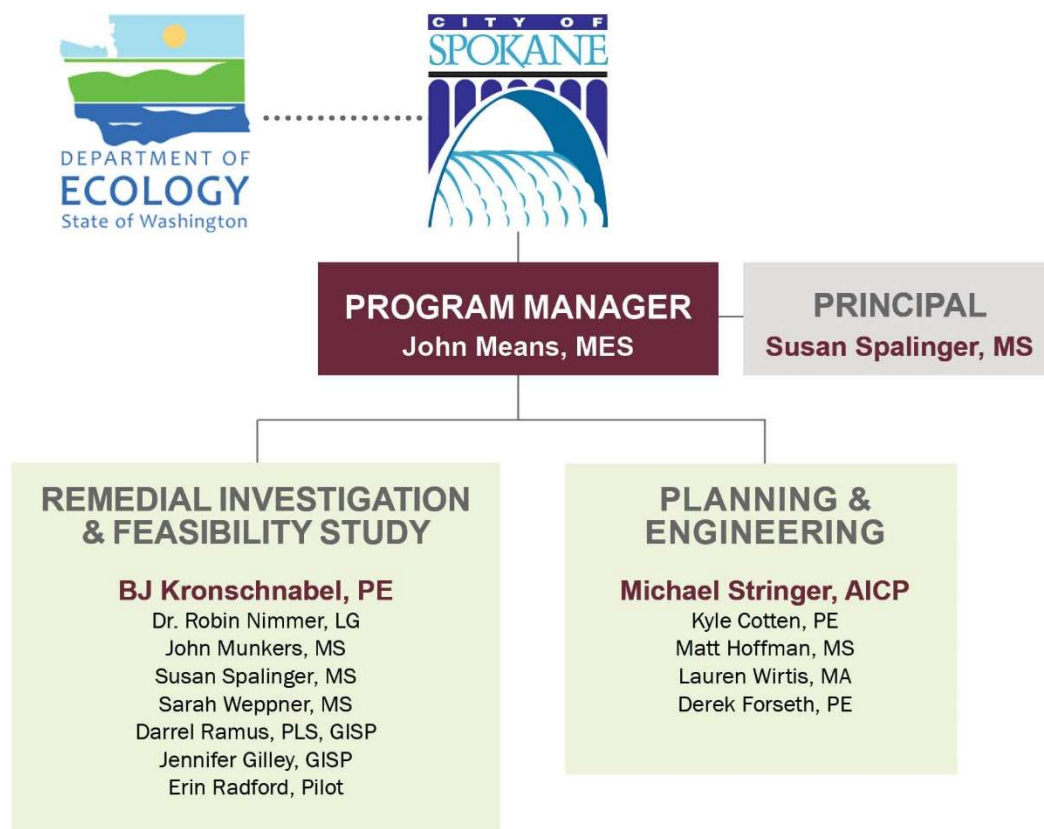
Project Task	Deliverable Description
Task 1. Remedial Investigation Report	Key deliverables of this task include: geophysical survey, topographic mapping and high resolution aerial photography, review of previous work/site history, RI/FS work plan and quality assurance project plan (QAPP), draft conceptual site model (CSM) and appropriate cleanup standards, field investigation and summary data report.
Task 2. Updated Conceptual Site Plan	Key deliverables of this task will include: public engagement, site analysis, and economic analysis.
Task 3. Memorandum of Engineering Design Alternative and Associated Cost Analysis	Key deliverables of this task include: catchment basin analysis, evaluation of best management practices for stormwater management, conceptual design and cost estimating, engineering design report and stormwater management alternatives memorandum.
Task 4. Feasibility Study	Key deliverables of this task include: development of remedial action alternatives, detailed evaluation and selection alternatives, disproportionate cost analysis (DCA) and the preferred Remedy selection. Alta will consult with ecology to obtain concurrence with the preferred remedy.

Section 3 Management Proposal

3.1 Project Management

The following section provides the Alta's Project Team Structure and our Internal Controls to ensure success of this project as outlined within the RFP. Figure 1 provides the organizational chart for key staff. Appendix A includes Key Staff resumes, and Section 3.1.2 provides brief staff biographies. Table 1 provides the estimated percentage of time for key staff on the project.

Figure 1. Proposed Organizational Chart



Combined, our Team has 12 offices, including Spokane, with more than 140 employees specifically serving the Pacific Northwest.

Table 1. Key Staff estimate of time assigned to the project.

PROJECT MANAGEMENT	11%
John Means, MES	10%
Susan Spalinger, MS	1%
REMEDIAL INVESTIGATION / FEASIBILITY STUDY	36%
Bernard Kronschnabel, PE	20%
Dr. Robin Nimmer, LG	6%
Jon Munkers MS, MBA	1%
Sarah Weppner, MS	5%
Darrel Ramus, PLS, GISP	1%
Jennifer Gilley, GISP	2%
Erin Radford, Licensed Pilot	1%
PLANNING & ENGINEERING	43%
Michael Stringer, AICP	10%
Kyle Cotten, PE	10%
Matt Hoffman, MS	10%
Lauren Wirtis, MA	10%
Derek Forseth, PE	3%
Total Key Staff	90%
Other staff as needed	10%
Total	100%

3.1.1 Project Team Structure/Internal Controls

Figure 1 illustrates the simple structural approach of our team. The Alta Team provides the City with three key technical staff with direct long-term experience with the Hillyard project. These are the people you will work with most during the project. All bring decades of related experience and specific knowledge of the project as well as relationships with the City, Ecology, and other stakeholders.

John Means spent almost a decade running the Brownfields program for Ecology prior to joining Alta more than 4 years ago. While at Ecology, John developed the Integrated Planning Grant (IPG) program that is funding this project and oversaw the completion of more than 24 IPG projects. John will serve as the Project Manager and primary contact. John knows the program, knows the people, and knows the path to success for IPG projects. While at Alta, John supported the City with the grant application for this project. He knows the grant inside and out. John worked shoulder to shoulder with Michael Stringer of MFA for more than a decade on similar IPG projects.

Michael Stringer previously worked on the The YARD Redevelopment Master Plan and brings a strong understanding of the Hillyard area history. His knowledge of the economic struggle after the closure of the railyard along with the development opportunities presented by the construction of the North Spokane Corridor will provide valuable during the planning and outreach phases of this project. Michael has developed trust with the local stakeholders that translates to effective public engagement and communication. Kyle Cotten will continue to bring continuity to the stormwater understanding and linkage to landuse planning for the area.

Bernard (BJ) Kronschnabel brings a local understanding of MTCA and strong working relationship with local Ecology staff and the City to the RI/FS component of this project. BJ is

located in Alta's downtown Spokane office, minutes from the City staff, project area, and Ecology and is dedicated to the success of this project.

This team understands the goals, priorities, and project challenges for this project. Together we are ready today to hit the ground running to provide the City with:

- A team selected with the direct Hillyard experience, background knowledge, and IPG process understanding,
- Well established working relationships needed with stakeholders for efficient and effective completion of tasks, and
- The personal commitment of our owners and principals to ensure you have the highest level of responsiveness and expertise available for this project at all times.

3.1.2 *Scope, Budget, and Schedule Control*

Effective control of a project's scope, schedule, and budget is fundamental to achieving success. Understanding and managing the interrelationship of these three elements helps control costs and avoid delays. Alta organizes tasks, manages the level of effort, develops and monitors a critical-path schedule, and compares actual costs to planned costs at key milestones. Our accounting/project management tools and software provide real-time critical budget and schedule information to project managers and clients. Alta provides Earned-Value project reporting on a monthly basis as a method of measuring performance and progress. Alta's size also allows for responsiveness and flexibility with staff and resources that translates into effective budget and schedule management. In addition, Alta and MFA have more than 8 years of experience working together and our systems are already set up for efficient invoicing and tracking of our prime and sub-contractor relationship.

3.1.3 *Communication*

Effective communication with the City, sub-contractors, and stakeholders is the priority management objective. Alta's communication plan is designed to keep everyone on the project team current and informed. Project kickoff meetings will set the stage for each task. Written project management plans with the scope, schedule, and budget will be provided to all team members. Communication will occur as face-to-face meetings, regular phone calls, project status meetings, and email correspondence. Schedules will be prepared in Gantt chart format for simple tracking. The City should expect regular reporting from us. Invoices will have detailed supporting information with Earned-Value reporting. Deviations in scope will be discussed with the City Project Manager for authorization prior to performing the work to avoid any contract issues.

John Means, will be responsible for working directly with the City and will be responsible for overall contract success. Susan Spalinger will serve as Principal-in-Charge and be responsible for Quality Control. Jon Munkers, an Alta Principal, will assume a role of Assistant Program Manager and be John's backup, if necessary.

3.1.4 Cost Estimating

Cost estimating requires experience and knowledge of the local environment. Textbook values and RS Means reference guides with Engineering News Records CCI indexes are often insufficiently accurate for this type of work. There is no substitute for having the volume of cost estimating experience and resources our team provides.

Alta's approach to cost estimating begins with our Program Manager working directly with the City in an open and transparent process. Estimated project costs are developed using a clearly identified scope of work. John will work with the technical team in each phase of the project. The Team will compile and analyze data on all of the factors that can influence project costs, such as materials, labor, location, laboratories and other sub-contractors, and special equipment requirements, including computer hardware and software. Risks are identified for uncertainties so appropriate contingencies can be presented.

Alta has a solid track record of estimating construction costs for engineering projects. In looking at 12 recent projects that ranged in size from \$12,000 to \$2,200,000, the standard deviation of Alta's estimate from the average winning bid came within 0.98. Our estimate on one noteworthy project was within \$351 of the contractor's bid, resulting in our client thanking us for a high degree of competency in our cost estimating.

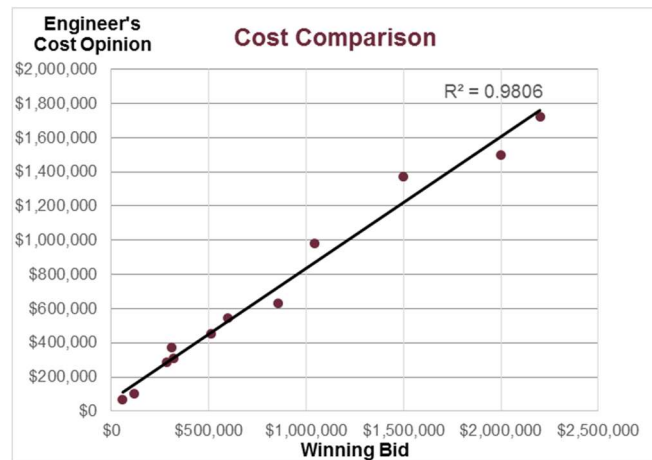


Figure 2 Project cost estimate comparison for last 12 projects

3.1.5 Quality Control Processes for Plans, Specifications, and Construction

All deliverables undergo a rigorous Quality Control (QC) review. Principals and Subject Matter Experts (SME) review all reports and major design packages in order to reduce risk. Fundamentally, we believe it is essential to start by having the right people assigned to the job, and the QC process helps to polish the final result. Alta's engineering designs are developed under the Responsible Charge of licensed Professional Engineers. We achieve Quality Assurance through standard processes and guidelines, including Drafting Standards, Cost Estimating Templates, and Standardized Support Technology, including AutoCAD® Civil 3D. We streamline the development of QC plans by leveraging templates and web-based access to contract management procedures; QC is achieved through peer-reviews and internal project reviews.

The objectives of our QC reviews are to ensure projects are completed efficiently and that the City's risks are minimized. Our senior personnel systematically review all calculations, the basis for design documents, and design packages (i.e., Plan, Specification, and Estimate [PS&E] process). Additionally, one effective QC measure that Alta commonly uses is to call upon experts for independent project reviews.

We are able to draw from our team's panel of SMEs for uniquely sophisticated and innovative designs. All calculations are back-checked by an equally competent peer. Design drawings are checked using Alta's drawing review checklist that includes accuracy and precision metrics. Our

processes start with standardization for consistency and end with the critical reviews of our most experienced professionals. We implement stringent procedures for constructability reviews of conceptual designs and draft design decisions. We plan for and execute review of draft plans and design concepts by senior engineers, field professionals, senior construction staff, and relevant specialized contractors/vendors to ensure plans are pragmatic, field constructible, and implementable.

3.1.6 Health and Safety

Our employees matter most, and Alta's Management is committed to preventing injuries and maintaining a safe and healthy work environment. Alta has **never had a lost-time incident** and our Experience Modification Rate (**EMR**) **is currently 0.8**. Our goal is to ensure that we practice safety in all that we do, and that all employees feel comfortable in raising concerns. We believe it is important that each employee understands how to perform their work in a safe way and is trusted to use common sense.

3.2 Staff Qualifications/Experience

The following section provides brief biographies of key committed staff for this project. These are the people you will work with and who will be performing the assigned work. Figure 1 illustrates the organizational chart for the project. Table 1 provides the percentage of projected time for each key staff member on the project. Appendix A includes more detailed resumes that include additional skills related to this project, education, experience, and significant accomplishments.

John Means, MES, B.A., Project Manager, is the proposed Project Manager. He guides clients through the IPG planning, assessment, cleanup, and redevelopment process. John has 25 years of project management experience in the environmental and heavy industrial sectors where he has been responsible for project financial pro forma development and budget oversight, work plans, scheduling, construction bid specifications, cost estimates, and management of professional and contractor services. Prior to joining Alta, John served as Senior Program Manager directing the Washington State Department of Ecology Brownfields 128(a) Program. John's experience includes working closely with state regulatory staff, Region 10 EPA staff, consultants, municipalities, and private developers on hundreds of brownfields sites. John's experience includes leading Brownfields workshops, conferences, and presentations at the regional and national level. John has effectively built close-knit client/regulator teams to guide projects through complex regulatory and economic conditions.

John was the Project Manager and conceptual architect of a multi-year Strategic Brownfields Policy Initiative that resulted in omnibus legislation to amend the state of Washington Model Toxics Control Act (MTCA). John was lead policy advisor for administrative code rulemaking and guidance to implement the legislation. John will use his experience with EPA, state programs, and Brownfields grants and sites on every element of this project.

John is recognized as a Brownfields expert and has presented at hundreds of Brownfield conferences and forums. Most recently, he recently presented on Brownfields topics at the September 20, 2018, Northwest Remediation conference in Tacoma as well as the September 18, 2018, Brownfields forum in Yakima. John serves on the board of directors for the Northwest Environmental Business Council (NEBC) connecting hundreds of environmental businesses, industry, and the regulatory community.

Susan Spalinger, M.S., B.S., Principal Human Health Risk Assessor, is an environmental scientist with more than 20 years of experience specializing in human health risk and exposure assessment on contaminated properties in support of evaluating remedial strategies into

redevelopment. She specializes in metals-contaminated sites, site characterization and sampling, statistical data analysis, data management, data verification and validation, and remedy effectiveness monitoring and evaluation. Her experience extends from small RI/FS projects to some of the nation's largest CERCLA sites.

Ms. Spalinger has managed a multi-million-dollar, multi-year sampling and cleanup program in the Silver Valley and has managed or contributed to a number of environmental site investigations, risk evaluations, and site cleanup actions. As an Alta Principal, Susan oversees site investigation and cleanup projects involving risk evaluations (following EPA and MTCA guidance) and risk-based decision making as part of the redevelopment process.

Michael Stringer, AICP, M.S., Principal Planner, specializes in urban and environmental planning projects that integrate the perspectives of different technical disciplines and engage community stakeholders to create land use plans built on economic feasibility, consensus, and sustainability. He has excellent organization skills and experience with efficiently using public resources and engaging community input to position properties for redevelopment.

Michael brings extensive knowledge of previous studies and plans in The YARD and has provided creative solutions to support redevelopment efforts. He was the project manager for the The YARD Redevelopment Master Plan and the Phase I Environmental Site Assessment for the Ranch Property. He was the senior planner for the Heavy Freight User Analysis and the NEPDA Brownfield Business Plan. He also prepared the analysis that support designation of the Ranch as a Brownfield Redevelopment Opportunity Zone.

Bernard (BJ) Kronschnabel, P.E., M.S., Chemical Engineer, is an environmental engineer, scientist, and project manager with over 17 years of RI/FS experience. He has completed/managed numerous RI/FS projects, environmental investigations, remediation actions, and site closure investigations using MTCA methods in Washington. BJ will lead the RI/FS Tasks under this projects and work closely with local Ecology staff, the City, and Stakeholders to ensure efficient and effective methods of investigation and subsequent evaluation of remedial alternatives.

Mr. Kronschnabel lives in Spokane and is based out of Alta's Spokane office, minutes from the Hillyard area, Ecology, and City staff. His experience also includes coordinating, managing, and conducting large surface water quality and storm water monitoring programs. BJ's has previously managed projects for the U.S. Bureau of Reclamation (USBR) and USFS, Spokane International Airport, and the City of Spokane.

Derek Forseth, P.E., B.S., Principal Engineer, is an Alta Principal Engineer/CEO and also leads the infrastructure and civil engineering group. Derek brings 20 years of experience in municipal engineering, including development of master plans with an emphasis on redevelopment, along with storm water, sanitary, and combined sewer collection systems planning, analysis, and design for municipal and private owners in the northwest. He led the feasibility and design for the remediation at the Bayhorse Park Development Project as well as the Priest River Landfill Closure Project. His designs helped to transform these sites both into community parks.

Mr. Forseth excels in hydrology and hydraulic modeling and plays a significant role in the analysis and design of several multi-million-dollar storm water and sewer relief and reconstruction projects. Derek is experienced in bringing projects from inception through to construction. He leads the completion of National Pollutant Discharge Elimination System (NPDES) permits, evaluates abatements, participates in pre-construction bid meetings, works with stakeholders, and provides down-to-earth technical support communication at public meetings.

Kyle Cotten, P.E., B.S., Civil Engineer, brings specific stormwater expertise to this project. Kyle led the infrastructure assessment, utility demand modeling and concept designs for The YARD

Redevelopment Master Plan, the Heavy Freight User Analysis, and the NEPDA Brownfield Business Plan. Kyle will lead the storm water elements of this project. Kyle has supplied concept, design, and oversight in the municipal, commercial, residential, and industrial sectors over the last decade. His experience includes civil site design as well as planning and design for water, sewer, and stormwater utilities.

Matt Hoffman, M.S., Senior Planner, brings 15 years of experience advising public and private clients on real estate matters related to land use planning, development economics, and real estate strategy including performing the market assessment and redevelopment prioritization strategy for the YARD Redevelopment Master Plan. This expertise, coupled with his technical dexterity, environmental science background, and public engagement experience are instrumental to providing actionable guidance on predevelopment feasibility and alternatives analysis, property and portfolio valuation, market analysis, site search and property due diligence, and acquisitions and dispositions.

Lauren Wirtis, M.A., B.A., Staff Planner, specializes in effective and collaborative engagement with community stakeholders in land-use and strategic planning. Additionally, she brings a diverse technical skill set, including environmental planning and graphic design. Through her work on a variety of planning projects, she has created community involvement plans, facilitated collaborative workshops, conducted stakeholder interviews, designed surveys, and prepared many types of communications materials including websites, blogs, press releases, fact sheets, and posters.

Jon Munkers, M.B.A., M.S., B.S., Principal Scientist, has managed more than 100 large and small RI/FS projects and many other Phase I and II ESAs throughout the northwest. Jon has presented his work at both the national and regional Redevelopment conferences and has strong relationships within the Brownfields community. Dating back to 2003, Jon led a roundtable discussion titled “Brownfields on Tribal Lands” at the national Brownfields conference. Jon’s experience with the Brownfields process extends from grant development through to site remediation and redevelopment. He has experience developing feasibility assessment reports, design, and remediation processes. Jon also has experience working with agencies, developers, and landowners during the assessment via public meetings and outreach activities.

Jon’s success includes writing a number of federal grants selected for funding from federal agencies, such as the U.S. Department of Housing and Urban Development (HUD) and EPA, totaling more than \$500,000. He received an award from the *Idaho Business Review* for being a leader within the environmental industry. Brownfields projects take a balanced approach and has a strong business and economics background to mesh with his scientific expertise that provide clients the balanced experience needed to take their projects from start to finish. We are confident he will do the same for this project.

Robin Nimmer, L.G., Ph.D., M.S., B.S., Hydrogeologist, has a wide range of experience in RI/FS projects, especially focused on the hydrology and geology. She has managed a variety of soil, vapor, surface water, and groundwater site investigations from the small scale (e.g., LUST) to the large scale (e.g., the Bunker Hill Superfund Site [BHSS], and the Palouse Basin aquifer). Robin has experience managing projects in both fractured rock and unconsolidated sediment environments, with specific experience in the geology of the Inland Northwest. She has initiated and developed groundwater monitoring programs, and is currently working on water-quality monitoring projects for RCRA and CERCLA sites and RI/FS projects throughout the Inland Northwest.

