SCOPE OF WORK

The following scope of work has been developed from the City's outline and refined based on our experience with similar projects.

TASK 1 - DAHLKE CORRIDOR ALIGNMENT STUDY

1. **Project Management** – Our project management strategy will include the following:
    a. Kickoff meeting
    b. Monthly check-in meetings
    c. Deliverable review meetings
    d. Project schedule tracking
    e. Budget tracking and invoicing

2. **Base map development –** We will take the following steps in developing the project base map.
    a. Obtain GIS data for the project area including LiDAR contours, tax lots, utilities, NRCS soil maps and mapped regulated water.
    b. Review public available survey records to refine property lines and rights-of-way mapped by Washington County Assessor.
    c. Complete a natural resources site visit to identify potential regulated waters not mapped through other sources.
    d. Integrate Ice Age Road alignment information provided by the City.

3. **Stakeholder Engagement** – Stakeholders will be contacted via phone, virtual meetings and in-person meetings throughout the alignment study phase of this project. The following are key stakeholders:
    - City of Sherwood Public Works/Engineering
    - City of Sherwood Planning
    - Bonneville Power Administration
    - Portland General Electric
    - Kinder Morgan
    - Washington County Land Use and Transportation
    - Property Owners (see project map)

4. **Alignment Alternatives**
    a. Development – Three preliminary alignment alternatives will be developed for SW Dahlke Lane. Input received during the stakeholder engagement task listed above will be consider during alignment development. A plan and profile drawing for each alignment will be developed during this task.
    b. Rankings – Each alignment alternative will be evaluated for both financial and non-financial criteria. Financial evaluation will be based on a relative comparison of lineal footage of roadway and earthwork quantities. Non-financial criteria will include impacts to private properties, permitting complexity, and other non-financial criteria established by the City.
    c. Review Meeting – Coordinate and facilitate and alignment alternatives review meeting with the City and stakeholders. The goal of this meeting is to select the preferred alternative for advancement to 30% design.

5. **30% Design**

The selected alignment alternative will be advanced to 30% design to include the following elements.

a. Roadway – Plan and profile of roadway improvements including grading
b. Sewer/Water – Plan and profile of sanitary sewer and water systems
c. Stormwater – Stormwater management facilities will be sized in accordance with Clean Water Services Design and Construction Standards and located to collect stormwater runoff from the roadway improvements.
d. Property Impact Identification – An exhibit will be prepared to document any private property encroachments resulting from the roadway and stormwater management facility improvements.

6. **Permitting Strategy** – A permitting strategy memo will be prepared to outline all permits necessary to construct the Dahlke Lane improvements and will include estimated agency review timelines.

7. **Cost Estimate** – An opinion of probable cost will be developed for the improvements identified in the 30% design package.

8. **Funding Analysis** – A funding analysis will be developed to assign proportionate costs of the roadway improvements to each of the benefiting properties. This analysis will be summarized in a memorandum which will include and outline the administrative process to establishing a Local Improvement District (LID). Other funding strategies including Transportation Development Tax (TDT) and a special Transportation System Development Charge (TSDC) will be considered in this analysis.

<u>Task 2 - Dahlke Site Planning Opportunity and Constraints Study</u>

1. Constraint Mapping
    a. Environmental – Review DEQ's Environmental Cleanup Site Information Database and identify any reported records within the project area. This task does not include a Phase 1 Environmental Assessment.
    b. Natural - Complete a natural resources site visit to identify potential regulated waters not mapped through other sources.
    c. Cultural or Tribal – Research State Historic Preservation Office (SHPO) databased and identify any reported records within the project area. This task does not include a pedestrian level archaeological survey of the subject properties.

