

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: October 13, 2014

AGENDA ITEM: Professional Services Agreement between the City of Marysville and MAKERS ARCHITECTURE	AGENDA SECTION: New Business	
PREPARED BY: Gloria Hirashima, CAO/CD Director	APPROVED BY:	
ATTACHMENT: Professional Services Agreement		
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

The City is required to update its comprehensive plan by June 2015. One of the priorities identified for the 10 year update, is development of a subarea plan for the Lakewood neighborhood. Following the city’s last comprehensive plan adoption in 2005, the Lakewood neighborhood was annexed to the city limits and has realized significant growth with commercial and multi-family developments. This growth has resulted in considerable increase in traffic and land use change. This has resulted in requests by local residents and businesses to review the land use assumptions, zoning, development standards and proposed improvements to ensure that the pattern of growth is well managed and consistent with community vision for the area.

The goal of developing a Master Plan for the Lakewood Neighborhood is to provide guidelines that focus on land uses, urban design elements related to site layout and building orientation, architectural elements and relationships to parking, open space, landscaping, signage/way finding, pedestrian circulation and corridors, landscaping and utilities. An additional goal of the Master Plan shall be focusing on short term and long term motorized and non-motorized transportation planning and traffic management strategies to enable additional development within an already congested neighborhood.

Community Development and Public Works staff reviewed the scope of work and consultant proposal. Staff is recommending City Council authorize the Mayor to enter into a Professional Services Agreement with MAKERS ARCHITECTURE to provide consultant services in the amount of \$42,710.00 in order to prepare a Master Plan for the Lakewood Neighborhood as part of the 2015 Marysville Comprehensive Plan Update.

RECOMMENDED ACTION:

Authorize the Mayor to sign a Professional Services Agreement with MAKERS ARCHITECTURE to provide consultant services in the amount of \$42,710.00 in order to prepare a Master Plan for the Lakewood Neighborhood as part of the 2015 Marysville Comprehensive Plan Update.

COUNCIL ACTION:

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**PROFESSIONAL SERVICES AGREEMENT BETWEEN
CITY OF MARYSVILLE
AND MAKERS ARCHITECTURE
FOR CONSULTANT SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into by and between the **City of Marysville**, a Washington State municipal corporation (“City”), and **MAKERS ARCHITECTURE**, a Washington LLP (“Consultant”).

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performances contained herein, the parties hereto agree as follows:

ARTICLE I. PURPOSE

The purpose of this Agreement is to provide the City with consultant services regarding urban design, land use planning, landscape architecture, transportation (motorized and non-motorized), stormwater and general infrastructure planning services associated with the development and implementation of a Master Plan for the Lakewood Neighborhood as described in Article II. The general terms and conditions of the relationship between the City and the Consultant are specified in this Agreement.

ARTICLE II. SCOPE OF SERVICES

The Scope of Services is attached hereto as **Exhibit “A”** and incorporated herein by this reference (“Scope of Services”). All services and materials necessary to accomplish the tasks outlined in the Scope of Services shall be provided by the Consultant unless noted otherwise in the Scope of Services or this Agreement. All such services shall be provided in accordance with the standards of the Consultant’s profession.

ARTICLE III. OBLIGATIONS OF THE CONSULTANT

III.1 MINOR CHANGES IN SCOPE. The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Services as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

Extra Work. The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the Scope of Services in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

III.2 WORK PRODUCT AND DOCUMENTS. The work product and all documents produced under this Agreement shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this Agreement shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work as of the date of default or termination, shall become the property of the City. Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this Agreement. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of documents produced under this Agreement or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

III.3 TERM. The term of this Agreement shall commence on **October 20, 2014** and shall terminate at midnight, **June 30, 2015**. The parties may extend the term of this Agreement by written mutual agreement.

III.4 NONASSIGNABLE. The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

III.5 EMPLOYMENT.

a. The term “employee” or “employees” as used herein shall mean any officers, agents, or employee of the of the Consultant.

b. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

c. Consultant represents, unless otherwise indicated below, that all employees of Consultant that will provide any of the work under this Agreement have not ever been retired from a Washington State retirement system, including but not limited to Teacher (TRS), School District (SERS), Public Employee (PERS), Public Safety (PSERS), law enforcement and fire fighters (LEOFF), Washington State Patrol (WSPRS), Judicial Retirement System (JRS), or otherwise. *(Please indicate No or Yes below)*

_____ No employees supplying work have ever been retired from a Washington

state retirement system.