Sarah Weppner, M.S., Environmental Health Specialist, has almost 20 years of experience specializing in human health risk assessment and remediation for redevelopment projects. Sarah was the primary author on two successfully funded Brownfields grant proposals. Sarah uses her

expertise with human health risk assessment to effectively address health risk, which is a primary focus of the brownfields grant application criteria. Ms. Weppner is an experienced communicator and educator who has conveyed technical information to a wide range of audiences. She coordinated public involvement activities and developed public information documents for communities impacted by hazardous waste sites. Sarah managed a state-wide environmental health assessment and education program. She managed a number of projects that included environmental and biological sampling and monitoring for heavy metals as well as risk analysis for heavy metals, petroleum, and radionuclides. She has broad experience in environmental health research and remedial effectiveness monitoring, and has conducted risk assessments in Washington using MTCA and non-MTCA approaches. Ms. Weppner has worked with state, federal, and tribal environmental and health agencies to facilitate public health assessments of hazardous waste sites throughout the Inland northwest.

Jennifer Gilley, M.S., B.S., GISP, Senior GIS Scientist, is a Geographic Information Systems Professional (GISP) with almost a decade of experience supporting environmental projects using GIS, drafting, and database tools. Her experience also includes data collection, Natural Resource Damage Assessment (NRDA) work, and grant project management support. Jennifer provides GIS and database support for various projects in Washington, Idaho, and Nevada. Her work includes coordinating with local agencies and governments on ownership and GIS data, manipulating and displaying a variety of environmental and infrastructure data, integrating AutoCAD and GIS processes and functions, updating SQL database and GIS data on revolving schedules, and providing client support.

Darrel Ramus, P.L.S., GISP, leads Alta's Survey and Aerial LiDAR teams providing airborne and mobile mapping services using imagery and point clouds. He has optimized the efficient fusion of land surveying, GPS, GIS, CAD, Imagery, and LiDAR-based mapping to support engineering, redevelopment, and remediation projects. Darrel will lead any survey, Aerial LiDAR, and mapping needed to support this project.

Erin Radford, B.A., is a licensed pilot and part of the geomatics team working to collect LiDAR and aerial imagery from UAVs. She had conducted numerous UAV flights to acquire LiDAR and imagery for supporting RI/FS and redevelopment/remediation projects. In Washington, she flew 2.5 miles of Glacier Creek in order to assess levees and map changes in the stream channel. If a licensed pilot is needed, Erin will support the acquisition of aerial data.

3.3 Experience of the Firm

Alta Science & Engineering, Inc. (Alta) is an Inland Northwest-based consulting firm specializing in science and engineering projects with a redevelopment focus across the Northwest. Formed in 2017 when the Technical Services Division separated from TerraGraphics Environmental Engineering, Inc., Alta brings a 35-year history of providing quality consulting solutions to local, state, federal, tribal governments, and private clients.

".....on a side note, the Alta Team is wonderful to work with. They consistently provide very focused and appropriate interaction and comments for the project. I am really grateful to you for contracting their assistance"

– Doug Tanner, IDEQ PM

Through four offices and more than 45 employees, we offer specialized consulting on brownfields, civil engineering, infrastructure planning, stream and wetland restoration, natural systems engineering, construction oversight, survey, UAV-LiDAR, environmental science, and grant writing support. With Alta's Spokane office located minutes from the site, we are able to respond promptly with the resources for the City's consulting needs.

Alta personnel have been working on the redevelopment of contaminated properties for almost three decades. To provide the City with the best possible team for this project, Alta has teamed with Maul Foster Alongi, Inc. (MFA). Together, we have a long working relationship on similar projects and our Proposed Project Manager, John Means, and Key Planner for this project Michael Stringer have worked together on similar projects for more than a decade.

MFA assists clients in successfully managing the risks and opportunities associated with challenging projects including site development, facility management, and complex environmental challenges. They have built their firm to provide clients with the strategic and technical services needed

“MFA is unique. I have come to expect having great people working on my project. Every person I meet from MFA is highly intelligent, consistently motivated and professionally competent.”

—Daniel Silver, Successor Coeur d’Alene Custodial and Work Trust Manager

to take real estate development from visioning through design to construction. Together, we have more than 140 professional staff located in the northwest that includes planners, engineers, landscape architects, communications specialists, and GIS analysts. MFA is an employee-owned consulting firm with eight Pacific Northwest offices. Their award-winning planning practice focuses on working with communities to promote revitalization of industrial areas and waterfronts, especially in areas with environmental constraints.

- Additional technical subconsultants and/or subject matter experts will be added to the team as needed. This will include cultural resource specialist, geotechnical engineer, analytical and geotechnical laboratories, utility locators, drillers, etc. The team will consult with the City prior to subcontracting with any additional technical support.

3.3.1 *Experience of the Team in the Key Project Areas*

Table 2 provides a matrix of project experience related to the key areas identified in Section 1 under the Experience of the Firm within the RFP. This list is not exhaustive of our Teams experience, but illustrates we have the depth and past performance that aligns with the needs of this project.

3.3.2 *Relevant Project Experience of the Team*

The following are relevant project descriptions to highlight our team’s experience for both Alta and MFA. Please notice that all these project examples are within the northwest region and include similar RI/FS, MTCA, Federal and/or Grant Implementation, Archaeological and Cultural requirements, Inadvertent Discovery Plans, Stormwater engineering, Stormwater BMPs, Life-cycle capital cost analysis, and planning, and feasibility analysis around redevelopment of perceived or real environmental challenges.

Table 2. Related Project Experience

Table 2. Related Project Experience		Service Category																					
		Assessment and RI/FS	MTCA	Federal &/or Grant Implementation	Archaeological and Cultural Req.	Inadvertent Discovery Plans	Stormwater Engineering	Stormwater BMPs	Life Cycle Capital Cost Analysis	Planning	Feasibility Analysis	Development of Site Conceptual Model	Site Survey/LiDAR	GIS / Database	Community Outreach	Risk Evaluation	Feasibility Study	Remedial Design	Stormwater LID Design	Remedial Construction Oversight	Post Remedial Monitoring	Engineering or Institutional Controls	Supporting Land Transfer
Project Title and Location	Alta Science & Engineering, Inc.																						
	KVFR Brownfields Project, Ellensburg, WA	✓	✓	✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	City of Ellensburg Area Wide Brownfields Project Ellensburg, WA	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Sharpe Oil Brownfields Project, Moscow, ID	✓		✓	✓	✓					✓	✓		✓	✓	✓	✓	✓		✓	✓		
	Coeur d'Alene BNSF/Atlas Mill, Coeur d'Alene, ID	✓		✓		✓					✓	✓		✓		✓	✓	✓					
	City of Moscow Area Wide Brownfields Project, Moscow, ID	✓		✓		✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Albion Normal School Brownfields Project, Albion, ID	✓		✓	✓						✓	✓			✓	✓	✓	✓		✓	✓	✓	
	Mr. A's Dry Cleaners Brownfields Project, Twin Falls, ID	✓									✓	✓		✓		✓	✓	✓		✓	✓	✓	
	Ponderay Bay Trail Area Wide Assessment, Sandpoint, ID	✓		✓	✓	✓		✓			✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	
	Bayhorse Brownfields Assessment & Cleanup, Challis, ID	✓		✓	✓	✓		✓			✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	
	Skylark Brownfields Assessment & Design, Challis, ID	✓		✓	✓	✓		✓			✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	
	Jackson Street Silo Brownfields Project, Moscow, ID	✓		✓				✓			✓	✓		✓	✓	✓	✓	✓		✓	✓		
	TriCA Brownfields Project, Boise, ID	✓		✓							✓	✓						✓		✓	✓	✓	
	Birch Plaza Remediation, Rexburg, ID	✓		✓					✓		✓	✓		✓			✓	✓		✓	✓	✓	
	Bob Bate Ford Remediation, Cascade, ID	✓		✓							✓	✓		✓			✓	✓		✓	✓	✓	
	Mike's Dry Cleaners Brownfields Project, Weiser, ID	✓		✓							✓	✓				✓	✓	✓			✓	✓	
	Bunker Hill Superfund Site, Coeur d'Alene Basin, ID	✓		✓				✓	✓		✓		✓	✓	✓	✓	✓	✓		✓	✓	✓	
	Twin City Foods Brownfields Project, Lewiston, ID	✓		✓	✓	✓		✓				✓		✓		✓	✓	✓		✓	✓		
	Maul Foster & Alongi, Inc.																						
	The YARD Redevelopment Master Plan, Spokane, WA	✓	✓	✓		✓	✓	✓	✓	✓				✓	✓				✓				
	University District Redevelopment Strategy, Spokane, WA	✓	✓	✓			✓	✓	✓	✓	✓	✓		✓	✓		✓		✓				✓
	Lower Grant Employment Area Wide Plan, Vancouver, WA	✓	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓				✓				
	JH Kelley Facility Expansion, Vancouver, WA		✓		✓	✓	✓	✓		✓					✓				✓				
	Reardan, Integrated Plan, Reardan, WA	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓		✓						✓
	Metaline Falls Integrated Plan, Metaline Falls, WA	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓		✓						✓
	Bunker Hill Superfund Site, Coeur d'Alene Basin, ID	✓			✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓	
	Katerra Manufacturing Facility, Spokane Valley, WA	✓	✓		✓	✓	✓	✓		✓					✓			✓	✓				✓
	Pine Valley Ranch Apartments, Spokane, WA		✓							✓					✓			✓	✓				
	Wenatchee Public Works Yard, Wenatchee, WA	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓		✓	✓		✓	✓		✓	✓	✓	✓

3.3.3 Hillyard Redevelopment Master Plan | Spokane, WA

Contact	Contract #	Period of Performance	Phone	Email
Melissa Owen	2015-0741	2015-2017	509-625-6063	mowen@spokanecity.org

MFA worked with the City of Spokane to prepare a master plan for the 500-acre Hillyard industrial area (The YARD). The current Integrated Planning Grant project will build on the foundation of analysis and recommendations in the master plan. MFA assisted the City in developing innovative solutions to these challenges, including concepts for regional



stormwater management. MFA led a planning process that coordinated capital improvements and land use policy with the efforts of the Northeast Public Development Authority (NEPDA), neighborhood groups, and private-sector businesses. The planning process has integrated technical assessment of infrastructure and environmental conditions, market analysis, and community engagement. Based on these efforts, MFA identified potentially catalytic development projects and a capital improvement program that will focus public investments to maximize private sector leverage.

As part of the overall planning process for The YARD, MFA also prepared a Phase I ESA for the Ranch Property. The Phase I ESA reviewed historical operations on the property, identified environmental concerns, and recommended actions to address those concerns.

3.3.4 ***KVFR RI/FS, Remediation, & Fire Station Development Project | Ellensburg, Washington***

Contact	Contract #	Period of Performance	Phone	Email
Chief Sinclair	15006	2014-2016	509-933-7231	Sinclairj@kvfr.org

Alta provided RI/FS, remediation, and regulatory support to Kittitas Valley Fire & Rescue (KVFR) as they built their new fire station. This project was initially funded through the IPG and subsequent bond funds that were reimbursed through Ecology's Remedial Action Grant program.

The property was previously occupied by a trucking company where they serviced trucks and equipment. During the RI, LUSTs were discovered and petroleum-contaminated soils were found directly where the new fire station was proposed.



KVFR remediation and infiltration gallery

With building construction scheduled to start 90 days after the cleanup contract award, Alta developed an aggressive cleanup schedule that included the following:

- Complete a RI/FS to identify the extent and magnitude of soil and groundwater contamination and potential remedial solutions.
- Coordinate with Ecology's Toxics Cleanup Program and client to select the most effective remedy.
- Develop a Cleanup Action Plan along with construction plans and specifications and permitting.
- Implement construction including removing and stockpiling soil overburden, removing soil "hot spots," performing lance injections of chemical oxidants in remaining soils, and installing an infiltration gallery for subsequent biological amendment injection(s) if necessary.
- Install compliance monitoring wells and implement compliance monitoring.

Alta met the 90 day schedule on-time and under budget. Subsequent remediation monitoring shows ground water COC concentrations below the instrument detection limits and the site is on a path towards closure ahead of schedule and under budget.

3.3.5 *City of Spokane University District Integrated Plan | Spokane, WA*

Contact	Contract #	Period of Performance	Phone	Email
Andrew Worlock	2013-0837	2013-2014	509-625-6991	aworlock@spokanecity.org

The City of Spokane engaged MFA to assist in preparing a strategy to promote redevelopment in South University District near the landing of the new Gateway Bridge. MFA, in partnership with Heartland LLC, grounded the planning effort in rigorous market analysis to gain an understanding of the financial feasibility of redevelopment. MFA conducted the environmental investigation and analysis of cleanup options to assess the potential costs and implications of contamination for redevelopment plans. The project established strategies to overcome financial challenges to redevelopment and maximize public resources to leverage and attract private investment. The redevelopment strategy created a framework for partnership between public and private parties that is currently being implemented through the Catalyst Building project.



3.3.6 *City of Ellensburg Brownfields Area Wide Assessment Project | Ellensburg, Washington*

Contact	Contract #	Period of Performance	Phone	Email
Lance Bailey (no longer with the City)	12044	2012-2014	509-962-7204	NA

Alta staff provided consulting support for the City's Area Wide Brownfields Assessment project, which provided support with addressing environmental barriers to redeveloping underutilized properties throughout the City. Alta provided:

- Community Outreach
- Site Inventory
- RI/FS
- MTCA risk evaluations
- Coordination with Ecology

Alta completed the initial inventory, developed outreach materials, conducted public meetings, and reviewed applications of property owners who were interested in participating in the program. After selecting site owner applications, Alta provided technical support services to complete RI/FS activities. Alta provided cleanup planning support through the ABCA process and worked with property owners to identify potential funding sources for cleanup activities.

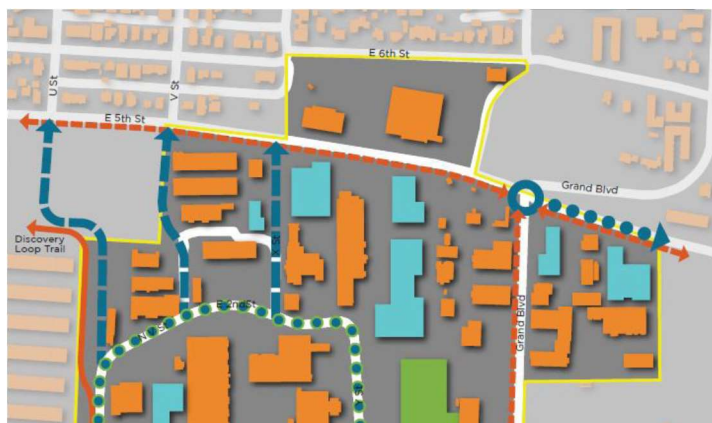
Alta then worked alongside local stakeholders and the state regulatory agency to ensure compliance with both state and federal environmental regulations. Alta worked closely with Region 10 EPA and Ecology through the MTCA process.

Alta assessed eight sites (20+ acres) with both Phase I and Phase II ESAs. Site contaminants of concern (COCs) ranged from petroleum and solvents to metals and mixed hazardous wastes. Many sites were found to be clean via assessment and successfully facilitated land transfer and redevelopment while others underwent planning for cleanup prior to redevelopment.

3.3.7 Lower Grand Employment Area Action Plan |Vancouver, WA

Contact	Contract #	Period of Performance	Phone	Email
Bryan Snodgrass	NA	2013-2015	360-487-7946	Bryan.snodgrass@cityofvancouver.us

The City of Vancouver engaged MFA to implement an Area-Wide Planning grant to work with property owners, businesses, and neighbors to identify and prioritize needed improvements to address deteriorating and substandard streets, localized flooding, and other concerns in the Lower Grand Employment Area (LGEA).



The project took a comprehensive look at existing conditions in the LGEA to understand the factors that impact redevelopment potential in an underperforming area. MFA convened two focused planning workshops with area stakeholders to identify specific areas of concern and review opportunities for improvement. Based on the outcomes, MFA worked with the City to design improvements to public infrastructure to address critical challenges. The project team took a basin-wide approach to evaluating stormwater management and prioritized low-impact development solutions in our designs. The final LGEA action plan identifies future road alignments and infrastructure design solutions, proposes conceptual reuse design plans for catalyst properties, and includes strategies for funding infrastructure improvements and assessing and remediating brownfields.

The LGEA plan laid the groundwork for JH Kelly, a construction contracting firm, to build a 58,000-square-foot expansion to its facility. MFA provided civil engineering and permitting services for the expansion that included low impact development stormwater management, sanitary sewer system upgrades, and full width street frontage improvements on a brownfield property.

3.3.8 IDEQ Brownfields Response Program | Idaho

Contact	Contract #	Period of Performance	Phone	Email
Eric Traynor	#K157	2012-Current	208-373-0565-	Eric.traynor@deq.idaho.gov

Alta is in its third contract award (12+ years) supporting IDEQ's Brownfields Response Program. Alta has completed dozens of projects supporting redevelopment of contaminated properties with a wide range of potential COCs; many projects involved petroleum or solvent contamination.

Consistently, the projects start with a Phase I ESA that leads into the development of a QAPP, a cultural survey, and a RI/FS, and oftentimes to an ABCA and work plan. Alta's engineering staff then supports the remedial design and subsequent construction oversight. Alta has designed, built, and installed a number of remedial systems to address petroleum and solvent contamination in soils, indoor air, and groundwater. Systems have ranged from small vapor mitigation to large soil vapor extraction (SVE) and groundwater treatment.

A number of projects have included post-remedial monitoring and site closeout activities including negotiating and implementing engineering controls (ECs), ICs, deed restrictions, and other creative strategies to cost effectively address environmental contamination. Ultimately, many of the sites successfully transfer ownership and are effectively redeveloped. Examples of redevelopment include: a community bicycle shop, a children's dance academy, a tattoo parlor, a family resort, green space, community parks, an automotive repair facility, a pizza parlor, a coffee shop, a community hiking trail, mountain biking trails, an ATV trail, etc.

3.3.9 City of Moscow Brownfields Area Wide Assessment Project | Moscow, ID

Contact	Contract #	Period of Performance	Phone	Email
Bill Belknap	17813	2015-Current	208-883-7011-	Bbelknap@ci.moscow.id.us

The Greater Moscow Area Coalition's Brownfields Project, otherwise known as the City of Moscow Brownfields Project, is an EPA-funded Brownfields Assessment Grant. The City of Moscow is part of the Greater Moscow Area Coalition, which also includes the Moscow Urban Renewal Agency and Latah County.

Alta staff completed remedial investigation and feasibility studies, and conducted community outreach for multiple Brownfields properties along a former railroad/industrial corridor that extends several miles through downtown Moscow. The corridor also includes a future industrial park property and other negatively impacted and/or stigmatized areas such as agricultural and airport sites. The corridor contains a residential population with a wide range of housing types and income levels, along with Paradise Creek, Paradise Path, and the Latah Trail which provide the downtown area with much needed green space and pedestrian access.



**Jackson Street Silo in
Moscow, Idaho**

The primary goal of the City of Moscow Brownfields Project was to expedite redevelopment of critical distressed properties to improve environmental, economic, and social conditions for the greater Moscow community. The objectives necessary to meet this goal included the following tasks:

- Conduct site inventory and site selection activities.
- Prepare Phase I and II ESAs and ABCAs (RI/FS) for selected properties.
- Leverage project funding and assessment work to promote redevelopment of critical properties within the corridor and for other negatively impacted and/or stigmatized areas.

In addition to these specific objectives, the project had a strong component of public outreach and education that informed the public about each phase of the project, which included a project website, posters, cut-sheets, etc.

Alta staff completed RI/FS and subsequent cleanup for three sites. Soil and ground water samples were collected and analyzed for the potential COCs. Soil borings were conducted using a direct push drill rig, and samples were collected in accordance with the site-specific QAPP approved by EPA. Groundwater monitoring wells were installed according to ASTM standards and the site-specific QAPP, and groundwater was sampled. Alta developed remedial alternatives, performed risk assessments and modeling, and provided cleanup design and oversight.

3.3.10 *Pend d'Oreille Bay Trail Area Wide Assessment Project | Ponderay, ID*

Contact	Contract #	Period of Performance	Phone	Email
Steve Gill	#K157 and previous renewals	2011-2016	208-215-5986	steve.gill@deq.idaho.gov

IDEQ entered into a cooperative agreement with EPA for the Pend d'Oreille Bay Trail Brownfields Assessment Coalition Community-Wide Hazardous Substance and Petroleum Brownfields Assessment Grant. Coalition Assessment partners include IDEQ, the City of Kootenai, the City of Ponderay, the City of Sandpoint, and Bonner County.

The Pend d'Oreille Bay Trail (POBT) is located along two miles of shoreline on Lake Pend Oreille in northern Idaho. This unofficial trail is bordered on the north by the BNSF Railroad and on the south by Lake Pend Oreille and comprises a number of public and private properties. It is used daily by area residents to access the lakeshore; as a walking, running, and biking trail connecting the cities of Sandpoint and Ponderay; as a path for students commuting to and from school; and for other various recreational uses. Access to the trail requires trespassing across a busy rail-line. Historically, the corridor has been impacted by contamination associated with the natural resource extraction industries including smelting and refining activities and a lumber mill.



Sampling during the RI

IDEQ identified and selected hazardous and petroleum substance Brownfields sites along this trail for site-specific assessments and cleanup. One of the objectives of the grant was to mitigate environmental threats to trail users and assist with the development of safe access to the lake for the public through a locally-driven and locally-led partnership.