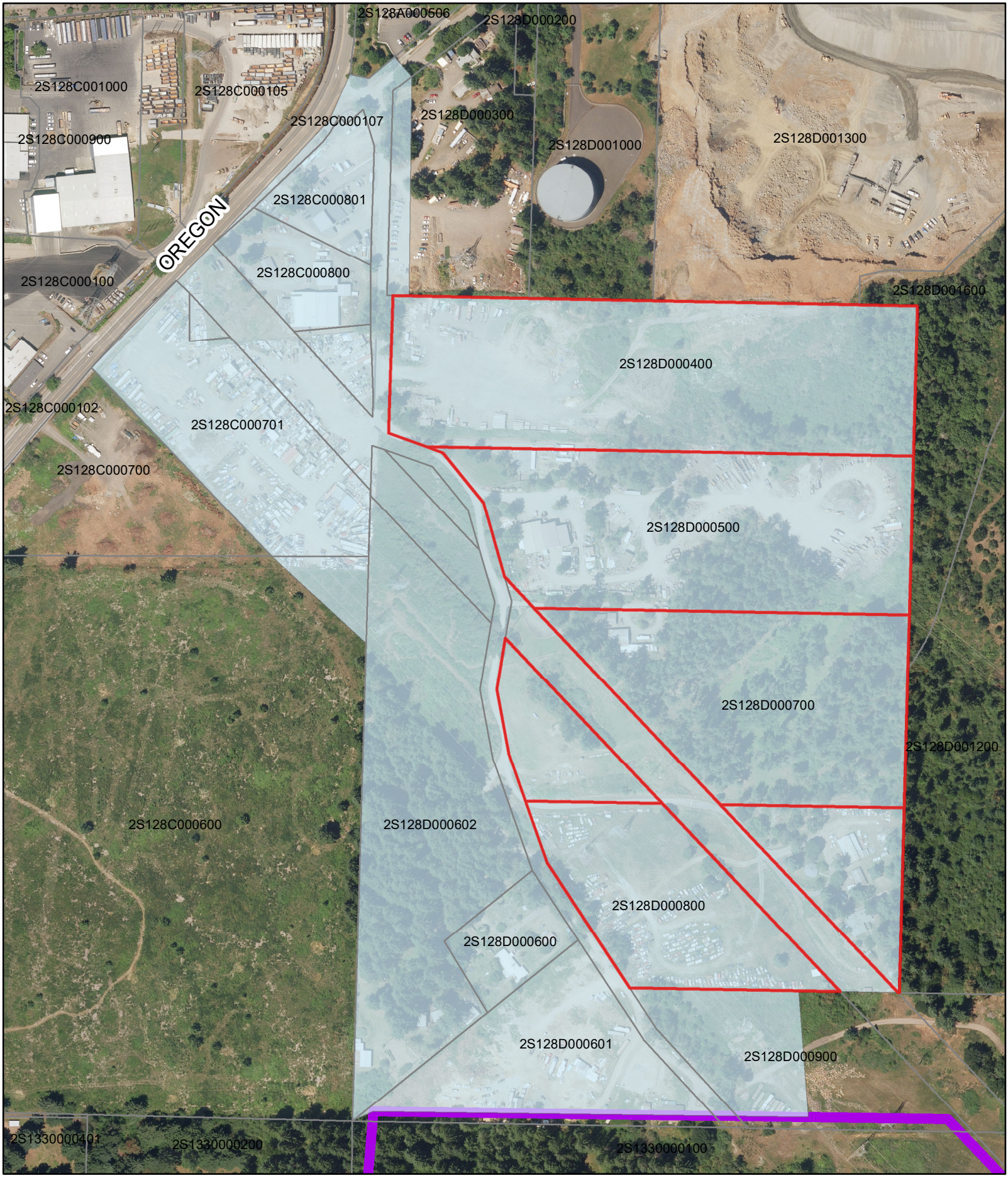
2. Opportunities and Constraints Analysis
    a. Slopes/Natural Resources/Encumbrances/Land Use – Prepare a narrative describing the avoidance or mitigation of the constraints identified above including a cost benefit analysis of mitigation vs avoidance as it relates to developable lands.

3. Preliminary Engineering and Land Use Planning Study – Advance concept plan developed by Metro/Cascadia. This task includes:
    a. Land Use Review – Review concept plan versus the City of Sherwood Development Code and identify any site plan changes necessary to meet zoning requirements.
    b. Engineering – Advance concept plans to include the following:
        i. Preliminary Site Grading
        ii. Stormwater Management

iii. Sanitary Sewer Routing

ESTIMATED TIME AND COST

A project schedule and fee estimate have been developed and are provided as Exhibits ‘A’ and ‘B’. Our schedule meets the City’s deadline of project completion by August 31, 2024. Our estimated fee for consulting services is **$77,795.00**.



Date: 10/23/2023

Task 1 Study Area - Dahlke Alignment

Task 2 Study Area - Central Dahlke Site Plan

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