IDEQ engaged Alta to complete a RI/FS of the Panhandle Smelting and Refining (PSRC) facility; the largest and most contaminated site within the POBT corridor. The PSRC facility operated sporadically between 1904 and 1908 as a lead/silver smelter for local mines. Salvage crews dismantled the facility in 1922 leaving behind crumbling foundation walls, brick piles, ore and waste piles, and a large outcrop of smelter slag—locally known as “Black Rock.” Because of past smelting activities, the soil at this site contains high levels of lead and other metals and presents a human health risk to site users.

Alta completed the initial investigations including a Phase II ESA, site characterization, and a risk assessment and filled engineering design data gaps prior to the development of cleanup options for the feasibility study. Throughout this process, Alta reviewed the existing project Phase I ESAs and project QAPPs; developed site-specific QAPPs, Sampling and Analysis Plans (SAPs), and

HASPs; and completed a human health risk assessment, which included developing a CSM. Alta performed surface soil sampling, slag pile drilling and sampling, groundwater sampling, mining waste sampling and characterization, and archaeological monitoring at the PRSC site.

Alta worked with IDEQ and local subcontractors to develop 1) a POBT geographic information system (GIS) database and webpage that included POBT administrative, parcel, environmental, historical, and area-wide planning data and information that were linked to the City of Sandpoint's website; 2) baseline topographic data for the entire POBT corridor to be used for future trail development planning activities; and 3) conceptual-level site redevelopment plans used in public outreach efforts.

3.3.11 *Katerra Cross-Laminated-timber Factory | Spokane Valley, WA*

Contact	Contract #	Period of Performance	Phone	Email
Marlo Dowell	4600005416	2016-present	206-240-1378	Marlo.dowell@katerra.com

MFA is supporting Katerra from planning to construction and operation of a state-of-the-art, 250,000-square-foot cross-laminated timber fabrication plant. MFA assisted Katerra in evaluation of alternative sites for the facility, including performing extensive due diligence related to environmental conditions at the former BNSF railyard site in Hillyard. MFA conducted analysis of development and stormwater management options for the site in Hillyard before Katerra eventually decided to develop an alternative location. MFA prepared State Environmental Policy Act review documentation and led the permitting effort for the facility, including local land use and building permits and air emission permitting. As part of a multidisciplinary design team, MFA prepared the site plan and landscape design for the facility. The design process carefully blends the functional needs of the facility to meet delivery demands with sustainability features such as green stormwater infrastructure, energy efficiency, and walkability. Construction of the \$40+ million facility is currently underway.

3.4 References

Alta References:

- Chief John Sinclair
Kittitas Valley Fire and Rescue
400 E Mountain View Ave,
Ellensburg, WA 98926
Office: 509-933-7231
Cell: 509- 856-7714
Sinclairj@kvfr.org
Integrated reuse planning, remedial investigation and cleanup of a former hay storage and truck repair facility that became a state of the art fire station.
- Steve Gill
Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene ID 83814
Phone: 208.666.4632
Cell: 208.215.5986
Email: steve.gill@deq.idaho.gov
Multiple brownfields projects including RI/FS, community outreach, survey, etc. of POBT.

MFA References:

- Mayor Michael Echanove
City of Palouse
East 120 Main Street
P.O Box 248
Palouse, WA 99161
City Hall: 509-878-1811
Cell: 509-6320
echanove@palouse.com
Integrated reuse planning, remedial investigation and cleanup of a former agricultural supply and fuel distributor ship in downtown Palouse.

"Our original selection of Maul Foster to guide our city and lead our Brownfields project ranks right up there as one of the most rewarding decisions of my time in office."
—Michael Echanove, Mayor, City of Palouse
- Steve King, P.E.
Economic Development Director
Public Works Director
City of Wenatchee
1350 McKittrick St. P.O. Box 519
Wenatchee, WA 98807-0519
Office: 509-888-3203
sking@wenatcheewa.gov

3.5 Related Information

- Alta has not had a contract terminated for default.
- MFA has not had a contract terminated for default.

Attachment A - Resumes

Experience Summary

John Means leads the Environmental Science and Development Services Division at Alta where he guides clients through the planning, assessment, clean up, and redevelopment process. He has 23 years of project management experience in the environmental and heavy industrial sectors. In these sectors, he has been responsible for project financial pro forma development and budget oversight, work plans, scheduling, construction bid specifications, cost estimates, and managing professional and contractor services. He was a Senior Program Manager directing the Washington State Department of Ecology (Ecology) Brownfields Program. Mr. Means acted as the project manager and conceptual architect of a multi-year Strategic Brownfield Policy Initiative that resulted in omnibus legislation to amend the State of Washington Model Toxics Control Act. To implement the legislation, Mr. Means was lead policy advisor for administrative code rulemaking and guidance. He has managed and overseen large-scale projects with annual operation budgets exceeding \$1 million. He has effectively built close-knit client/regulator teams to guide projects through complex regulatory and economic conditions. Mr. Means currently serves as expert investigator and provides expert witness testimony for the U.S. Department of Justice Indian Resources Section of the Environment and Natural Resources Division litigation team.

Education

M.E.S., Master of Environmental Studies, Environmental Science and Policy Concentration,
The Evergreen State College, 2008

B.A., Ecological Planning and Design,
The Evergreen State College, 2004

Areas of Expertise

- Brownfields Cleanup and Redevelopment
- Project/Program Management
- Environmental Policy and Planning
- Freshwater Habitat Restoration
- Heavy Industrial Equipment Construction

Representative Project Experience

Mr. Means brings a strong interdisciplinary perspective to his work that emphasizes integrating remediation and reuse planning that provides efficient and cost-effective project delivery strategies for clients in Idaho, Oregon, and Washington State. He is especially known for his ability to effectively work between project proponents and regulatory sectors to craft equitable and scientifically sound solutions to remediate complex sites.

Alta Science and Engineering – Senior Environmental Manager, September 2014-Present

Mr. Means leads the Environmental Science and Development Services Division at Alta where he divides his time between Division management, client relationships, complex project oversight, and expert witness testimony for litigation cases.

Washington State Department of Ecology – Toxics Cleanup Program, Olympia, Washington, July 2006–September 2014

As the former Brownfields Program manager, Mr. Means brought together leading thinkers to establish a nationally recognized state Brownfields program that is known for innovative thinking and close working relationships with key partners in the governmental, private, academic, and community sectors. As the state of Washington Brownfields expert and senior level Brownfields Program Manager for Washington State Department of Ecology (Ecology), Mr. Means was responsible for Brownfields program initiatives and policy development. These initiatives resulted in innovative strategies and business practices that made Ecology an effective partner for expediting the cleanup and redevelopment of distressed Brownfields properties and urban renewal projects. Mr. Means was the architect and co-author of a series of publications, which resulted in a final report and recommendation that culminated in landmark legislation. Mr. Means was the senior advisor to a team that developed policy and guidance to implement the legislation. Concurrently, he developed and managed the highly successful Brownfield Integrated Planning Program with 23 projects statewide and \$6 million in funding. This program employed a project delivery method that integrated environmental investigation site planning, finance, and land use planning into a cohesive development strategy. This strategy significantly reduced cleanup cycle time and cost.

Mr. Means provided operational leadership, developed annual work plans and resource allocation scheduling, and oversaw and managed programmatic income grants from the US EPA Section 128(a) State and Tribal Response Program, and capital project funding budgets. He was responsible for annual work plans, task and budget development, invoice review, charges and deliverables for work completion and contract compliance, and technical assistance for clients who were developing, or have executed, grant agreements with

JOHN MEANS, MES, CPM

the EPA Brownfields Program and the Department of Ecology's Integrated Planning Grant Program.

Mr. Means is a frequent speaker at state and national conferences and known for communicating the importance of prioritizing community outreach, economic development forecasting, and environmental justice goals as integral to effective cleanup projects. Mr. Means also served in a senior advisory role providing mentoring, input, and review for younger Brownfields practitioners.

Relocating and Restoring Historic Train Depot, Brownfields Redevelopment Project, Morton, Washington, July 2004–July 2006

Mr. Means was the project manager for an award-winning Brownfields redevelopment project that entailed relocating and restoring a historic train depot in Morton, Washington. The central project elements included cleanup of petroleum-contaminated soils, economic opportunity development within a timber-affected community, preservation of a historically significant structure, and transportation enhancement planning. Specific duties included financial pro forma development and budget oversight, preparation and management of project development scope, implementation of schedule and construction bid specifications, construction cost estimates, writing and management of \$1.2 million in federal and state grants, management of professional and contractor services, and preparation of National Environmental Policy Act (NEPA)/ State Environmental Policy Act (SEPA) and cultural review documentation.

Building Construction and Heavy Industry

Mr. Means has over 18 years' experience in commercial building and heavy industrial equipment construction. Projects included large-scale commercial building construction, large steam turbine retrofits in nuclear plants, and petroleum pipeline weld annealing. Duties included construction crew supervision, field installation of heavy machinery, client-training, blueprint take off, materials estimating and layout, job site management, oversight of heavy equipment excavating and grading operations, concrete form construction, and structural steel erection.

Freshwater Fish Habitat Study and Restoration

Mr. Means was the owner of a small private consulting firm specializing in fisheries habitat study and remediation design/construction. The firm provided non-profit and municipality clientele by investigating and analyzing existing conditions, limiting factors to fish production, and making recommendations for habitat remediation and enhancement. This included data collection and analytical methods and reporting biological and physical conditions for project design, with a special emphasis in the investigating, designing, and remediating fish passage structures. Working with the timber industry and tribes, he had a leading role in

developing a methodology to conduct watershed scale fish passage evaluations for road crossing structures.

Certifications/Training

- Economic Development Professional Certification, 3rd Year, Northwest Community Development Institute, 2015-present
- Project Management Certification, South Puget Sound Community College, 2010
- Cultural Resource Identification and Reporting Certification, Department of Archeology and Historic Preservation, 2008
- 40-hour HAZWOPER certification, current
- Advanced Wilderness First Aid/CPR, current
- Journeyman Carpenter, Pacific Northwest Council of Carpenters and Joiners, 1995
- Master Carpenter, Japanese tradition, The Evergreen State College, 2004

Publications

- 2008, Means, Brownfields Redevelopment in Washington State: Evaluating Legal Mechanism Performance in the Brownfield Context
- 2009, Ecology, University of Washington Brownfield Report: Linking Toxics Redevelopment across the States: Lessons Learned for Washington State
- 2010, Ecology, Model Toxics Control Act Remedial Action Grants Alternative Financing Evaluation
- 2010, Ecology, Ecology's Guide to Leveraging Brownfield Redevelopment for Community Revitalization
- 2014, Ecology, Model Toxics Control Act Remedial Action Grants Guidelines

Affiliations

Northwest Environmental Business Council, Board of Directors

Experience Summary

Susan Spalinger is an environmental scientist with more than 20 years of experience. Her experience spans from small environmental site assessments to some of the nation's largest CERCLA sites. Ms. Spalinger managed a multi-million dollar, multi-year sampling and cleanup program at the Bunker Hill Mining and Metallurgical Complex Superfund Site and has managed or contributed to a number of environmental site investigations and risk evaluations at abandoned mine/smelter, Department of Energy, rail yards, and industrial sites. She specializes in human health risk and exposure assessment, metals contaminated sites, site characterization and sampling, statistical data analysis, data management, data verification and validation, and remedy effectiveness monitoring and evaluation.

Education

M.S., Environmental Science
University of Idaho, 2000

B.S., Environmental Science
Washington State University, 1996

Areas of Expertise

- Human Health Risk and Exposure Assessment
- IEUBK Model for Lead in Children
- Adult Lead Methodology (ALM) for Adult Exposures to Lead in Soil
- Data Analysis/Management
- MTCA
- Project and Program Management
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- Sampling and Monitoring
- Data Quality Objectives (DQOs)
- Sampling and Analysis Plans (SAPs)
- Quality Assurance Project Plans (QAPPs)
- Quality Assurance/Quality Control (QA/QC)
- Institutional Controls

Project Experience

Bunker Hill Mining and Metallurgical Complex Superfund Site, Idaho, 1997–Present

Ms. Spalinger's is currently the Principal-in-Charge of our Technical, Scientific and Engineering Services Contract with the Idaho Department of Environmental Quality (IDEQ) and oversees the remedial effectiveness monitoring, risk assessment/management, data management, and GIS activities at the BHSS. She has managed and overseen various aspects of the Basin Property Remediation Program (BPRP) since the OU3 Record of Decision (ROD) was issued in 2002 through 2015, including contract, administrative, personnel, and project management, as well as sampling methodology development, data analysis, data management, and annual planning and budgeting. Under Ms. Spalinger's guidance and oversight, more than 150,000 soil, dust, and water samples required for remedial actions, remedy protectiveness evaluations, and use by the Institutional Controls Program (ICP).

Risk Assessment, Review and Support for Inactive Phosphate Mine Sites in Southeast Idaho, 2016–Present

Pilot Project for the 100F-Area of the Hanford Dept. of Energy Site, Washington, 2014–2017

Risk Evaluation Assistance under the Technical Assistance to the Idaho DEQ Waste Management and Remediation Program for Remediation of Petroleum, Hazardous Waste, and Mine Sites Contract, Idaho, 2015–present

Van Stone Mine and Mill Site Risk Assessment, Washington, 2012–November 2013

Estimating Soil and Dust Ingestion through the Blood/Soil/Dust Lead Relationship at the Bunker Hill Superfund Site, 2011–2015

Problem Investigation in Environmental Health, Risk Assessment for Environmental Health Professionals, American University of Armenia, Yerevan, Armenia, May 2012 and 2016

Ms. Spalinger co-taught the environmental health short course focusing on environmental and occupational health, including chemical toxicity, exposure assessment, and Ms. Spalinger co-taught the environmental health short course risk characterization. While at the AUA in 2012, Ms. Spalinger presented on the role of communities in environmental cleanups and importance of proper risk communication for a panel discussion on The Role of Safety, Health, and Communities in Mining and Metals.

SUSAN SPALINGER, M.S.

Peer Reviews

Ms. Spalinger provided technical review and comments on Idaho State's risk based decision-making guidance document and software (the 2004 Risk Evaluation Manual, REM) in December 2002.

Ms. Spalinger was a peer reviewer for USEPA's Technical Review Workgroup Recommendations for the Sampling and Analysis of Indoor Residential Dust for the IEUBK Model in 2005.

Ms. Spalinger provides technical peer reviews for papers submitted to journals, such as Environmental Science and Pollution Research (2016) and Environmental Research (2017).

Regulatory Knowledge

Ms. Spalinger has extensive knowledge of CERCLA as amended by SARA and is familiar with IDAPA, Idaho and Washington States' risk-based cleanup regulations, and institutional controls regulations by health districts or counties in Idaho and Montana.

Certifications/Training

- First Aid/CPR Certification, current
- HAZWOPER, 40 hour +refreshers, current
- AMA Assertiveness Training for Managers, 2013
- NWETC Fundamental Contaminant Chemistry: Applied Contaminant Chemistry and Transport in Soil and Groundwater, 2009
- PSMJ Principals Boot Camp, 2009
- AMA Developing Executive Leadership, 2008
- PSMJ Project Management Boot Camp, 2007
- American Society of Civil Engineers Project Management, 2001
- USEPA ABIH Certification Risk Assessment Guidance for Superfund, 2000

Special Appointments, Memberships, or Affiliations

- Board Member–Society of Inland Northwest Environmental Scientists, 2014–Present
- Member–Association for Environmental Health and Sciences Foundation, 2011–present
- Member–National Association of Environmental Professionals, 2012–2013

- Chair–CDC's Citizen's Advisory Committee on Public Health Service Activities and Research at Department of Energy Sites: Idaho National Engineering and Environmental Laboratory (INEEL) Health Effects Subcommittee, 2004–2005

Publications/Presentations

von Lindern, I.H., S. Spalinger, M. Stifelman, L. Wichers Stanek, C. Bartrem. "Estimating Children's Soil/Dust Ingestion Rates Through Retrospective Analyses of Blood Lead Biomonitoring from the Bunker Hill Superfund Site in Idaho," Environmental Health Perspectives, Vol. 124 (9), pp. 1462-1470, Sept. 2016.

Spalinger, S., M. von Braun, V. Petroysan, I. von Lindern. "Northern Idaho House Dust and Soil Lead Levels Compared to the Bunker Hill Superfund Site," Environ Monit & Assess, Vol. 130/1-3, pp.57-72, July 2007.

Petroysan, V., M. von Braun, S. Spalinger, I. von Lindern. "Seasonal Variations of Lead Concentration and Loading Rates in Residential House Dust in Northern Idaho," J Hazard Mater, 2006 Jan 18.

von Lindern, I.H., S.M. Spalinger, V. Petroysan, M.C. von Braun. "Assessing remedial effectiveness through the blood lead: soil/dust lead relationship at the Bunker Hill Superfund Site in the Silver Valley of Idaho," Science of the Total Environment, Vol.303/1-2, pp. 139-170, 2003.

von Lindern, I.H., S.M. Spalinger, B.N. Bero, V. Petrosyan, M.C. von Braun, "The influence of soil remediation on lead in house dust," Science of the Total Environment, Vol. 303/1-2, pp. 59-78, 2003.

von Braun, M.C., I. von Lindern, N.K. Khristoforova, A.H. Kachur, P.V. Yelpatyevsky, P.V. Elpatyevskaya, S.M. Spalinger, "Environmental lead contamination in the Rudnaya-Pristan Dalnegorsk Mining and Smelter District, Russian Far East," Environmental Research, 88, 164-173, 2002.

Presentations

Platform Presenter at the Association for Environmental Health and Sciences Foundation's Annual West Coast Conference, San Diego, CA, March 2014 – "Estimating Soil/Dust Ingestion through the Blood to Soil/Dust Lead Relationship."

Guest Speaker at the Emerging Issues in Environmental and Occupational Health: Mining and Construction in Transition Economies, Yerevan, Armenia, April 2013 – "Exposure assessment and risk management in mining communities" and "Integrated public health, community advocacy and remediation of legacy contamination from mining and smelting."



mstringer@maulfoster.com
206.858.7617

Qualifications

- MS, Conservation Biology and Sustainable Development: University of Maryland
- BS, Environmental Science; BA, English: Rutgers University

Areas of Expertise

Land Use and Environmental Planning
Facilitation and Community Engagement
Brownfields Cleanup and Redevelopment

Michael Stringer, AICP

PRINCIPAL PLANNER

Mr. Stringer specializes in land use planning for industrial areas, waterfronts, and environmentally constrained properties. He has a technical background in ecology and policy and 15 years of work experience in community involvement and land use planning. He has a diverse skill set including master planning and site development, environmental policy analysis, permitting, public involvement, and habitat restoration. His skills allow him to integrate science into public policy and regulatory processes as well as to engage the public in complex environmental issues.

RELEVANT PROJECTS

Hillyard Industrial Area Master Plan, Spokane, WA

Mr. Stringer led a land use planning process focused on an approximately 500-acre industrial area in Spokane. Historically, the area was developed around a railyard. Since the closure of that facility, the area has struggled, but with construction of the North Spokane Corridor, there is increased development potential. The land use planning process focused on economic strategies for catalyzing redevelopment and establishing an infrastructure plan to target public investments. To address challenges to community engagement, this project has included individual stakeholder interviews, hosting information tables at community festivals, open-house workshops, and Web-based communications.

University District Redevelopment Strategy, Spokane, WA

Mr. Stringer managed an effort to create strategies to redevelop key opportunity sites in Spokane's University District. Perceptions of contamination and infrastructure constraints have hindered investment in the area. Mr. Stringer lead a multi-disciplinary team to assess environmental concerns and create innovative strategies to align interests of multiple public and private parties to attract outside investment. These strategies laid the foundation for a catalytic new development at the landing of the new Gateway Bridge.

Subarea Plan and Planned Action EIS, Sedro-Woolley, WA

Mr. Stringer managed a strategic effort to revitalize a 225-acre, former sanitarium designed by the Olmsted Brothers. Because of its distinct architectural character and carefully designed landscape, the facility is listed on the National Register of Historic Places. Mr. Stringer led a sub area planning process and coordinated planned action Environmental Impact Statement review. The plan examined the conditions of the buildings, market demand, natural resources, infrastructure, and community aspirations for the property. The planning process established the land use policy framework to position the property for redevelopment that allows a mix of uses that will respect the historic character of the property and protect wetlands and streams. This plan received the award for best small town/rural plan from the

Michael Stringer, AICP

Washington Chapter of the American Planning Association and Planning Association of Washington and the Governor's Smart Communities Award.

Subarea Plan and Planned Action EIS, Rock Island, WA

Mr. Stringer is currently managing a coordinated Subarea Plan and Planned Action EIS in support of the City of Rock Island and Port of Douglas County. The approximately 210-acre planning area along the Columbia River includes a former smelter property with environmental contamination concerns. Mr. Stringer has facilitated advisory group meetings and community meetings to listen to different perspectives and build consensus around a future vision for the subarea. He has integrated this local perspective with technical analyses of economics, infrastructure, transportation, natural and cultural and resources to develop a future use plan that balances aspiration with pragmatism. The Subarea Plan provides a framework for achieving a vision of a vibrant waterfront that supports the innovation economy with technology office and research and development space in close association with education and workforce development. The plan capitalizes on the waterfront location with public open space, trails, and opportunities for mixed use residential and commercial development.

Land Use Master Plan, Thurston County, WA

Mr. Stringer managed the planning process to promote development within the Grand Mound urban growth area in Thurston County. He directed the planning process that integrated community involvement with technical, economic, transportation, and utilities analyses. The plan fosters development of a sustainable community with a compact mix of land uses, a diversified set of economic opportunities, a range of housing options, and the protection of natural resources. Thurston County is now using the Grand Mound Development Plan as an advisory document as it begins updating its comprehensive plan and zoning for the community. This plan received the award for best small town/rural plan from the Washington Chapter of the American Planning Association and Planning Association of Washington.

Waterfront and Downtown Redevelopment Integration Action Plan, Ridgefield, WA

Mr. Stringer worked with the City and Port of Ridgefield on a community-based planning effort to develop, integrate, and leverage plans for redevelopment of a large waterfront brownfield with revitalization of the adjacent main street commercial district. This planning effort is based on developing a unified vision that connects the waterfront and downtown. Mr. Stringer was responsible for policy analysis, public involvement, and drafting of the planning document. His efforts contributed to a community development strategy that preserves the town's unique character and capitalizes on the natural resources of the area to improve quality of life and drive economic development. The final action plan includes specific implementation steps and phasing recommendations. It has been adopted by both the City and the Port, and its specific implementation tasks will guide a coordinated effort to achieve the community's unified vision.

Brownfield Policy Plan, Washington State Department of Ecology

Mr. Stringer managed a policy development effort to improve the effectiveness of the Washington State brownfield program. The study identifies challenges to brownfield redevelopment and recommends a set of policy changes based on best practices across the country adapted to issues unique to Washington State. Mr. Stringer managed a project team that includes legal and financial experts to provide a comprehensive and in-depth review of policy options. He facilitated an advisory panel of private sector, public sector, and academic stakeholders to select policy tools that have the greatest chance for success.

Guide to Leveraging Brownfield Redevelopment for Community Revitalization, WA

Mr. Stringer coauthored a guidebook to provide a roadmap for local governments and community organizations to leverage cleanup and redevelopment of brownfields to achieve community and economic development goals. The guidebook is based on research on best practices of local governments, nonprofit organizations, and academic centers involved in brownfield redevelopment and urban revitalization across the country. These findings are integrated with the perspectives of a Washington State stakeholder group that includes leaders in local governments, public ports, community organizations, and regulatory agencies



Experience Summary

Mr. Kronschnabel is an environmental engineer, scientist, and project manager with over 18 years of experience in the environmental profession. He has completed numerous Phase I and II Environmental Site Assessments, RI/FS environmental investigations, remediation actions, and site closure investigations. He has successfully achieved site closure and No Further Action determinations for multiple sites throughout Idaho, Oregon, and Washington. He has managed projects for several government clients, including the City of Spokane and the Spokane International Airport.

Education

B.S. Chemical Engineering
University of Nebraska-Lincoln, December 2003

M.S. Natural Resources (Soil Science specialization)
University of Nebraska-Lincoln, August 2007

Areas of Expertise

- Environmental Chemistry
- Environmental Remediation
- Abandoned Mine Lands (AML)
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)
- Model Toxics Control Act (MTCA)

Certifications/Training

- Professional Engineer, Washington #51660
- 40-hour HAZWOPER certification, 8-hour refresher, current
- American Management Association Project Management certification
- Competent Person – Trench Safety

Special Appointments, Memberships, or Affiliations

- Secretary of the Society of Inland Northwest Environmental Scientists
- Treasurer of the Society for Mining, Metallurgy, and Exploration, Columbia Section

Phase I and II Environmental Site Assessment Project Experience

Former Dalby Signal Station Phase I ESA – Sandpoint, Idaho – 2018

Mr. Kronschnabel conducted this Phase I ESA of a former gas station and car dealership that has been converted into a retail space. The Phase I ESA included a ground-penetrating radar (GPR) survey to determine the location of underground storage tanks (USTs). The report is in progress, but recognized environmental conditions (RECs) include the presence of former USTs and an aboveground storage tank (AST). A Phase II ESA is scheduled for early 2019 consisting of tank removal and associated environmental sampling to assess soil conditions.

Gas-n-Go – Sandpoint, Idaho – 2018

Mr. Kronschnabel manages this project consisting of soil and groundwater sample collection at an active gas station with a history of petroleum releases to the soil and groundwater. He oversaw exploratory soil borings to assess subsurface soil and groundwater conditions, and collected soil and groundwater samples from the site. The site is currently scheduled for a remediation action in the spring of 2019 to remove and remediate free product from the soil and groundwater.

Former Cady & Pier Ford Phase I ESA – Sandpoint, Idaho – 2018

Mr. Kronschnabel managed and conducted this Phase I ESA of a retail building in Sandpoint, Idaho that was the site of a former car dealership and service. The Phase I ESA included a GPR survey to determine if the USTs had been removed or decommissioned in place. The report recommended limited soil sampling to verify proper UST removal.

DeSmet Landfill Phase I and II Environmental Site Assessment – Desmet, Idaho – 2018

Mr. Kronschnabel conducted a Phase I ESA for this legacy landfill that has been closed since the 1990s. Based on findings in the Phase I ESA, and phase II ESA consisting of soil and groundwater sampling has been initiated. Mr. Kronschnabel has assisted in the preparation of the Work Plan and Quality Assurance Project Plan for the Phase II ESA, which is scheduled to occur in spring 2019.

Beck's Radiator Shop – Spokane, WA 2014-2018

Mr. Kronschnabel managed and conducted a limited Phase II ESA and hazardous building material survey of an abandoned radiator shop in Spokane, Washington. The Phase II identified the presence of asbestos and lead paint

BERNARD KRONSCHNABEL, MS, PE

in the building materials, hazardous waste on site, and metals-impacted soils. Mr. Kronschnabel also performed a followup assessment consisting of a GPR survey to identify underground features, soil sampling below the building floor, and the records search component of a Phase I ESA.

Miscellaneous Phase I and II ESAs – 2014-2017

- Client: US Bureau of Reclamation (USBR) – Performed Phase I ESAs for rural properties the USBR was evaluating for potential acquisitions in central Washington.
 - HB Properties – Grant County, Washington – 2017
 - EL85 F&H Sublaterals – Adams County, WA – 2017
 - No RECs were identified in either of these Phase I ESAs of undeveloped rural properties.
- General Products Cold Storage Phase I ESA – Warden, WA – 2017
 - No RECs were identified in this Phase I ESA of a cold-storage warehouse and associated undeveloped acreage.
- Convent of the Holy Names Phase I/II ESA and hazardous building materials inspection – Spokane, WA – 2014-2016
 - The Phase I ESA and hazardous building materials survey identified asbestos and lead paint in building materials. Identified RECs included the presence of a refuse incinerator that had operated for over 20 years on site, two undocumented, unlined landfills, and the foundations of former Fort Wright military buildings. The Phase II ESA discovered the presence of a former shotgun range that had operated on site for 40 years. The Phase II ESA also included soil sampling of the shotgun range and incinerator deposition area, and test pits with soil sampling of both landfills. The site was remediated under the Voluntary Cleanup Program under the management of the purchaser of the property and is now developed as affordable housing.
- Selkey Manufacturing Phase I ESA – Baraga, MI – 2015
 - This Phase I ESA of a machine shop near the shore of Lake Superior identified the following RECs: an undocumented UST located within 30 feet of a drinking water well, clogged facility floor drains and

drywells that discharge directly to the subsurface, drywells in the former paint shop area, and solvent/fuel storage with no secondary containment.

- Harlow's Bus Sales Phase I ESA – Spokane Valley, WA – 2014
 - This Phase I ESA of a former truck repair warehouse facility and automated truck wash building identified RECs associated with previous UST releases and cleanup actions that did not achieve site closure.

Experience Summary

Mr. Forseth is the Chief Executive Officer and Principal Engineer of Alta Science and Engineering. He is a licensed Civil Engineer in Washington, Oregon, Idaho, and Nevada with 23 years of experience in an extensive range civil and environmental projects. His primary responsibility is to ensure that Alta provides exceptional client service while fulfilling our contract obligations. In a technical capacity, Mr. Forseth provides project management, design, cost estimating, and oversees Alta's construction engineering support. His career has centered on public works and municipal engineering support on projects of all sizes and scope. Mr. Forseth has worked with Ports, Cities, Counties, State and Federal Governments throughout his career.

Education

B.S., Civil Engineering
Washington State University, 1995

Areas of Expertise

- Civil and Environmental Engineering
- Project Management
- Cost and Quality Controls
- Stormwater Management
- Engineering Design, PS&E

Project Experience

Willamette River Predesign Project, Inflow Control Sensitivity Analysis.

Mr. Forseth completed a hydraulics analysis of a large diameter CSO conveyance and storage tunnel (15 to 19-ft) and pumping station for stormwater inflow controls. He modeled the system with XP-SWMM. Mr. Forseth determined the knee-of-curve as part of the City's comprehensive evaluation of inflow controls. He tested tunnel sizes (17-ft diameter, 23,000-ft) and pump station (150-mgd) to meet CSO goal for a matrix of alternatives.

Unified Sewerage Agency Durham WWTP Stormwater Management Plan, Oregon.

Mr. Forseth studied alternative methods of conveying and treating stormwater using swales, porous pavements, wetlands and vegetated filterstrips. He identified a pilot project site for new terraced filter strip technology.

Willamette River Combined Sewer Overflow Predesign Project Task T4A, Portland, Oregon.

Mr. Forseth was the technical lead for the research of technologies for stormwater "green solutions" and inflow controls. He used GIS for site selection and screening.

Washington State Fire Training Academy, Stormwater Management Plan.

Mr. Forseth used the King County Runoff Time Series model to evaluate the existing drainage system and the impacts of proposed facilities. A regional detention pond, conveyance system and infiltration chambers were designed to accommodate increased flows.

West Lents 1 Combined Sewer Separation Design Project.

Mr. Forseth was the technical lead for system analysis and development of alternatives. He determined alignments and size of new storm sewers. Mr. Forseth identified improvements for the existing combined system and determined pump station upgrades required for ASFO level of control. He recommended methods for managing stormwater quality.

Flood Control and Drainage Improvement Projects, Silver Valley, Idaho, 2012–Present

Mr. Forseth is the Principal-in-Charge of a multi-year flood control capital projects program in the Silver Valley. He is managing the engineering design teams with both the IDEQ and EPA's Work Trust to design and construct over \$30M in flood control projects throughout the communities.

DEREK FORSETH, P.E.

Sanitary Sewer Rehabilitation Program, City of Kellogg, Idaho, Present

Mr. Forseth completed Kellogg's comprehensive sewer plan and provided technical support for passing the City's sewer bond in 2015. Mr. Forseth was the project manager for the Comprehensive Plan and the Environmental Information Document (EID). He provided the City with grant writing support for Community Development Block Grant funds and U.S. Department of Agriculture Rural Development funding. Kellogg, Idaho, received the largest grant ever awarded in the State of Idaho to support their \$8M sewer rehabilitation program. The project is located within the Bunker Hill Superfund Site (BHSS), requiring a higher degree of regulatory compliance.

Highway 95 Water Main Replacement, City of Moscow/Idaho Transportation Department, 2010

Mr. Forseth was the engineering lead for designing approximately 1,000 feet of water main replacement under Highway 95. The project was a joint project between the City of Moscow and the Idaho Transportation Department. Mr. Forseth provided engineering design and cost estimating and produced the technical specifications for the projects.

Priest River Former Landfill Remedial Action, Bonner County, Idaho, 2010–2012

Mr. Forseth prepared the engineered plans, specifications, and cost opinion for remediating a former unregulated rural landfill. The design included bulk waste removal and reclaiming a 60-75% grade slope, soil excavation and placement, stormwater management, protection of the adjacent scenic river, and site revegetation. He prepared the design in cooperation with the USEPA Region X, the City of Priest River, Priest Community Forest Connection, and the IDEQ. Mr. Forseth provided engineering support throughout remedial action construction, maintained cost controls, and oversaw resident inspectors.

Bayhorse Townsite, Beardsley, and Pacific Mine Remediation & State Park Development, Challis, Idaho, 2006–2010

Mr. Forseth was the lead design engineer who developed engineered plans to convert a historic ghost-town mining district, contaminated by hard-rock mining waste, into a new Idaho State Park. He provided engineering support for the Analysis of Brownfields Cleanup Alternatives. He designed a mine tailings pile cap, slag pile closure, state park appurtenances, and controls for working sites contaminated with heavy metals and arsenic. He provided construction cost estimates and assisted the Idaho Department of Parks and Recreation in bidding the project for construction. Mr. Forseth prepared the site-specific Institutional Controls Program and Closure Report. The project received the 2009 U.S. Department of Interior Partners in Conservation Award for Cooperative Conservation Partnership.

Certifications/Training

- Professional Engineer Idaho, #12175, Oregon #63131
- Certified Erosion and Sediment Control Lead, WA Ecology #5848
- OSHA 29 CFR 1910.120 HAZWOPER, 40-hour, 2006 and refreshers, current
- Constructing with GCLs and PVC Geomembranes, 2008
- PSMJ Project Management Boot Camp (16 hrs), August 2007
- Northwest Stream Restoration Design Symposium
- First Aid/CPR Certification

Special Appointments, Memberships, or Affiliations

- U.S. Department of Interior *Partners in Conservation Award*, Bayhorse Mining District Cooperative Conservation Partnership, 2009
- American Society of Civil Engineers – Member #331556
- National Society of Professional Engineers Member

Publications/Presentations

Northwest Brownfields & Land Revitalization Conference, Spokane 2012, *speaker*

NGWA/AML Conference Speaker, Denver 2008, *speaker*

WEF 2004 Collection System Specialty Conference – Applications of Portland's Explicit Model, *speaker*

USGS Brownbag Series – Scalar Approach to CSO Facilities Modeling, *speaker*

PNPCA – Collection System Maintenance Practices for Improved Water Quality, *speaker*



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208.512.5451

Qualifications

- BS, Civil Engineering:
Colorado School of Mines

Licenses/Registration

- Professional Civil Engineer:
Idaho, No. 15140

Certifications

- Portable Nuclear Gauge Safety
(2009)
- Sediment & Erosion Education
Program (2009)
- WAQTC (2010): Contract
Administration, Earthwork and
Base, NPDES/Stormwater,
Surface Treatment and Plant Mix
Pavement, Traffic Construction
Inspection

Professional Associations

- National Society of Professional
Engineers
- Idaho Society of Professional
Engineers
- American Society of Civil
Engineers

Kyle Cotten, PE

SENIOR ENGINEER

Mr. Cotten has supplied concept, design, and oversight in the municipal, commercial, residential, and industrial sectors. His execution of work tasks has encompassed project initiation, planning, design, and construction phase support. Specific support areas include stakeholder engagement, project initiation, project scoping, phasing plans, budgets, preparation of technical reports, modeling of existing and design conditions, development of construction drawings and details, crafting specifications, and assembling bid package documentation. Mr. Cotten's experience includes stakeholder outreach and management, grading and slope stability design, environmental remediation and mitigation design, remediation program management, erosion-control design, stormwater analysis, street and highway design, roundabout design, water system design, fire flow analysis, sanitary sewer system design, storm sewer system design, stormwater master planning, utility system master planning, transportation system master planning, economic opportunity zone development, and airfield development.

RELEVANT PROJECTS

Hillyard Industrial Area Master Plan, Spokane, WA

Mr. Cotten led the infrastructure assessment, utility demand modeling and concept designs for a land use planning process focused on the 500-acre Hillyard industrial area in Spokane. Historically, the area was developed around a railyard and after the closure of that facility the area has struggled. The North Spokane Corridor presents an opportunity for redevelopment, provided that the existing environmental challenges are overcome. The infrastructure assessment and utilities modeling support the land use master planning process seeking to catalyze redevelopment in the area. Mr. Cotten furnished the demand modeling needed to identify distressed or inadequate infrastructure and to establish an infrastructure plan to target public investments in support of redevelopment.

Nez Perce Spalding Mill Site Redevelopment, Lewiston, ID

Mr. Cotten teamed with Elesco Limited for a historic mill site redevelopment project through a contract let by Nez Perce Tribal Enterprises. The project was to develop a manufacturing market study and a feasibility design for the 35-acre Spalding site, seven miles east of Lewiston, Idaho. The site had previously been used as a freight consolidation and rail reloading center and the objective was to convert it into multiple business sites to accommodate Indian-owned enterprises that would qualify for SBA 8a certification. Mr. Cotten led the work to perform the site assessment, identify existing environmental issues and remediation options, and provide an analysis of engineered solutions to support the site with roads, water, wastewater disposal, and other operating needs.

Kyle Cotten, PE

Kattera, Inc., Spokane Valley, WA

Mr. Cotten is leading the site civil design for a large forest products manufacturing company. His responsibilities include supervising all civil, landscape architecture, and transportation design for the project. He is also responsible for preparing bid specifications and construction oversight.

Turning Pointe Business Park Incubator, Clarkston, WA

Mr. Cotten led the design team for master planning and design of an industrial incubator facility for the Port of Clarkston's Turning Pointe Business Park. The project was primarily funded by a CERB grant from the State of Washington. Mr. Cotten furnished the site analysis, engineering schematics and preliminary facility design necessary to secure approval to construct the facility. The work included close coordination with the team leaders of the Startup 365 Washington program, which is an integrated urban and rural entrepreneurial networking and support system in the eastern part of the state.

Midtown Revitalization Project, Coeur d'Alene, ID

Mr. Cotten conducted a field survey to develop concept plans for a \$2.5 million infrastructure renovation project. The project continues to receive recognition for its revitalizing effects on a city-centered "midtown" corridor. Mr. Cotten developed plans for the street improvements, including sidewalk, curb ramps, driveways, drainage, and landscaping. He also provided assistance with survey work and construction oversight.

Education Corridor Project, Coeur d'Alene, ID

Mr. Cotten was one of the project engineers for the Education Corridor, a three-phase, \$10 million infrastructure improvement effort. The first phase was a \$3.6 million college campus improvement with more than a dozen stakeholders, a tightly constrained design, and several narrow construction windows for an overall completion time of less than 60 days. The first two phases included two intersections on an arterial, three roundabouts, a road and trail network, two raised pedestrian walkways, pedestrian lighting, and landscaping. The design included compliance with the Americans with Disabilities Act.

Deer Park Municipal Airport Stormwater Improvements, Deer Park, WA

Mr. Cotten designed a new stormwater treatment and management plan to be implemented with a major general aviation ramp improvement project. The environmental service project included drywells, holding ponds, spill retention areas, trench drains, catch basins, and several thousand feet of pipe. startups but instead to recruit up to four tenants to the incubator that were ready to move from the startup stage into production and marketing of their products. The plan was to accommodate small companies that would grow and create demand for their own sites in the larger business park.

Development of Stormwater Master Plan for Pullman-Moscow Regional Airport, Washington

Mr. Cotten developed a ten-year stormwater master plan that included transition concepts for a new planned runway. Significant data collection was conducted to establish the connectivity and performance of the existing storm network. Sections of the historical stormwater system were found to be underperforming or were unable to establish any connectivity during smoke testing. A list of critical, important, and necessary projects was compiled, based on prioritizing restoring the functionality of the historical system and then making capacity improvements. Wetland protection zones were established and airport-compatible detention facilities with metering capabilities were included as recommended short-term treatment options.

Remedy Protection Project Management at the Bunker Hill Mining and Metallurgical Superfund Site, Shoshone County, ID

Mr. Cotten provided program and project management assistance to the Coeur d'Alene Trust in the implementation of a series of remedy protection projects, which represent, primarily, drainage system improvements to protect the previously completed basin property remedies. Mr. Cotten assists the Trust with planning, scoping, design, and construction management for implementation of protection measures for the previously remediated properties.

Matt Hoffman



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206.556.2028

Qualifications

- MS, Urban Planning; Concentration in Real Estate: University of Washington
- BS, Environmental Studies & Applications; BA, Finance; Specialization, Environmental Economics: Michigan State University

Areas of Expertise

Real Estate Strategy

Financial Analysis

Economic Analysis

Brownfields Cleanup and
Redevelopment

SENIOR PLANNER

Mr. Hoffman has over 15 years of experience advising public and private clients on real estate matters related to land use planning, development economics, and real estate strategy. This expertise, coupled with his technical dexterity, environmental science background, and public engagement experience are instrumental to providing actionable guidance on predevelopment feasibility and alternatives analysis, property and portfolio valuation, market analysis, site search and property due diligence, and acquisitions and dispositions. Prior to joining MFA, Matt worked as a senior project manager at a Seattle-based real estate advisory firm for 10 years.

RELEVANT PROJECTS

Hillyard Industrial Area Master Plan, Spokane, WA

Mr. Hoffman managed the market assessment and redevelopment prioritization strategy in the approximately 500-acre Hillyard industrial area in Spokane. Historically, the area was developed around a railyard. Since the closure of that facility, the area has struggled, but with construction of the North Spokane Corridor, there is increased development potential. The market analysis identified emerging opportunities and the financial feasibility analysis supported land use policy and economic policy decisions.

University District Redevelopment Strategy, Spokane, WA:

Mr. Hoffman evaluated redevelopment alternatives and redevelopment strategies to catalyze redevelopment of key opportunity sites in an area adjacent to a university campus. Matt conducted financial feasibility analysis of redevelopment options to inform land use planning. He prepared a redevelopment strategy based on cooperation of private and public parties to initiate transformative development. This strategy is currently being implemented by a public private partnership that has assembled key properties and is constructing "The Catalyst" development at the landing of the new pedestrian-bicyclist bridge in Spokane.

Port of Kingston Uplands Development Plan, Kingston, WA

Mr. Hoffman managed a development alternatives and feasibility analysis for two Port of Kingston owned properties in downtown Kingston. These under-utilized properties were well positioned to support the Port's mission of invigorating the downtown area as it prepared to welcome the Kingston-to-Seattle fast ferry service. As part of this engagement he led two community open house sessions to gather stakeholder input and present preliminary findings.

Site Selection & Acquisition, Tacoma, WA Mr. Hoffman led the effort to identify and facilitate the acquisition of property for a rapidly growing global logistics company based in the Netherlands to accommodate the development of automated cold storage facility in the Seattle area. Working closely with the client he filtered and ranked the universe of potential sites based on key operational inputs such as availability and cost of power, zoning and development standards, site dimensions, truck access and projected

Matt Hoffman

transportation costs to quickly define a short-list of candidate sites for further feasibility analysis. The client was able to close on a 33-acre property in South Tacoma completed development within a few years.

Real Estate Strategic Plan Implementation Support, Port of Seattle, Seattle, WA and SeaTac, WA

Mr. Hoffman worked with the Port of Seattle to help create a real estate strategy for properties within the Port's current portfolio as well as approaches to expand the Port's portfolio. His primary role in the project was to lead the effort to identify non-port owned properties that the Port might consider acquiring and repositioning over the long-term. To assess non-port owned properties, Mr. Hoffman created a GIS-based tool that evaluated numerous property characteristics for every industrially zoned property in King County. The results of this analysis informed a financial model and identified more than 20 potential targets for the Property Acquisition Program. In addition to coordinating the roles of the other consultant team members, he worked closely with the Port staff to design and manage a stakeholder outreach process that included a multi-departmental internal team, an external advisory committee made up of public and private experts and direct outreach to more than 20 cities and King County.

Other Relevant Projects

- 10-year Economic Development Plan, City of Auburn, WA
- Industrial Land Analysis and Redevelopment Strategy, City of Kirkland, WA
- Doug Fox Property Development Feasibility, Port of Seattle, SeaTac, WA
- REI Corporate Relocation, King County, WA
- Tukwila LCLIP Feasibility and Implementation Plan, City of Tukwila, WA



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206.556-2014

Qualifications

- MA, Urban and Regional Planning:
Toulan School of Urban Studies & Planning, Portland State University
- BA, Environmental Studies; BA, Planning, Public Policy, and Management:
University of Oregon

Areas of Expertise

Land Use Planning
Community Engagement
Graphic Design

Lauren Wirtis

STAFF PLANNER

Ms. Wirtis has professional experience in the field of urban and regional planning in both the private and public sectors across the Pacific Northwest. She has experience with public engagement, site planning, environmental permitting, municipal code development, and regulatory compliance.

Ms. Wirtis' skills in urban planning, community engagement, graphic design, research, and analysis make her capable of fulfilling many roles. She enjoys collaborating with communities and developing innovative ways for them to participate in the planning and policy decisions that impact them. She sees her work in brownfield redevelopment as a key component of economic and community development plans. Ms. Wirtis uses her comprehensive understanding of current sustainability, community engagement, and planning practices and policies to build solutions that are inclusive, feasible, and efficient.

RELEVANT PROJECTS

Remedial Investigation and Cleanup for Residential Yards, Ridgefield, WA

Ms. Wirtis was the primary contact for this residential neighborhood cleanup effort to remediate dioxin soil impacts associated with a former wood-treating site. Public outreach is a major component of this project. Ms. Wirtis was in charge of leading participating residents through the cleanup process. This included coordinating meetings and distributing materials regarding sampling, draft cleanup plans, finalizing yard restoration plans, remedial construction activities, and final closeout and certification of the property's cleanup status. Ms. Wirtis regularly interacted with Ridgefield residents, answering their questions about the sampling and construction activities related to cleanup and monitoring.

Waterfront Redevelopment Plan, Port Authority, Rock Island, WA

The City of Rock Island and Port of Douglas County are partnering to plan for redevelopment of the Rock Island Waterfront (Waterfront). The Waterfront represents a unique redevelopment opportunity in the Wenatchee Valley. However, there are significant barriers to redevelopment of the Waterfront, including transportation access and uncertainty related to historic environmental impacts. Ms. Wirtis has been part of a multi-year effort to obtain funding to support this effort, leading to the creation of an existing conditions report, subarea plan, and planned action Environmental Impact Statement (EIS). Currently, Ms. Wirtis is preparing the subarea plan and planned action EIS in compliance with public review processes. In addition, she is coordinating an advisory group and technical team and is engaging the general public in a variety of ways outside of what is required.

Lauren Wirtis

Adaptive Reuse Study, Seattle Vocational Institute, Seattle, WA

Seattle Vocational Institute (SVI) is a school in Seattle's Central District that provides important educational and workforce development opportunities to a high need population. However, SVI faces significant challenges related to its physical building, enrollment, and finances. Maul Foster & Alongi, Inc. (MFA) was hired to help leadership figure out how to reuse their building in a way that maintains its original purpose as a capacity building and community resource for the African American community. An important element of this project was listening to the community to understand whether the discussions the administrators were having aligned with the perceptions of the students, faculty, and surrounding community. Ms. Wirtis assisted in leading a series of focus groups and open houses to engage these groups around this question. She and the MFA team led the college, along with an advisory committee, through a community-driven proposals process to bring forward ideas that were supported by the surrounding community, reflect the purpose of the institute, and bring the right partners forward to make redevelopment feasible.

Flood Resiliency and Restoration Planning, Aberdeen and Hoquiam, WA

Ms. Wirtis has supported the facilitation of community meetings for Aberdeen and Hoquiam residents regarding decisions about flood resiliency and restoration planning. She worked with the team to create a public engagement process that would evaluate multiple competing benefits (e.g., reducing flooding and improving habitat), which have included open houses, interactive workshops, small-group facilitation, and walking tours. Ms. Wirtis has designed materials for these meetings, including informational posters, renderings, surveys, interactive materials, and handouts. This process led to a prioritized list of projects for the Cities to implement. One of those projects, the North Shore Levee, is currently going through the design process, and Lauren is continuing to lead the public outreach process.

Real Estate Redevelopment Strategy, Port Authority, Anacortes, Washington

Building off of previous planning efforts, the Port of Anacortes needed to develop a real estate strategy to transition several of their properties to new uses. This included transitioning an events space in a warehouse back to industrial use and moving that space, along with the Port offices, down to the marina. MFA was hired to create several development concepts, a financial feasibility analysis, and an implementation plan. Ms. Wirtis created a public engagement strategy that would allow the users of the warehouse and the marina to provide input in order to facilitate a smooth transition and ensure that the new development concept would suit the users. The outreach included public meetings, focus groups, and workshops. Ms. Wirtis designed three development concepts and worked with Heartland, LLC, to develop a supporting financial feasibility analysis. Following the public's input on a preferred concept, Ms. Wirtis coordinated the team to write a final report that outlined an implementation strategy for the Port. The first stages of design of the new spaces at the marina are underway.

Marina Strategy, Port of Everett, Everett, WA

The Port of Everett operates the largest public marina on the West Coast. In addition to being a major economic and recreation asset of the Port District and the greater region, the marina is at the physical center of the Waterfront Place redevelopment initiative, a transformative effort to create a mixed-use destination in Everett. The marina faces significant challenges related to increasing capital and maintenance costs, as well as changing boater demographics. The Port hired MFA to develop a responsible, long-term solution balancing projected funds and expenditures. Ms. Wirtis assisted the MFA team in working with a Port commission-appointed ad-hoc advisory committee to establish guiding principles for shaping the future of the marina in the context of financial limitations and emerging trends in the boating industry. Specifically, she provided research and graphic design support for materials generated for this project.

Experience Summary

Jon Munkers manages numerous projects throughout the Pacific Northwest. He has overseen and collected thousands of environmental samples for evaluating threats to human health and the environment; written many Sampling Analysis Plans/Quality Assurance Project Plans (SAP/QAPPs); and has extensive experience with field test equipment, field and analytical protocols, and Quality Assurance/Quality Control (QA/QC) procedures. He brings a balanced technical approach and a strong human health risk assessment background to Idaho community projects. He oversees Boise Regional operations and manages a variety of projects throughout Idaho communities, including mine-impacted environments, with a wide range of stakeholder involvement. He has organized, led, and presented at outreach meetings focused on environmental issues.

Education

M.B.A., (Master in Business Administration) Boise State University, 2008

M.S., Environmental Science
University of Idaho, 2000

B.S., Chemistry/Human Biology
Lewis-Clark State College, 1998

Areas of Expertise

- Brownfields Assessment
- RI/FS
- Phase I, II, and III ESAs
- Contract Management
- Human Health RA, ABCA
- QAPPs and H&SPs
- Remediation Oversight
- Sampling Plans
- Surface Water, Groundwater, and Soil Sampling
- Grant Writing and Financial Analysis
- Community Outreach

Project Experience

Environmental Sampling

Mr. Munkers is currently responsible for more than \$1 million worth of environmental assessment and remediation work. Over the past 18 years, he has collected, or overseen the collection of, thousands of environmental samples (soil, surface water, groundwater, vapor, and dust).

IDEQ Waste Management and Remediation Division Contract, Idaho, 2009–Present

This contract focuses on every aspect of Brownfields, underground storage tanks (UST)/ leaking underground storage tanks (LUST), and hazardous waste sites, including grant writing, site characterization, risk assessment, and remedial design activities. Alta coordinates efforts with potential developers/land owners and integrates remedial design activities into future property use. Mr. Munkers oversees this contract and personally works on many projects within the contract, ranging from abandoned dry cleaners to methamphetamine cleanups. On dozens of projects, the predominant focus of the investigation was underground storage tanks. Mr. Munkers completed many risk-based evaluations (REM) and worked on risk-based cleanups. He is familiar with a wide range of assessment tools, sampling techniques (e.g., sub-slab vapor, soil vapor, soil, and groundwater), and remediation technologies (e.g., SVE, ozone sparging, passive venting, and bioremediation). He has supported several Brownfields Assessment grants and provided public outreach and risk communication to grantees. He has completed SAPs, QAPPs, Work Plans, ABCAs, VCP applications, and other related DEQ documents.

City of Ellensburg Brownfields Project, Ellensburg, Washington, 2012–2015

Mr. Munkers was the project manager for the City of Ellensburg Brownfields Assessment Grant Project. This \$400,000 grant inventoried potential Brownfields sites, completed Phase I Environmental Site Assessments (ESAs), Phase II ESAs, and Analysis of Brownfields Cleanup Alternatives (ABCAs) on sites throughout the city of Ellensburg. Mr. Munkers worked with a wide range of stakeholders to identify landowners for participation within the program and to identify potential Brownfields sites.

Priest River Landfill Reclamation Project, Priest River, Idaho, 2010–2012

As the Project Manager and Principal-in-Charge, Mr. Munkers worked with Priest Community Forest Connection to assess, design, and oversee remediating an abandoned city dump site for possible future development into a park with public access to the adjacent river. The US Environmental Protection Agency's (USEPA) Brownfields Program Stimulus Act and the State of Idaho Brownfields Clean-up Revolving Loan Fund Program funded this project.

JON MUNKERS, M.S., M.B.A.

The project included checking for hazardous materials (using ground-penetrating radar and shallow boreholes), engineering design, bid support services, and construction management services for the Priest River Former Landfill as required by the Voluntary Cleanup Program (VCP).

Pend Oreille Bay Trail (Panhandle Smelter), Bonner County, Idaho, 2011–Present

Alta is conducting a Phase II Site Investigation and risk assessment for the Zone 4 Panhandle Smelter of the Pend Oreille Bay Trail Brownfields Assessment Coalition Project. Mr. Munkers has worked with the Idaho Department of Environmental Quality (IDEQ) and wide range of stakeholders in preparation for assessing the impacts from the historic Pend Oreille Smelter site near Sandpoint, Idaho. Mr. Munkers participated in community meetings and planning efforts. The community is transforming the site into a 2+-mile trail along Lake Pend Oreille.

Bayhorse Mine Site Remediation and Cleanup, Challis, Idaho, 2006–2012

This project converted a historic ghost town mining district, contaminated by hard-rock mining waste, into a public state park. Mr. Munkers worked with IDEQ, Idaho Department of Parks and Recreation, and a variety of stakeholders to complete the initial Phase I ESAs, as well as subsequent characterization activities, risk evaluation, and remediation at the site to convert Idaho's first lead smelter into Idaho's newest state park. The park remedial design included capping a mine tailings pile, closing a slag pile, and constructing features for a state park. The company prepared the site-specific Institutional Controls Program and closure reports.

Study of Selenium Impacts within the Idaho Phosphate Resource Area

Mr. Munkers' research focused on environmental selenium that was released from a mine-impacted french drain impoundment. He studied abiotic and biotic processes associated with release and control of selenium leachate from phosphoria waste dumps in the Southeastern Idaho Phosphate Resource Area. A "green-chemistry" approach was used, focusing on amendments that stimulated chemical and microbial sequestration processes. Mr. Munkers worked with mining companies and various other stakeholders to collect and present his findings.

Lead Risk Assessment Comparison Study, Shoshone and Latah Counties, Idaho

Mr. Munkers wrote the application for the \$200,000+ Housing & Urban Development (HUD) Lead In House Dust Assessment grant that was awarded to the Panhandle Health District for comparison of HUD and Bunker Hill lead risk assessment methods. He was the primary HUD risk

assessor for that project, working with 30+ volunteer households from three different Idaho communities.

Lead Treatability Studies

Mr. Munkers coordinated with IDEQ, U.S. Fish and Wildlife Service, and the University of Idaho to conduct installation and field sampling to evaluate the success of various soil amendments on heavy metals (e.g., lead and zinc) sequestration and the subsequent limitation of biological availability. Six local citizens were employed to install the test plots.

Certifications/Training

- HAZWOPER, 40 hour +refreshers, current
- PSMJ Principals Boot Camp, September 2012
- Contaminant Chemistry and Transport Workshop. NWETC. Portland, Oregon, 2008
- International Business Week. IPADE University. Mexico City, Mexico, 2007
- PSMJ Project Management Boot Camp, August 2007
- Washington MTCA Training, 2004
- Idaho Risk Evaluation Model Training, 2004
- Certified Radon Risk Assessor, 2005, not current
- USEPA-Accredited Lead-Based Paint Inspector/Risk Assessor, 2001 and renewals, not current
- Asbestos Building Inspector – TSCA Title II/40 CFR 763 (AHERA), 2000 and renewals, not current

Special Appointments, Memberships, or Affiliations

- Board Member –Treasure Valley Land Trust, January 2012-2014
- Board Member – Northwest Environmental Business Council, 2009-2015
- Steering Committee, Idaho Environmental Summit, 2008
- Member – National Groundwater Association, National Brownfields Association, Boise Young Professionals
- Advisory Board Member – University of Idaho, Professional Science Masters Program, 2010
- "Top 40 Accomplished Under 40" – Idaho Business Review, 2010
- Rising Star Alumni – Lewis-Clark State College, 2010

Experience Summary

Dr. Robin Nimmer has almost 15 years of experience in hydrogeology; groundwater flow and transport analysis; groundwater–surface water interactions; groundwater, surface water, and soil sampling and monitoring; and environmental site characterizations. She has unique expertise with flow and transport within fractured rock environments. Her experience also includes assessment and remediation of a wide range of contaminants in soil, groundwater, surface water, and vapor. Dr. Nimmer's work has been published in a range of professional journals, and she has presented her work at both local and national conferences.

Education

Ph.D. Geology
University of Idaho, December 2005

M.S., Hydrology
University of Idaho, December 1998

B.S., Geology
University of Wisconsin, Milwaukee, December 1994

Areas of Expertise

- Project Management
- Brownfields Assessment
- Hydrogeology
- Groundwater flow and transport analysis, groundwater flow in unconsolidated media, as well as Idaho fractured rock systems
- Water quality monitoring programs
- Groundwater–surface water interactions
- Contaminant transport in soil and groundwater
- Environmental site characterization

Project Experience

Water Monitoring at the Bunker Hill Mining and Metallurgical Complex Superfund Site, Idaho, 2010–present

Dr. Nimmer is the project manager for ongoing water-quality monitoring project located in the Bunker Hill Mining and Metallurgical Complex Superfund Site (BHSS). She is responsible for supervising field crews who collect groundwater samples from over 70 groundwater sites biannually. Dr. Nimmer has had a diverse array of responsibilities related to groundwater and surface water quality monitoring at repositories with metals-laden wastes. The repositories include East Mission Flats Repository (EMFR), Big Creek Repository (BCR), the Osburn Tailings Impoundment (OTI), and the Page Repository. The projects have operated under Dr. Nimmer's management since 2010, although management of all but the Page Repository has shifted to the Coeur d'Alene Trust in early 2016. Dr. Nimmer is responsible for managing drilling operations, logging monitoring wells, and supervising field crews. In addition, Dr. Nimmer collects, records, and assembles field and analytical data and prepares reports.

Water Monitoring in the Coeur d'Alene Basin, Idaho, 2010–present

Dr. Nimmer is the project manager of water monitoring projects in the upper Coeur d'Alene River Basin (or Operable Unit 3 of the Bunker Hill Mining and Metallurgical Complex Superfund Site) for the Coeur d'Alene Trust through Maul Foster and Alongi, Inc. Projects include site investigations and monitoring at the East Fork Ninemile Basin, Waste Consolidation Area, Lower Burke Canyon Repository, Big Creek Repository Annex, and Star Complex. Recently, work at two repositories (EMFR and BCR) was transferred from the state to the Trust. Project activities include well installation, geotechnical studies, surface soil sampling, rock outcrop mapping, and groundwater and surface water monitoring. Dr. Nimmer is responsible for supervising field crews, conducting logging and sampling test pits for geotechnical studies, preparing reports, and budget oversight. She also supervised and conducted water monitoring activities.

Lewiston Plateau Hydrogeology Project, Idaho, 2016–2017

Dr. Nimmer was the project manager of the Lewiston Plateau Hydrogeology project with Ralston Hydrologic Services for the Idaho Department of Water Resources (IDWR) and funded by the Idaho Water Resources Board. The purpose of the project was to better understand the hydrogeology and recharge potential of two subareas of the Lewiston Plateau Ground Water Management Area. This project involved acquiring and reviewing well logs, acquiring and interpreting water level data, reviewing geologic maps and reports,

ROBIN NIMMER, Ph.D., P.G., L.G.

preparing update memoranda, presenting at public meetings, and working with well owners and IDWR.

Hydrogeologic Site Characterization Projects, Idaho, 2015–present

Dr. Nimmer was the project manager on several hydrogeologic site characterization projects to understand surface water – groundwater connection and for well siting.

Palouse Ground Water Basin Framework Project and Follow-on Projects, Idaho, 2009–2011

Dr. Nimmer was the project manager in the Palouse Ground Water Basin project, which was designed to assemble existing hydrogeologic documents, synthesize the hydrogeologic information, discern the areas with data gaps, and develop recommended projects to better understand the hydrogeology of the basin to secure the future drinking water supply. This project involved working closely with members of the Palouse Basin Aquifer Committee, comprised of representatives from the cities, counties, and universities in the Palouse Basin. The follow-on projects Dr. Nimmer managed resulted in a detailed evaluation of the recommended data-gap fulfillment projects, including monitoring well siting analyses and a Quality Assurance Project Plan (QAPP) for the construction of monitoring wells. Work included hydrogeologic oversight of six deep monitoring wells being drilled in the Basin for the Washington State Department of Ecology/City of Pullman. An additional follow-on project was investigating surface water/groundwater interaction southwest of Pullman.

Environmental Site Assessments & Remedial Designs, 2008–present

Dr. Nimmer has worked on several environmental projects from all aspects of the project spectrum including work plan preparation, field work (e.g., collecting soil and water samples, logging boreholes), data gathering, report writing, and project management. She has conducted Phase I and Phase II Environmental Site Assessments (ESAs) at properties with high risk for fuel, solvent, and metal contaminants, including site characterizations of the contamination. Dr. Nimmer has also been responsible for managing drilling operations and logging monitoring wells. In addition, she has participated on teams that developed remedial designs of fuel-contaminated soil and evaluated treatment methods for pesticide contamination in water and chlorinated solvent contamination in fractured rock.

Dr. Nimmer is currently the project manager for the City of Moscow Brownfields project, involving several sites, and participates in all phases. This project entails conducting Phase I ESAs, preparing Sampling and Analysis Plans/Quality Assurance Project Plans (SAP/QAPP), and conducting Phase II ESAs. Client and public relations is a key aspect of this project.

Hydrophilanthropy

Through the invitation from the National Ground Water Association, Dr. Nimmer participated with the People to People Ambassador Groups – Ground Water Specialists Delegation to China in October, 2008. The purpose was to discuss groundwater problems faced by China and to provide potential solutions.

Regulatory Knowledge

Dr. Nimmer ensures each project is conducted in compliance with all applicable regulations, codes, and standards. She is especially familiar with Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), and underground storage tanks (UST) regulations.

Certifications/Training

- Professional Geologist, Idaho #1400
- Licensed Geologist, Washington #2907
- HAZWOPER, 40 hour +refreshers, current
- National Ground Water Association (NGWA) Short Course: Environmental Geochemistry of Metals: Investigation and Remediation, 2012
- National Ground Water Association (NGWA) Short Course: Low-Cost Remediation Strategies for Contaminated Soil and Ground Water, 2009
- PSMJ Project Management Boot Camp, March 2010
- AMA Women in Leadership, July 2010
- First Aid/CPR Certification, American Heart Association (8-hour), April 2017
- Wood Badge - Advanced Boy Scout Adult Leadership Training, June 2013

Special Appointments, Memberships, or Affiliations

- Member – National Ground Water Association, 1995–Present
- Board Member - Palouse Basin Water Summit, 2015–present

Experience Summary

Sarah Weppner is an environmental health scientist with 10 years of environmental experience and 7 years as a human health risk assessor and remediation project manager. Ms. Weppner is an experienced communicator and educator who has conveyed technical information to a wide range of audiences. She coordinated public involvement activities and developed public information documents for Idaho communities impacted by hazardous waste sites. She managed a state-wide environmental health assessment and education program. She managed a number of projects that included environmental and biological sampling and monitoring for heavy metals and risk analysis for heavy metals, petroleum, and radionuclides. She has broad experience in human health risk assessment, environmental health research, and remedial effectiveness monitoring at the Bunker Hill Superfund Site (BHSS) in Northern Idaho. She has Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) experience at sites in Idaho, Washington, and Montana, and she has conducted risk assessments in Idaho, Oregon, and Washington. Ms. Weppner has worked with state, federal, and tribal environmental and health agencies to facilitate public health assessments of hazardous waste sites throughout Idaho. She also has worked in Nicaragua and Nigeria on the lead poisoning outbreak.

Education

M.S., Environmental Health
University of Washington, 2001

B.S., General Studies
University of Idaho, 1993

Areas of Expertise

- Human Health Risk Assessment
- MTCA
- Health Research
- Environmental Sampling
- Project Management
- Heavy Metals Monitoring

Project Experience

Bunker Hill Mining and Metallurgical Complex Superfund Site, Silver Valley, Idaho, 2004–Present

Ms. Weppner has experience with remedial effectiveness monitoring and analysis for the Bunker Hill Mining and Metallurgical Complex Superfund Site (BHSS), development and production of the 2005 and 2010 CERCLA Five-Year Reviews for BHSS, and oversight of the Basin House Dust Sampling Program from 2005 to 2011. She has completed dozens of Sampling Analysis Plans (SAP), Data Quality Objectives (DQO), Quality Assurance Project Plans (QAPP), and data summary reports. She has also performed the statistical data analysis, Integrated Exposure Uptake Biokinetic blood lead modeling, and report writing and review for the BHSS.

Ms. Weppner developed and implemented protocols for collecting and handling environmental samples; conducted chemical analysis of heavy metals in environmental and biological samples; and has experience in database management, data analysis, and technical report writing.

East Helena Superfund Site Montana, Institutional Controls Program for Operable Unit 2, Helena, Montana, 2010–Present

Ms. Weppner developed and co-authored the Institutional Controls Program (ICP) Implementation Plan and supporting Sampling Analysis and Cleanup Plans for the East Helena Superfund Site Operable Unit 2. The Implementation Plan and supporting documents describe in detail the scope of the ICP to be administered by Lewis and Clark County, outline the strategy for implementation, and guide the ICP organizational framework and administrative structure.

IDEQ Brownfields/LUST Contract, Idaho, 2005–present

This contract focuses on every aspect of Brownfields, leaking underground storage tank (LUST), and hazardous waste sites from grant writing to site characterization, risk assessment, and remedial design activities. Ms. Weppner has been responsible for site characterization, risk assessment and management plans, and project coordination on a variety of Brownfields projects in Idaho, such as the Bayhorse Townsite Brownfields assessment and cleanup.

Bayhorse Mining District, Challis, Idaho, 2005–present

Ms. Weppner worked as the lead risk assessor on the Bayhorse Townsite and Upper Mines Brownfields assessment and cleanup project that converted a historic ghost town mining district, contaminated by hard-rock mining waste, into a public State Park. Ms. Weppner and other Alta personnel were recognized by the U.S. Department of the Interior for outstanding conservation achievements attained through collaboration and partnership for their involvement in the Bayhorse Project.

SARAH WEPPNER, M.S.

Lead Poisoning Emergency Remedial Action, Zamfara State, Nigeria, 2010

Ms. Weppner provided technical expertise to execute a time-efficient remedial action under extremely difficult circumstances with limited financial, labor, materials, and administrative resources to abate lead-contaminated soil during an unprecedented mass lead poisoning in northern Nigeria. Ms. Weppner worked cooperatively with local authorities, the World Health Organization, Médecins Sans Frontières (Doctors Without Borders), the Centers for Disease Control, and villagers in remote areas to remove soils contaminated with lead from illegal artisan gold mining. The technical work included widespread soil removal within village compounds and interior lead soil abatement.

Hanford Site CERCLA Risk Assessment, 200-CS-1 Operable Unit Feasibility Study, 2005–2008

Ms. Weppner worked on the risk assessment at one of the many operable units at the Hanford Site. She was part of a team of scientists and engineers that provided CERCLA expertise in risk assessment and the overall CERCLA process. The team successfully completed an expedited baseline risk assessment, feasibility study, and proposed plan to achieve a Tri-Party Agreement milestone.

Regulatory Knowledge

Ms. Weppner has experience managing cleanup projects under IDEQ's Brownfields and Voluntary Cleanup Programs and has conducted risk assessments in accordance with the Idaho Land Remediation Rules (IDAPA 58.01.18), the Washington Model Toxics Control Act (WAC 173-340), and CERCLA.

Scientific/Technical Knowledge

Physical/chemical/biological sciences: Chemistry, biology, biochemistry, air quality, and ecology.

Math and Statistics: ANOVA, Regression Analysis, Multivariate Analysis, and Trend Analysis.

Risk Analysis: Human health risk assessment; toxicology; USEPA risk assessment guidance; IEUBK Model for Lead in Children; EPA Adult Lead Methodology; Idaho State REM and Petro REM, Washington State MTCA, and cleanup criteria development.

Environmental Oversight: Monitoring techniques; design of sampling and monitoring programs; sampling and analytical procedures for soil/sediment/house dust and hazardous substances; EPA's DQOs, SAPs, QAPPs, and FSPs; personnel and equipment decontamination procedures; use of EPA's Contract Laboratory Program; and data validation and verification.

Certifications/Training

- HAZWOPER, 40 hour +refreshers, current
- Model Toxics Control Act Workshop Series, Seattle, WA, 2004
- Idaho Risk Evaluation Manual Workshop, Idaho Department of Environmental Quality, Boise, ID
- Media Spokesperson Training, ATSDR, Atlanta, GA, 2004
- Community Involvement and Health Education Training, ATSDR, Atlanta, GA, 2003
- Technical Writing series, University of Washington Department of Technical Communication, Seattle, WA, 2002–2003
- PSMJ Project Management Boot Camp-August 2007
- First Aid/CPR Certification, 2009, 2011–2013

Publications/Presentations

Weppner, S. Childhood Lead Poisoning: The Investigation and Remediation of Mining-Contaminated Villages in Northern Nigeria. Boise State University, Boise, ID. April 2011.

Weppner, S. Childhood Lead Poisoning: The Investigation and Remediation of Mining-Contaminated Villages in Northern Nigeria. University of Washington, Department of Environmental and Occupational Health Sciences.

Experience Summary

Jennifer Gilley is Alta's lead Geographic Information Systems Professional (GISP) with more than nine years of experience supporting environmental projects using GIS and database tools. She provides interdisciplinary GIS and database support on projects throughout Idaho, Washington, and Montana, including the Hanford Site and the Bunker Hill Mining and Metallurgical Complex Superfund Site (BHSS). She also has experience with data collection, spatial analysis, developing online mapping resources, Natural Resource Damage Assessment (NRDA) support, and grant project management.

Education

M.S., Geographic Information Sciences
University of Denver, August 2013

B.S., Environmental Science (Magna cum laude)
Northern Michigan University, Marquette, MI, May 2008

Areas of Expertise

- Geographic Information Systems
- Proficient with Software including ArcGIS Suite, ArcGIS Online, SQL Server, and Microsoft Office
- Proficient with data collection on GPS units, GIS data collection apps on multiple platforms
- Proficient with FlexViewer and Adobe Photoshop CS5

Project Experience

Hanford Site 100-F Pilot Project, Hanford, WA

Ms. Gilley supported the CTUIR-EESP by collecting and compiling data sources for entry into a SQL Server relational database and analyzing various media formats to translate into GIS authored spatial data layers. She used concentration data from the HEIS database to run with the Paul Rittmann risk analysis model for the Native American Residential Tribal Scenario to create spatial datasets and develop 3-dimensional contoured surfaces displaying risk outcomes. Working together with the CTUIR GIS Program, she provided technical guidance while they developed the online Web Mapping Gallery and online documentation inventory database that she helped to create.

Bunker Hill Mining and Metallurgical Complex Superfund Site, Silver Valley, Idaho

Ms. Gilley provides GIS support for various projects at the Bunker Hill Superfund Site (BHSS). She coordinates with local entities on ownership and GIS data, manipulates and displays a variety of environmental and infrastructure data, integrates AutoCad and GIS processes and functions, updates the SQL database and GIS data on revolving schedules, and provides client support for database and GIS services. She has created several complex interactive web mapping applications that are used by agencies on a daily basis to complete the remediation of residential properties and to continue monitoring the success of the remedy through the Institutional Controls Program.

Mine and Mill site IDEQ Preliminary assessments and site investigation Program

Ms. Gilley provides GIS support for various crews that routinely work out in the field, locating features of concern and samples of various media requested by our clients. She assists field crews through creating mobile data collection applications through ESRI ArcGIS Online services and Trimble TerraFlex mobile data collection software. She coordinates tasks and data that field teams are required to collect, and she posts processes spatial data and runs corrections as necessary. She is able to manipulate data services and templates to accommodate fluctuating data collection conditions and allow for seamless data, syncing back to local servers for secured daily data backups.

Coeur d'Alene Tribe GIS Department, Plummer, Idaho, 2008–2012

Ms. Gilley worked for the Coeur d'Alene Tribe GIS Department as a full time GIS Technician for four years. Her skills and responsibilities include experience with Visual Studio 2008, SQL Server, and for the Coeur d'Alene NRDA staff on several tasks. She also purchased for several accounts as a USDA grant project manager. She wrote and assisted with several successful grant applications totaling

over \$12M and developed outreach materials for several tribal departments as well as federal agencies. She collected spatial data using global positioning system (GPS) units, tablets, Trimble, and hands-on collection.

Coeur d'Alene Tribe Forestry Department, Plummer, Idaho, 2008

Ms. Gilley completed an SCA Fire Monitoring Internship with the Coeur d'Alene Tribe Forestry Department in the summer of 2008. She received training on GPS, JFiremon program, ArcGIS 9.2 and 9.3. She was trained in using map/compass navigation and the use of a Trimble. She also received training in plant identification, fuel load sampling, and tree data collection, including DBH, and using clinometers to ascertain heights.

Additional Experience

Ms. Gilley volunteered at the Plummer, Idaho, Information Technology building in 2008, working with ArcGIS 9.2 and 9.3.

Scientific/Technical Knowledge

Geographic Information Systems, Wildlife management, Fisheries Management, Environmental Policy and Regulation, GIS Project Design, Cartographic design, Web Mapping, ArcServer, GIS in Telecommunications, Remote Sensing, and Geography Research and Methods, Intermediate SQL Server, Beginner JavaScript.

Certifications/Training

- GISP Certification (#91274), 2015-2020
- HAZWOPER, 40 hour +refreshers, current

Special Appointments, Memberships, or Affiliations

- NRURISA Treasurer, 2015-2017
- NRURISA Vice President 2013-2015
- AmeriCorps Scholarship, 2008
- Federal SMART Grant, 2007–2008
- Member of Environmental Science Organization, 2004–2008

Experience Summary

Mr. Forseth is the Chief Executive Officer and Principal Engineer of Alta Science and Engineering. He is a licensed Civil Engineer in Washington, Oregon, Idaho, and Nevada with 23 years of experience in an extensive range civil and environmental projects. His primary responsibility is to ensure that Alta provides exceptional client service while fulfilling our contract obligations. In a technical capacity, Mr. Forseth provides project management, design, cost estimating, and oversees Alta's construction engineering support. His career has centered on public works and municipal engineering support on projects of all sizes and scope. Mr. Forseth has worked with Ports, Cities, Counties, State and Federal Governments throughout his career.

Education

B.S., Civil Engineering
Washington State University, 1995

Areas of Expertise

- Civil and Environmental Engineering
- Project Management
- Cost and Quality Controls
- Stormwater Management
- Engineering Design, PS&E

Project Experience

Willamette River Predesign Project, Inflow Control Sensitivity Analysis.

Mr. Forseth completed a hydraulics analysis of a large diameter CSO conveyance and storage tunnel (15 to 19-ft) and pumping station for stormwater inflow controls. He modeled the system with XP-SWMM. Mr. Forseth determined the knee-of-curve as part of the City's comprehensive evaluation of inflow controls. He tested tunnel sizes (17-ft diameter, 23,000-ft) and pump station (150-mgd) to meet CSO goal for a matrix of alternatives.

Unified Sewerage Agency Durham WWTP Stormwater Management Plan, Oregon.

Mr. Forseth studied alternative methods of conveying and treating stormwater using swales, porous pavements, wetlands and vegetated filterstrips. He identified a pilot project site for new terraced filter strip technology.

Willamette River Combined Sewer Overflow Predesign Project Task T4A, Portland, Oregon.

Mr. Forseth was the technical lead for the research of technologies for stormwater "green solutions" and inflow controls. He used GIS for site selection and screening.

Washington State Fire Training Academy, Stormwater Management Plan.

Mr. Forseth used the King County Runoff Time Series model to evaluate the existing drainage system and the impacts of proposed facilities. A regional detention pond, conveyance system and infiltration chambers were designed to accommodate increased flows.

West Lents 1 Combined Sewer Separation Design Project.

Mr. Forseth was the technical lead for system analysis and development of alternatives. He determined alignments and size of new storm sewers. Mr. Forseth identified improvements for the existing combined system and determined pump station upgrades required for ASFO level of control. He recommended methods for managing stormwater quality.

Flood Control and Drainage Improvement Projects, Silver Valley, Idaho, 2012–Present

Mr. Forseth is the Principal-in-Charge of a multi-year flood control capital projects program in the Silver Valley. He is managing the engineering design teams with both the IDEQ and EPA's Work Trust to design and construct over \$30M in flood control projects throughout the communities.

DEREK FORSETH, P.E.

Sanitary Sewer Rehabilitation Program, City of Kellogg, Idaho, Present

Mr. Forseth completed Kellogg's comprehensive sewer plan and provided technical support for passing the City's sewer bond in 2015. Mr. Forseth was the project manager for the Comprehensive Plan and the Environmental Information Document (EID). He provided the City with grant writing support for Community Development Block Grant funds and U.S. Department of Agriculture Rural Development funding. Kellogg, Idaho, received the largest grant ever awarded in the State of Idaho to support their \$8M sewer rehabilitation program. The project is located within the Bunker Hill Superfund Site (BHSS), requiring a higher degree of regulatory compliance.

Highway 95 Water Main Replacement, City of Moscow/Idaho Transportation Department, 2010

Mr. Forseth was the engineering lead for designing approximately 1,000 feet of water main replacement under Highway 95. The project was a joint project between the City of Moscow and the Idaho Transportation Department. Mr. Forseth provided engineering design and cost estimating and produced the technical specifications for the projects.

Priest River Former Landfill Remedial Action, Bonner County, Idaho, 2010–2012

Mr. Forseth prepared the engineered plans, specifications, and cost opinion for remediating a former unregulated rural landfill. The design included bulk waste removal and reclaiming a 60-75% grade slope, soil excavation and placement, stormwater management, protection of the adjacent scenic river, and site revegetation. He prepared the design in cooperation with the USEPA Region X, the City of Priest River, Priest Community Forest Connection, and the IDEQ. Mr. Forseth provided engineering support throughout remedial action construction, maintained cost controls, and oversaw resident inspectors.

Bayhorse Townsite, Beardsley, and Pacific Mine Remediation & State Park Development, Challis, Idaho, 2006–2010

Mr. Forseth was the lead design engineer who developed engineered plans to convert a historic ghost-town mining district, contaminated by hard-rock mining waste, into a new Idaho State Park. He provided engineering support for the Analysis of Brownfields Cleanup Alternatives. He designed a mine tailings pile cap, slag pile closure, state park appurtenances, and controls for working sites contaminated with heavy metals and arsenic. He provided construction cost estimates and assisted the Idaho Department of Parks and Recreation in bidding the project for construction. Mr. Forseth prepared the site-specific Institutional Controls Program and Closure Report. The project received the 2009 U.S. Department of Interior Partners in Conservation Award for Cooperative Conservation Partnership.

Certifications/Training

- Professional Engineer Idaho, #12175, Oregon #63131
- Certified Erosion and Sediment Control Lead, WA Ecology #5848
- OSHA 29 CFR 1910.120 HAZWOPER, 40-hour, 2006 and refreshers, current
- Constructing with GCLs and PVC Geomembranes, 2008
- PSMJ Project Management Boot Camp (16 hrs), August 2007
- Northwest Stream Restoration Design Symposium
- First Aid/CPR Certification

Special Appointments, Memberships, or Affiliations

- U.S. Department of Interior *Partners in Conservation Award*, Bayhorse Mining District Cooperative Conservation Partnership, 2009
- American Society of Civil Engineers – Member #331556
- National Society of Professional Engineers Member

Publications/Presentations

Northwest Brownfields & Land Revitalization Conference, Spokane 2012, *speaker*

NGWA/AML Conference Speaker, Denver 2008, *speaker*

WEF 2004 Collection System Specialty Conference – Applications of Portland's Explicit Model, *speaker*

USGS Brownbag Series – Scalar Approach to CSO Facilities Modeling, *speaker*

PNPCA – Collection System Maintenance Practices for Improved Water Quality, *speaker*

Experience Summary

Erin Radford is a commercial helicopter pilot, licensed to fly commercial sUAS under Part 107 and Section 333. She is experienced in field mapping and gathering survey data and conducts flight operations collecting LiDAR data, photogrammetry, aerial video, and imagery. She works as a drafter producing construction and as-built plan sets. Currently, Ms. Radford is drafting as-builts for the City of Kellogg roads and sewers infrastructure replacement project. She has been involved with many projects within the Bunker Hill Mining and Metallurgical Complex Superfund Site in the Silver Valley and surrounding area. Her recent flight operations include an erosion study at Flathead Lake, MT; video and imagery for the USDOJ in Kamiah, ID; and numerous LiDAR flights for the IDEQ and Coeur d'Alene Trust in the Silver Valley.

Education

B.A., English and History
University of Idaho, 2007

Areas of Expertise

- Helicopter Operations
- Operating sUAS (DJI M600, Phantom series)
- Federal Aviation Regulations
- LiDAR and Photogrammetry Processing
- Producing Cost Estimates for Flight Ops
- Surveying – GPS & Total Station
- Drafting – AutoCAD, Civil 3D
- GIS Research, Interpretation, Field Verification
- Collaborating with IDEQ and contractors on the BPRP since 2004
- Sampling and Remediation Protocols
- Soil and Water sample banking and shipping
- QA/QC (maps, data, deliverables)

Project Experience

Alta Science and Engineering, Inc. 2016–Present

Ms. Radford has been flying helicopters and sUAS since 2010. She wrote and was granted a Section 333 exemption prior to the FAA adoption of Part 107. She researched equipment, ensured regulatory compliance, and trained with equipment manufacturers to become proficient in flight operations and data processing. She wrote Alta's sUAS manual to ensure efficient data acquisition with a focus on safe operations.

Ms. Radford has flown LiDAR, photogrammetry, video, and imagery missions since 2016. She collected extensive video and imagery for the U.S. Department of Justice in Kamiah, Idaho. In Big Fork, Montana, she conducted numerous flights from a jet boat to acquire LiDAR and imagery for an erosion study. Her flights conducted within the Bunker Hill Mining and Metallurgical Complex Superfund Site include repositories and potential repositories in Government Gulch, Page, and Mullan, Idaho. She supported Alta's civil engineering division, flying the Tiger Creek drainage in Mullan, Idaho. Ms. Radford has extensive experience conducting operations in remote locations such as Upper Tee Meadow in Latah County, Idaho, and Newsome Creek on the South Fork of the Clearwater River in Idaho.

Bunker Hill Mining and Metallurgical Complex Superfund Site, Coeur d'Alene River Basin Remediation Program, involvement, 2004–Present

Ms. Radford has been extensively involved with this project since 2004 and is thoroughly familiar with Basin Property Remediation Program (BPRP) sampling and remediation protocols. From 2004 through 2008, she conducted data entry/proofing and research using the database. She helped design and implement the Result Letter Map (RLM) program in order to help homeowners better understand their property sample results.

Working in Kellogg, Idaho, Ms. Radford's primary duties are drafting maps using AutoCAD for all stages of the BPRP, which entails working with field personnel and a variety of data sources to produce accurate, useful plot plans. She uses field measurements, GIS data, IDEQ input, and information collected from homeowners to produce sample maps, RLMS, construction plot plans, and record drawings. As the primary record drawing drafter, Ms. Radford liaises with IDEQ, property representatives, remediation contractors, and homeowners to produce a map that records and succinctly explains both the sampling and remediation activities conducted on each property.

As a Walkthrough/Initial Visit Technician, Ms. Radford maps properties in the field. Her duties include interviewing homeowners, explaining sample results, discussing possible remedial action, and assessing potential construction issues.

Ms. Radford also acts as a Crew Coordinator for soil sampling personnel. Her duties include scheduling sampling with homeowners, calling in and recording utility locates, distributing property maps, downloading and uploading GPS tracks, ensuring that crews have proper protective equipment and sampling supplies, and conducting morning safety meetings.

Bunker Hill Superfund Site–CDA Trust & IDEQ Remedy Protection Projects, 2013–Present

Ms. Radford uses Civil3D to draft engineering design plan sets, construction plot plans, and record drawings for numerous drainage control & infrastructure improvement projects throughout the Coeur D'Alene Basin. The project aims to protect the in-place CERCLA human health remedies that are vulnerable to erosion and recontamination from flooding and stormwater drainage. Ms. Radford has drafted for the City of Kellogg Paved Roads Program, unpaved roadway remediation projects in Kootenai and Shoshone counties, and numerous remedy protection projects, including Little Pine Creek, Grouse Creek, and Jackass Creek.

Comparison of HUD Risk Assessment Methodology to Methods Used at the Bunker Hill Superfund Site in Idaho for the Identification of Risk from Lead in House Dust, Shoshone, and Latah Counties, Idaho, 2004

As a lifelong resident of the Silver Valley, Ms. Radford was hired in 2004 as a sample team leader for the HUD Lead in House Dust Assessment, which involved collecting samples, mapping sites, and interviewing homeowners. This assessment compared two methodologies for determining health risks from lead in house dust.

Industrial Hygiene Project–Washington State University Pullman, Washington, 2007

Ms. Radford assisted with tasks for this project in support of ongoing construction and demolition projects on WSU campuses and agricultural facilities statewide. In 2007, she collected asbestos samples and used a hand-held X-Ray Fluorescence (XRF) Spectrometer to sample paint as part of the WSU Health Project. She also acted as the primary drafter for the client report.

Regulatory Knowledge

As a commercial helicopter & sUAS pilot, Ms. Radford maintains current knowledge of Federal Aviation Regulations (FARs).

Ms. Radford has years of experience working with BPRP Remedial Design Reports (RDR) and Sampling and Analysis Plan/ Quality Assurance Project Plans (SAP/QAPP).

Certifications/Training

- Commercial Helicopter Pilot – Certificate #3543709
- Part 107 sUAS – Certificate #3907965
- OSHA 29 CFR 1910.120 HAZWOPER, 2005 and refreshers, current
- Robinson Helicopter Company Pilot's Safety Course 2013, 2015
- LiDAR USA Flight & Data Processing training, 2016
- AutoCAD and Civil 3D training, 2000, 2008, 2013, 2015, 2016, 2017
- Trained field hand-held X-Ray Fluorescence Spectrometer (XRF) operator, 2007
- Asbestos & Confined Space Safety Training, 2007
- Microsoft Excel, Basic and Advanced, 2010
- First Aid/CPR Certification, 2005 and renewals, current



February 7, 2019

Teri Stripes

City of Spokane
808 W. Spokane Falls Blvd
Spokane, Washington 99201

Subject: Cost Estimate for the Hillyard Integrated Planning Services Request for Proposals #AE200-18

Dear Ms. Stripes:

Alta Science and Engineering, Inc. (Alta) and our teaming partner, Maul Foster Alongi (MFA), are providing the following scope of work and planning level cost estimate in response to the Request for Proposals (RFP) #AE200-18 dated November 9, 2018. The cost estimate follows the outlined scope of services specified in the RFP:

- Task 1 Remedial Investigation
- Task 2 Integrated Planning Activities
- Task 3 Engineering Design
- Task 4 Feasibility Study

1 Task 1: Remedial Investigation

Alta will perform the Remedial Investigation (RI) according to the requirements in WAC 173-340-350 to characterize the nature and extent of contamination at the Site (the two properties owned by the City) and nearby properties. When appropriate, site characterization activities will be integrated with the development and evaluation of cleanup alternatives in the Feasibility Study (FS) and with the Geotechnical boring and/or test pitting.

The RI will consist of the following elements:

- Review of Previous Work/Site History Review/Preliminary Conceptual Site Model
- Field Investigation (including a Geophysical Survey)
- Conceptual Site Model
- Cleanup Standards
- Summary Report

Alta will develop the preliminary conceptual site model (CSM). The CSM will discuss contaminant occurrence, release, fate and transport, exposure pathways, and potential receptors. Site-specific risks, hazards, and concerns based on the described contamination will be addressed in light of local hydrology/hydrogeology, current and future Site usage, and future receptors. Alta will develop the RI/FS Work Plan and Quality Assurance Project Plan (QAPP) to evaluate the preliminary CSM. The Work

Moscow Office
220 East Fifth Street
Suite 325
Moscow, Idaho 83843
208-882-7858

Spokane Office
505 Riverside Avenue
Suite 530
Spokane, Washington 99201
509-252-5021

Kellogg Office
1220 Big Creek Road
Suite A
Kellogg, Idaho 83837
208-786-1206

Boise Office
988 South Longmont Avenue
Suite 200
Boise, Idaho 83706
208-336-7080

Plan and QAPP will be submitted to Ecology for review and comment and will be revised if necessary for agency approval. Upon approval, Alta will coordinate the field investigation with the City, Ecology, and property owners.

Deliverables:

- RI/FS Work Plan/QAPP that includes the Draft CSM and Appropriate Cleanup Standards
- RI/FS Data Summary Report

2 Task 2: Integrated Planning Activities

The integrated planning task will build on and advance the concepts developed for the Ranch Property in The YARD Redevelopment Master Plan to optimize the public and economic benefit of the asset. This task will be informed by the environmental assessment of Task 1 and support the engineering design and feasibility study of Tasks 3 and 4. Key elements of this task will include community engagement, site analysis, and economic analysis.

2.1 Subtask 2.1: Community Engagement

The City and NEPDA have developed relationships with local businesses and property owners over years of working in The YARD. Community engagement activities will continue utilizing methods that have proven to be effective in this community. The project team will work to support City staff for continuing, robust, community involvement efforts, which is likely to include:

- Special meetings with the NEPDA board to share information and solicit input and guidance as representatives of public and private parties in The Yard.
- Research interviews with businesses and land owners in the vicinity of the Ranch property to listen to their concerns and solicit their feedback on infrastructure and site improvement concepts.
- Facilitated meetings with business and property owners in The Yard to confirm that selected alternatives for stormwater management will meet their needs and will not present barriers to development or use.

Deliverables

- Prepare presentation materials for City staff use at NEPDA board meetings.
- Attend NEPDA board meetings if required by the City (up to 2)

2.2 Subtask 2.2. Site Analysis

A set of technical studies of the Ranch property and surrounding area will be conducted to support redevelopment design. These studies include:

1. **Geotechnical evaluation** - to assess soil infiltration rates for stormwater management purposes and provide recommendations on foundation design of any future buildings.
2. **Cultural resources assessment** - to evaluate the potential to impact protected historic or archaeological resources in compliance with Executive Order 05-05 and state and federal laws.

3. **Critical areas review** - to evaluate whether any protected critical areas (in addition to the sole source aquifer) occur on the property or in the immediate vicinity.

Deliverables

- Geotechnical Assessment Report
- Cultural Resource Assessment Report
- Critical Areas Assessment Technical Memorandum

2.3 Subtask 2.3 Economic Analysis

The economic analysis will be tailored to answer several key questions for the City and NEPDA:

- **What is the financial feasibility of the Makers Space Concept Plan?**
The Alta-MFA team will update the financial model for the catalyst site development prepared for The YARD to evaluate the financial feasibility of the Makers space concept plan for the Ranch property.
- **What is the revenue-generating potential of the Ranch property?**
The Alta-MFA team will research comparable sales and leases to inform a financial model that evaluates the potential revenue the Ranch may generate for the City or NEPDA through lease or sale.
- **What is the economic benefit of a regional stormwater system?**
Using a pro forma model, The Alta-MFA team will evaluate the effect on development economics that a regional or distributed stormwater system has on a prototypical site in The Yard rather than meeting standard on-site stormwater quantity management requirements. This information will be useful to the City in evaluating an appropriate fee structure for a regional stormwater system and the impact it may have on encouraging new development. This analysis will also educate land owners and developers of the potential benefits of a regional stormwater system on property in The YARD.

Deliverables

- Economic Analysis Report

3 Task 3: Engineering Design

The focus of this task is to prepare design documents and cost estimates for stormwater management strategies that align with the long-term reuse vision for the site. The lack of stormwater infrastructure in The YARD is a development constraint. The relatively small size of most properties in the YARD is further constrained by requirements to manage stormwater on site. The Redevelopment Master Plan identified development of off-site stormwater management facilities as a key project priority to support economic development. This task will involve the following steps:

- **Basin analysis** – Review basin analysis work completed by others and supplement as needed to determine the catchment basin that could be served by gravity flow to a regional stormwater facility. Estimate the buildout capacity system and potential volume of stormwater runoff that would need management.

- **Evaluation of alternatives** – Review alternatives analysis work completed by others and supplement as needed to prepare functional and cost-effective stormwater management systems. It is likely that the focus will be on The Ranch property, for development of preliminary design drawings, to confirm a practical implementation of the concept stormwater management systems is realistic. Alternatives are expected to include infiltration in a large facility or in multiple smaller facilities distributed across some portions of City rights-of-way, as well as the potential for stormwater capture and reuse for irrigation.
- **Hillyard Stormwater Management Alternatives Memorandum** – Summarize the alternative analysis work completed, propose stormwater management alternatives with rough order of magnitude costs and describe private and public entity coordination and collaboration needs.
- **Engineering design and cost estimating** – Develop typical designs for the stormwater management alternatives in sufficient detail to evaluate feasibility constraints and inform cost estimates. Prepare cost estimates for each alternative along with metrics to describe cost per area and/or volume of stormwater managed. Include calculations to define the cost of new and existing impervious surfaces and to incorporate any special use conditions like the presence of hazardous materials on a given site.
- **Engineering Design Report** – Prepare a report describing the stormwater reduction, treatment and mitigation system alternatives, including their estimated effectiveness, and 25-year life cycle capital costs. The life cycle analysis will include forecast for maintenance and operations of the system and key appurtenances. Provide typical details and unit costs for construction of the selected alternatives. Prepare assessment of the effectiveness of preferred alternatives along each street corridor and provide the tabulation of infrastructure needed providing for calculation of build out costs.

Deliverables

- Stormwater management alternatives memorandum
- Engineering Design Report, including 25-year life cycle analysis

4 Task 4: Feasibility Study

The Feasibility Study sets the ultimate direction for future site use. Task 4 or the FS will develop cleanup alternatives. These alternatives will work in conjunction with the site redevelopment planning to allow for considering synergies between remediation and redevelopment. Alta will perform an FS according to the requirements in WAC 173-340-350 to develop and evaluate cleanup action alternatives in order to enable selecting the optimal cleanup action. The FS process will be performed objectively and will not favor preconceived remedies.

The FS will include:

- Development of Remedial Action Alternatives
- Detailed Evaluation and Selection of Alternative
- Disproportionate Cost Analysis (DCA)
- Preferred Remedy Selection

Deliverables

- Draft RI/FS Report (There will be one report that will include both the RI and FS as discussed in Task 1 and Task 4)
- Final RI/FS Report

5 Estimated Budget

Table 1 provides a planning level cost estimate based upon the described scope of work within the RFP. Our experience suggests that the scope of work may evolve based upon stakeholder and other influences. The Alta Team will work closely with the City and Ecology to align the scope of work with the available budget.

Assumptions in development of the estimated budget include:

- The scope of the field investigation for Task 1 is based on Alta's knowledge of the Model Toxics Control Act (MTCA) and experience with similar sites. The number of samples, sample types, analytical parameters, and sampling methodology may change based upon consultation and coordination with Ecology.
- Drilling costs are estimated for direct push technology to advance 30 soil borings to a depth of 20 feet below ground surface.
- Unknown site conditions, such as underground utilities, infrastructure, permitting requirements, etc., may alter the assessment approach. Community outreach approaches assume specific number of meetings and interviews as outlined within Task 2.

Please see the following Preliminary Cost Estimate.

Thank you for the opportunity to provide an estimate for this project. Please contact me directly at john.means@alta-se.com or (208) 336-7080 with any questions, discussion points, or request for additional information. We look forward to working with the City on this important project for the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Means', followed by a long horizontal line extending to the right.

John Means

Senior Environmental Manager



Cost Proposal

Date: 02/07/19

Project Number: 18058

Project: City of Spokane - Spokane Hillyard IPG

Client: City of Spokane

Project Manager: Bernard Kronschnabel

Client Contact: Teri Stripes

Client Address: Planning and Development Services - Admin Office

Phone: Spokane, WA 99201

Phone: 509-625-6597

Phase Description	Hours	Billing Rate	Contract Total
Task 1 - Remedial Investigation			
Subtask 1.1 - Work Plan/QAPP/SAP/HASP			
Labor			
Engineer IV	30	140.00	\$4,200.00
GIS Specialist III	8	85.00	\$680.00
Project Administrator I	20	65.00	\$1,300.00
Project Administrator IV	3	95.00	\$285.00
Scientist III	100	90.00	\$9,000.00
Sr. Scientist I	15	155.00	\$2,325.00
		Labor total	\$17,790.00
Task 1 - Remedial Investigation: Subtask 1.1 - Work Plan/QAPP/SAP/HASP total			\$17,790.00
Task 1 - Remedial Investigation			
Subtask 1.2 - Field Investigation			
Labor			
Engineer II	20	95.00	\$1,900.00
Engineer IV	70	140.00	\$9,800.00
GIS Specialist III	20	85.00	\$1,700.00
Principal	7	165.00	\$1,155.00
Project Administrator IV	3	95.00	\$285.00
Scientist II	10	80.00	\$800.00
Scientist III	60	90.00	\$5,400.00
Sr. Hydrogeologist	60	140.00	\$8,400.00
Sr. Land Surveyor	16	130.00	\$2,080.00
Sr. Scientist I	16	155.00	\$2,480.00
Technician II	20	60.00	\$1,200.00
		Labor total	\$35,200.00
Consultant			
Consultant			\$19,635.00
Consultant			\$3,300.00
		Consultant total	\$22,935.00

Expense

Field Supplies	1		\$165.00
Rentals	1		\$330.00
Meal per diem - Whole day (standard)	20	56.10	\$1,122.00
Mileage	300	0.60	\$179.85
Shipping & Delivery	11		\$825.00
LiDAR Rental - Daily	1	3,000.00	\$3,000.00
Truck - daily rate	5	85.00	\$425.00
Laboratory Analysis	1		\$13,508.00
Travel	23		\$3,575.00

Expense total **\$23,129.85**

Task 1 - Remedial Investigation: Subtask 1.2 - Field Investigation total \$81,264.85

Task 1 - Remedial Investigation**Subtask 1.3 - RI Report****Labor**

Engineer IV	35	140.00	\$4,900.00
GIS Specialist III	52	85.00	\$4,420.00
Health Scientist IV	16	130.00	\$2,080.00
Principal	12	165.00	\$1,980.00
Project Administrator II	20	75.00	\$1,500.00
Project Administrator IV	3	95.00	\$285.00
Scientist II	29	80.00	\$2,320.00
Scientist III	55	90.00	\$4,950.00
Sr. Hydrogeologist	28	140.00	\$3,920.00
Sr. Scientist I	12	155.00	\$1,860.00

Labor total **\$28,215.00**

Task 1 - Remedial Investigation: Subtask 1.3 - RI Report total \$28,215.00

Task 1 - Remedial Investigation total \$127,269.85

Task 2. Integrated Planning Activities**Consultant**

Consultant - Economic Analysis	\$17,391.00
Consultant - Site Analysis	\$27,203.00
Consultant - Community Engagement	\$22,922.90

Consultant total **\$67,516.90**

Task 2. Integrated Planning Activities total \$67,516.90

Task 3. Engineering Design**Consultant**

Consultant	\$65,068.30
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Consultant total **\$65,068.30**

Task 3. Engineering Design total \$65,068.30

Task 4. Feasibility Study**Labor**

Engineer IV	46	140.00	\$6,440.00
Principal	20	165.00	\$3,300.00
Project Administrator II	20	75.00	\$1,500.00
Project Administrator IV	3	95.00	\$285.00
Sr. Hydrogeologist	8	140.00	\$1,120.00
Sr. Scientist I	20	155.00	\$3,100.00

Labor total **\$15,745.00**

Task 4. Feasibility Study total \$15,745.00

Total \$275,600.05

**Agenda Sheet for City Council Meeting of:**

03/04/2019

<u>Date Rec'd</u>	2/20/2019
<u>Clerk's File #</u>	OPR 2019-0137
<u>Renews #</u>	

Submitting Dept	HOUSING & HUMAN SERVICES	Cross Ref #	
Contact Name/Phone	KELLY KEENAN 625-6052	Project #	
Contact E-Mail	KKEENAN@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Contract Item	Requisition #	CR 20241
Agenda Item Name	1680 - HOUSE OF CHARITY SHELTER PROGRAM AGREEMENT		

Agenda Wording

CHHS is requesting permission to enter into agreement with Catholic Charities for the House of Charity Shelter program.

Summary (Background)

The House of Charity Shelter provides nightly shelter capacity for 109 men and nightly overflow sleeping capacity for women, in addition to ancillary shelter services available on-site to shelter clients. Although 24/7 shelter services were reduced 9/1/18, the House of Charity shelter continues to provide essential sheltering for extremely vulnerable men and women on a nightly basis. See attached for further detail.

<u>Fiscal Impact</u>	Grant related? YES	<u>Budget Account</u>
	Public Works? NO	

Expense	\$ 389,496.00	# 0300-53010-65410-54999-99999
Select	\$	#
Select	\$	#
Select	\$	#

<u>Approvals</u>		<u>Council Notifications</u>	
<u>Dept Head</u>	KEENAN, KELLY	<u>Study Session</u>	
<u>Division Director</u>	CORTRIGHT, CARLY	<u>Other</u>	PIES - 2/25/2018
<u>Finance</u>	HUGHES, MICHELLE	Distribution List	
<u>Legal</u>	PICCOLO, MIKE	kkeen@spokanecity.org	
<u>For the Mayor</u>	ORMSBY, MICHAEL	tsigler@spokanecity.org	
Additional Approvals		tdanzig@spokanecity.org	
<u>Purchasing</u>		cbrown@spokanecity.org	
<u>GRANTS &</u>	BROWN, SKYLER	kburnett@spokanecity.org	
		chhsaccounting@spokanecity.org	
		hmis@spokanecity.org	



Continuation of Wording, Summary, Budget, and Distribution

Agenda Wording

Summary (Background)

Fiscal Impact

Select \$

Budget Account

#

Select \$

#

Distribution List

nvanstone@ccspokane.org

hschleigh@ccspokane.org

wwittren@ccspokane.org

Briefing Paper

Public Infrastructure, Environment, and Sustainability Committee

Division & Department:	Neighborhood and Business Services – Community, Housing, and Human Services Department
Subject:	House of Charity Shelter Program Agreement
Date:	2/12/2019
Author (email & phone):	Kelly Keenan (kkeen@spokanecity.org ext. 6056)
City Council Sponsor:	N/A
Executive Sponsor:	Kelly Keenan
Committee(s) Impacted:	Public Safety and Community Health
Type of Agenda item:	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Discussion <input type="checkbox"/> Strategic Initiative
Alignment: (link agenda item to guiding document – i.e., Master Plan, Budget, Comp Plan, Policy, Charter, Strategic Plan)	2015-2020 Strategic Plan to End Homelessness; 2015-2020 Consolidated Plan for Community Development
Strategic Initiative:	Safe & Healthy / Reduce Homelessness
Deadline:	Effective Date for the agreement is 1/1/2019
Outcome: (deliverables, delivery duties, milestones to meet)	CHHS is requesting permission to enter into agreement with Catholic Charities for the House of Charity Shelter program.
Background/History: The House of Charity Shelter provides nightly shelter capacity for 109 men and nightly overflow sleeping capacity for women, in addition to ancillary shelter services available on-site to shelter clients. Although 24/7 shelter services were reduced 9/1/18, the House of Charity shelter continues to provide essential sheltering for extremely vulnerable men and women on a nightly basis.	
Executive Summary: <ul style="list-style-type: none"> The total amount of agreement is \$389,496 for January 1 – June 30, 2019. This agreement funds shelter services to bridge the gap until the new five year services award cycle begins July 1, 2019. 	
Budget Impact: Approved in current year budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Annual/Reoccurring expenditure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If new, specify funding source: N/A Other budget impacts: N/A	
Operations Impact: Consistent with current operations/policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Requires change in current operations/policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specify changes required: None. Known challenges/barriers: None.	

**Agenda Sheet for City Council Meeting of:**

03/04/2019

Date Rec'd

2/5/2019

Clerk's File #

CPR 2006-0042

Renews #

Submitting Dept

MAYOR

Cross Ref #

Contact Name/Phone

BRANDY COTE 625-6774

Project #

Contact E-Mail

BCOTE@SPOKANECITY.ORG

Bid #Agenda Item Type

Boards and Commissions

Requisition #Agenda Item Name

0520 TWO ETHICS COMMISSION APPOINTMENTS

Agenda Wording

Appointment of Ivan "Merle" Iverson and Gail Heck-Sweeney to a three year term on the Ethics Commission, from 4/1/2019 to 12/31/2021.

Summary (Background)

Appointment of Ivan "Merle" Iverson and Gail Heck-Sweeney to a three year term on the Ethics Commission, from 4/1/2019 to 12/31/2021.

Fiscal Impact

Grant related? NO

Budget Account

Public Works? NO

Select \$

#

Select \$

#

Select \$

#

Select \$

#

ApprovalsCouncil NotificationsDept Head

COTE, BRANDY

Study SessionDivision DirectorOtherFinanceDistribution ListLegal

bcote@spokanecity.org

For the Mayor

ORMSBY, MICHAEL

mpiccolo@spokanecity.org

Additional ApprovalsPurchasing

**Agenda Sheet for City Council Meeting of:**

03/04/2019

Date Rec'd	2/7/2019
Clerk's File #	CPR 1993-0069
Renews #	

Submitting Dept	MAYOR	Cross Ref #	
Contact Name/Phone	BRANDY COTE 625-6774	Project #	
Contact E-Mail	BCOTE@SPOKANECITY.ORG	Bid #	
Agenda Item Type	Boards and Commissions	Requisition #	
Agenda Item Name	0520 DESIGN REVIEW BOARD APPOINTMENTS		

Agenda Wording

Re-appointment of Ted Teske to the Design Review Board from 1/1/19 - 12/31/21. New appointment of Chuck Horgan as the Arts Commission Liaison to the DRB from 1/1/19 - 12/31/20.

Summary (Background)

Re-appointment of Ted Teske to the Design Review Board from 1/1/19 - 12/31/21. New appointment of Chuck Horgan as the Arts Commission Liaison to the DRB from 1/1/19 - 12/31/20.

<u>Fiscal Impact</u>	Grant related? NO	<u>Budget Account</u>
	Public Works? NO	
Select \$		#
Select \$		#
Select \$		#
Select \$		#
<u>Approvals</u>		<u>Council Notifications</u>
<u>Dept Head</u>	COTE, BRANDY	<u>Study Session</u>
<u>Division Director</u>		<u>Other</u>
<u>Finance</u>		Distribution List
<u>Legal</u>		bcote@spokanecity.org
<u>For the Mayor</u>	ORMSBY, MICHAEL	dgunderson@spokanecity.org
<u>Additional Approvals</u>		
<u>Purchasing</u>		

**Agenda Sheet for City Council Meeting of:**

03/04/2019

Date Rec'd

2/13/2019

Clerk's File #

CPR 1993-0069

Renews #Cross Ref #Submitting Dept

MAYOR

Contact Name/Phone

BRANDY COTE 625-6774

Project #Contact E-Mail

BCOTE@SPOKANECITY.ORG

Bid #Agenda Item TypeBoards and Commissions
AppointmentsRequisition #Agenda Item Name

0520 DESIGN REVIEW BOARD APPOINTMENTS

Agenda Wording

Two design review board appointments: Mark Brower as the Civil Engineer from 1/1/19 - 12/31/22 and Grant Keller as the Real Estate Developer from 1/1/19 - 12/31/21.

Summary (Background)

Two design review board appointments: Mark Brower as the Civil Engineer from 1/1/19 - 12/31/22 and Grant Keller as the Real Estate Developer from 1/1/19 - 12/31/21.

Fiscal Impact

Grant related? NO

Budget Account

Public Works? NO

Select \$

#

Select \$

#

Select \$

#

Select \$

#

ApprovalsCouncil Notifications**Dept Head**

COTE, BRANDY

Study Session**Division Director****Other****Finance**Distribution List**Legal**

bcote@spokanecity.org

For the Mayor

ORMSBY, MICHAEL

dgunderson@spokanecity.org

Additional Approvals**Purchasing**

**Agenda Sheet for City Council Meeting of:**

03/04/2019

<u>Date Rec'd</u>	2/15/2019
<u>Clerk's File #</u>	ORD C35743
<u>Renews #</u>	
<u>Cross Ref #</u>	
<u>Project #</u>	
<u>Bid #</u>	
<u>Requisition #</u>	

<u>Submitting Dept</u>	CIVIL SERVICE
<u>Contact Name/Phone</u>	AMBER RICHARDS X6164
<u>Contact E-Mail</u>	ARICHARDS@SPOKANECITY.ORG
<u>Agenda Item Type</u>	Special Budget Ordinance
<u>Agenda Item Name</u>	0230 - CIVIL SERVICE SBO FOR A PROJECT EMPLOYEE

Agenda Wording

There is a need to hire a project employee in Civil Service to help with some project-based work slated for 2019.

Summary (Background)

There is a need to hire a Project Employee in the Civil Service Department to help with a large amount of project-based work slated for 2019. This will benefit the department and the City because it will enable Civil Service to get up to full operational capacity and will also help accomplish backlogged work.

<u>Fiscal Impact</u>	Grant related? NO	<u>Budget Account</u>
	Public Works? NO	
Expense \$ 64,000.00		# 0230-30600-18100-08500
Select \$		#
Select \$		#
Select \$		#
<u>Approvals</u>	<u>Council Notifications</u>	
<u>Dept Head</u>	RICHARDS, AMBER	<u>Study Session</u>
<u>Division Director</u>		<u>Other</u>
		Sustainable Resources 2/11/2019
<u>Finance</u>	BUSTOS, KIM	<u>Distribution List</u>
<u>Legal</u>	PICCOLO, MIKE	arichards@spokanecity.org
<u>For the Mayor</u>	ORMSBY, MICHAEL	kpearson@spokanecity.org
<u>Additional Approvals</u>		
<u>Purchasing</u>		
<u>CITY COUNCIL</u>	MCDANIEL, ADAM	

ORDINANCE NO _____

An ordinance amending Ordinance No. C-35703, passed by the City Council December 10, 2018, and entitled, "An ordinance adopting the Annual Budget of the City of Spokane for 2019, making appropriations to the various funds of the City of Spokane government for the fiscal year ending December 31, 2019, and providing it shall take effect immediately upon passage", and declaring an emergency.

WHEREAS, subsequent to the adoption of the 2019 budget Ordinance No. C-35703, as above entitled, and which passed the City Council December 10, 2018, it is necessary to make changes in the appropriations of the General Fund, which changes could not have been anticipated or known at the time of making such budget ordinance; and

WHEREAS, this ordinance has been on file in the City Clerk's Office for five days; - Now, Therefore,

The City of Spokane does ordain:

Section 1. That in the budget of the General Fund, and the budget annexed thereto with reference to the General Fund, the following changes be made:

FROM:	0100-99999	General Fund	
	99999-	Unappropriated Reserves	<u>\$64,000</u>

TO:	0230-30600	General Fund – Civil Service	
	18100-08500	Project Employee	<u>\$ 64,000</u>

Section 2. It is, therefore, by the City Council declared that an urgency and emergency exists for making the changes set forth herein, such urgency and emergency arising from the need hire a Project Employee in Civil Service, and because of such need, an urgency and emergency exists for the passage of this ordinance, and also, because the same makes an appropriation, it shall take effect and be in force immediately upon its passage.

Passed the City Council _____

Council President

Attest: _____
City Clerk

Approved as to form: _____
Assistant City Attorney

Mayor

Date

Effective Date



Civil Service

Fair. Fast. *Friendly.* Forward.

SPECIAL BUDGET ORDINANCE FOR PROJECT EMPLOYEE

BACKGROUND

The majority of Commission Department staff are new in their roles and in probationary status which has drastically reduced operational capacity. In addition, there is a large amount of project-based work slated for 2019 and is seeking to hire an Administrative Specialist in a project employee role for one year.

This position is ideal because it is somewhat of a hybrid role that can take on some of the work the analysts are currently doing, and can also assist with administrative tasks. This will benefit the department and the City because it will enable Civil Service to get up to full operational capacity and will also help accomplish backlogged work.

The anticipated breakdown of tasks for this position is as follows:

PROJECT/INITIATIVE	PERCENTAGE	JUSTIFICATION
SUPPORTED EMPLOYMENT PROGRAM	25 – anticipated	This is a new program and the ongoing impacts are currently unknown; however, over the course of 2019 there is a substantial body of work involved in getting the program established.
RECORDS COORDINATION	25	This is project-based work. The Commission Department is responsible for maintaining all personnel files for City staff. The department has delayed records maintenance in an effort to keep operations up with demand. Once caught up with this work, records it is anticipated that maintenance will be manageable.
REBRANDING/RECRUITING	25	This is a relatively new initiative. Rebranding is project-based and finite, while recruiting is ongoing. However, this position will be used to create a new strategic recruiting plan in conjunction with Human Resources, and that work is also project based and finite.
SPECIAL PROJECTS	15	TBD – special projects arise regularly, however, nothing additional can be assigned to staff. Priority number one is to train new staff in their primary duties so that we are up to full operational capacity as quickly as

		possible. Once that happens, and we have caught up with the backlog of work, special projects can easily be assigned out to both analysts and administrative personnel. This is preferred as it offers opportunity to build and hone skills; keeping work interesting for the Civil Service team.
PERFORMANCE MEASURES	10	This is a relatively new initiative and will require additional upfront work. Once established, the ongoing work is expected to be manageable.

At the end of the project period, the department will have a better idea of ongoing work and workforce needs. We currently anticipate any of the following outcomes, listed in order of likelihood:

- The department will need an additional FTE, but will have a much better idea of what type of ongoing work that position will accomplish. If this is the case, initial thinking is that addition of a Clerk II position would be the correct level, not an Administrative Specialist. Additionally, we could budget appropriately for the position during the annual budget cycle and accompany that with solid justification for the request.
- The department will not need an additional FTE as backlogged work will have been completed and staff will be at full operational capacity.
- The project position would need to be extended, though this seems the least likely. If it were the case, however, the department would be able to include this budget request in the annual budget cycle.

BUDGET

The Commission ended 2018 with approximately \$50K in budget surplus, which was returned to the General Fund in accordance with the Charter. The cost for an Administrative Specialist in a project employee capacity for one year is \$64,000. When the 2018 budget surplus is factored in the net impact to the City is approximately \$14K.

**Agenda Sheet for City Council Meeting of:**

03/04/2019

Date Rec'd

2/13/2019

Clerk's File #

RES 2019-0016

Renews #Submitting Dept

CITY COUNCIL

Cross Ref #Contact Name/Phone

LORI KINNEAR 6256269

Project #Contact E-Mail

AMCDANIEL@SPOKANECITY.ORG

Bid #Agenda Item Type

Resolutions

Requisition #Agenda Item Name

RESOLUTION SUPPORTING CITY EMPLOYMENT OPTIONS FOR PEOPLE WITH DISABILITIES

Agenda Wording

A Resolution in support of the efforts of the City and its Civil Service Commission to create workable supported employment options at the City of Spokane for people with disabilities.

Summary (Background)

This resolution supports, encourages, and applauds the efforts of the Civil Service Commission to build, in collaboration with the Human Resources Department, a program for supported employment for people with disabilities who seek City employment, including amending its testing process accordingly.

Fiscal Impact

Grant related? NO

Budget Account

Public Works? NO

Select \$

#

Select \$

#

Select \$

#

Select \$

#

ApprovalsCouncil Notifications**Dept Head**

MCDANIEL, ADAM

Study Session**Division Director****Other**

Public Safety - Feb 4th

Finance

BUSTOS, KIM

Distribution List**Legal**

PICCOLO, MIKE

For the Mayor

ORMSBY, MICHAEL

Additional Approvals**Purchasing****CITY COUNCIL**

MCDANIEL, ADAM

RESOLUTION NO. 2019-_____

A Resolution in support of the efforts of the City and its Civil Service Commission to create workable supported employment options at the City of Spokane for people with disabilities.

WHEREAS, the Civil Service Commission has embarked on a process to amend its rules to allow for supported employment for people with disabilities who seek City employment; and

WHEREAS, this effort is being undertaken with the support of and in collaboration with the City's Human Resources Department; and

WHEREAS, the City's Strategic Plan calls for the City to "[i]ncrease and embrace diversity," to "[b]uild and advance a more responsive, adaptable workforce," and to "[d]evelop and implement human and financial management practices that are sustainable, transparent, efficient, and accountable"; and

WHEREAS, one of the City's Comprehensive Plan Goals (SH 4 - Diversity and Equity) is to "[d]evelop and implement programs for all city residents from a diverse range of backgrounds and life circumstances so that all people feel welcome and accepted, regardless of [among other things]. . . the presence of any sensory, mental or physical disability as defined by the Americans with Disabilities Act and/or the Washington State Law Against Discrimination . . ."; and

WHEREAS, the Americans with Disabilities Act was enacted in 1990, and was the nation's first comprehensive civil rights law addressing the needs of people with disabilities, prohibiting discrimination in employment, public services, public accommodations, and telecommunications; and

WHEREAS, in 1997, the Washington State legislature found that the rate of unemployment among individuals with developmental disabilities or other significant disabilities was high due to the limited employment opportunities available to them, and in response encouraged the development of supported employment programs among state agencies; and

WHEREAS, the City of Spokane strives to create a 21st Century Workforce that is responsive, adaptable, diverse, and representative of the community it serves; and

WHEREAS, the City of Spokane and its Civil Service Commission, in alignment with the above, have worked together to create a comprehensive Supported Employment Program to remove the barriers to employment for individuals with developmental or significant disabilities seeking full or part-time work with the City.

NOW, THEREFORE, BE IT RESOLVED that the Spokane City Council supports, encourages, and applauds the efforts of the Civil Service Commission to build, in collaboration with the Human Resources Department, a program for supported employment for people with disabilities who seek City employment, including amending its testing process accordingly.

Passed by the City Council this ____ day of _____, 2019.

City Clerk

Approved as to form:

Assistant City Attorney

**Agenda Sheet for City Council Meeting of:**

03/04/2019

<u>Date Rec'd</u>	2/19/2019
<u>Clerk's File #</u>	ORD C35744
<u>Renews #</u>	
<u>Cross Ref #</u>	
<u>Project #</u>	
<u>Bid #</u>	
<u>Requisition #</u>	

<u>Submitting Dept</u>	DEVELOPER SERVICES CENTER
<u>Contact Name/Phone</u>	ELDON BROWN 625-6305
<u>Contact E-Mail</u>	EBROWN@SPOKANECITY.ORG
<u>Agenda Item Type</u>	First Reading Ordinance
<u>Agenda Item Name</u>	AMENDING ORDINANCE C-26230

Agenda Wording

An ordinance amending C-26230 that vacated Howard Street between 4th Avenue and 5th Avenue.

Summary (Background)

City Council passed the vacation Ordinance on November 2, 1981. At that time an easement was retained to protect existing utilities in the vacation area. Spokane Public Schools would like to build an addition to Lewis and Clark High School and would like to build over top of a portion of the existing easement.

<u>Fiscal Impact</u>		Grant related?	NO	<u>Budget Account</u>	
		Public Works?	NO		
Neutral	\$				#
Select	\$				#
Select	\$				#
Select	\$				#
<u>Approvals</u>				<u>Council Notifications</u>	
<u>Dept Head</u>		BECKER, KRIS		<u>Study Session</u>	Urban Experience 2/12/19
<u>Division Director</u>		CORTRIGHT, CARLY		<u>Other</u>	
<u>Finance</u>		ORLOB, KIMBERLY		<u>Distribution List</u>	
<u>Legal</u>		RICHMAN, JAMES		kbecker@spokanecity.org	
<u>For the Mayor</u>		ORMSBY, MICHAEL		ebrown@spokanecity.org	
<u>Additional Approvals</u>				ejohnson@spokanecity.org	
<u>Purchasing</u>				sbishop@spokanecity.org	
				dnorman@spokanecity.org	

City of Spokane
Planning & Development Services
808 West Spokane Falls Blvd.
Spokane, WA 99201-3343
(509) 625-6700

ORDINANCE NO. C35744

An ordinance vacating Howard Street from the south line of Fourth Avenue to the North line of Fifth Avenue, in the City and County of Spokane, and providing for an effective date.

WHEREAS, a petition for the vacation of Howard Street from the south line of Fourth Avenue to the north line of Fifth Avenue has been filed with the City Clerk representing 100% of the abutting property owners, and a hearing has been held on this petition before City Council as provided by RCW 35.79; and

WHEREAS, the City Council has found that the public use, benefit and welfare will best be served by the vacation of said public way; -- NOW, THEREFORE,

The City of Spokane does ordain:

Section 1. That Howard Street from the south line of Fourth Avenue to the north line of Fifth Avenue is hereby vacated.

Section 2. An easement is reserved and retained over and within the entire length, and width, except for the west 30 feet, of the vacated area for the maintenance, operation, and installation of existing and future utilities, including those provided by the City of Spokane and those provided by ~~Washington Water Power Company~~ Avista, and ~~Cox Cable TV~~, Comcast, and Centurylink, and implementation of the City's Bikeways Plan and use thereof as a right-of-way for bicycles under the Bikeway's Plan, and all structures or other obstacles erected or placed within or upon the easement area shall be erected and placed in strict accordance with the provisions of those plans, diagrams and drawings prepared by Thorson Partnership, Architects, dated 7/1/81, identified as Project #81-442, entitled CAMPUS DEVELOPMENT, LEWIS AND CLARK HIGH SCHOOL and no buildings, other structures or obstruction of any kind shall be erected or placed in the easement area that shall not be in strict conformity therewith without the prior written approval of the Public Works Director. This easement is in conjunction with, and application to, that "Utilities Easement" made by School District No. 81 dated November 2, 1981, concerning the maintenance and repair of existing utilities not in place, for utilities hereafter constructed and such other utility purposes, ~~and the implementation of the Bikeways Plan.~~

Section 3. That this ordinance shall not be in force and take effect thirty (30) days from and after its passage.

Passed the City Council

Council President

Attest: _____
City Clerk

Approved as to Form:

Assistant City Attorney

Mayor

Date: _____

Effective Date: _____

Amending Ordinance C-26320



0 30 60 90 Feet



**Amending Ordinance C-26320 to release
the west 30 feet.**

Legend

- Original easement
- Easement to be released

THIS IS NOT A LEGAL DOCUMENT.
The information shown on this map is compiled
from various sources and is subject to constant
revision. Information shown on this map should
not be used to determine the location of facilities
in relationship to property lines, section lines,
streets, etc.



- c. Three minutes shall be granted for any other person not associated with the designated representative who wishes to speak on behalf of the proponent's position.
 - d. The designated representative, if any, of the opponents of the issue shall speak following the presentation of the testimony of expert witnesses, visual displays, and any other reasonable methods of presenting the case. The designated representative(s) of the opponents shall have the same time allotted as provided for the proponents.
 - e. Three minutes shall be granted for any other person not associated with the designated representative who wishes to speak on behalf of the opponents' position.
 - f. Up to ten minutes of rebuttal time shall be granted to the designated representative for each side, the proponents speaking first, the opponents speaking second.
- 2. In the event the party or parties representing one side of an issue has a designated representative and the other side does not, the Chair shall publicly ask the unrepresented side if they wish to designate one or more persons to utilize the time allotted for the designated representative. If no such designation is made, each person wishing to speak on behalf of the unrepresented side shall be granted three minutes to present his/her position, and no additional compensating time shall be allowed due to the fact that the side has no designated representative.
 - 3. In the event there appears to be more than two groups wishing to advocate their distinct positions on a specific issue, the Chair may grant the same procedural and time allowances to each group or groups, as stated previously.
- D. The time taken for staff or Council member questions and responses thereto shall be in addition to the time allotted for any individual or designated representative's testimony.