_____ Yes employees supplying work have been retired from a Washington state retirement system.

In the event the Consultant indicates “no”, but an employee in fact was a retiree of a Washington State retirement system, and because of the misrepresentation the City is required to defend a claim by the Washington State retirement system, or to make contributions for or on account of the employee, or reimbursement to the Washington State retirement system for benefits paid, Consultant hereby agrees to save, indemnify, defend and hold City harmless from and against all expenses and costs, including reasonable attorney’s fees incurred in defending the claim of the Washington State retirement system and from all contributions paid or required to be paid, and for all reimbursement required to the Washington State retirement system. In the event Consultant affirms that an employee providing work has ever retired from a Washington State retirement system, said employee shall be identified by Consultant, and such retirees shall provide City with all information required by City to report the employment with Consultant to the Department of Retirement Services of the State of Washington.

III.6 INDEMNITY.

a. **Indemnification / Hold Harmless.** Consultant shall defend, indemnify and hold the City, its officers, officials, em-ployees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.

c. The provisions of this section shall survive the expiration or termination of this agreement.

d. For the purposes of the indemnity contained in subpart “A” of this paragraph 3.6, Consultant hereby knowing, intentionally, and voluntarily waives the immunity of the Industrial Insurance Act, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties.

_____(initials) _____(initials)

III.7 INSURANCE.

a. **Minimum Limits of Insurance.** The Consultant shall procure, and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work and services hereunder by the Consultant, its agents, representatives, employees or subcontractors. The Consultant shall, before commencing work under this agreement, file with the City certificates of insurance coverage and the policy endorsement to be kept in force continuously during this Agreement, in a form acceptable to the City. Said certificates and policy endorsement shall name the City, its officers, elected officials, agents and/or employees as an additional named insured with respect to all coverages except professional liability insurance and workers' compensation.

b. **Minimum Scope of Insurance - Consultant shall obtain insurance of the types described below:**

- (1). Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
- (2). Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
- (3). Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- (4). Professional Liability insurance appropriate to the Consultant's profession.

c. **The minimum insurance limits shall be as follows:**

- (1) Comprehensive General Liability. \$1,000,000 combined single limit per occurrence for bodily injury personal injury and property damage; \$2,000,000 general aggregate.
- (2) Automobile Liability. \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington.
- (4) Professional Liability/Consultant's Errors and Omissions Liability.

\$1,000,000 per claim and \$1,000,000 as an annual aggregate.

d. **Notice of Cancellation.** In the event that the Consultant receives notice (written, electronic or otherwise) that any of the above required insurance coverage is being cancelled and/or terminated, the Consultant shall immediately (within forty-eight (48) hours) provide written notification of such cancellation/termination to the City.

e. **Acceptability of Insurers.** Insurance to be provided by Consultant shall be with a current A.M.Bests rating of no less than A:VII, or if not rated by Bests, with minimum surpluses the equivalent of Bests' VII rating.

f. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work. Further, throughout the term of this Agreement, the Consultant shall provide the City with proof of insurance upon request by the City.

g. **Insurance shall be Primary.** The Consultant's insurance coverage shall be primary insurance as respect the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

h. **No Limitation.** Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance or otherwise limit the recourse to any remedy available at law or in equity.

i. **Claims-made Basis.** Unless approved by the City all insurance policies shall be written on an "Occurrence" policy as opposed to a "Claims-made" policy. The City may require an extended reporting endorsement on any approved "Claims-made" policy.

j. **Failure to Maintain Insurance** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION. The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual

orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

III.9 UNFAIR EMPLOYMENT PRACTICES. During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

III.10 LEGAL RELATIONS. The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. The Consultant represents that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this Agreement are fully qualified and properly licensed to perform the work to which they will be assigned. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any litigation commenced relating to this Agreement shall be in Snohomish County Superior Court.

III.11 INDEPENDENT CONTRACTOR.

a. The Consultant and the City understand and expressly agree that the Consultant is an independent contractor in the performance of each and every part of this Agreement. The Consultant expressly represents, warrants and agrees that his status as an independent contractor in the performance of the work and services required under this Agreement is consistent with and meets the six-part independent contractor test set forth in RCW 51.08.195 or as hereafter amended. The Consultant, as an independent contractor, assumes the entire responsibility for carrying out and accomplishing the services required under this Agreement. The Consultant shall make no claim of City employment nor shall claim any related employment benefits, social security, and/or retirement benefits.

b. The Consultant shall be solely responsible for paying all taxes, deductions, and assessments, including but not limited to federal income tax, FICA, social security tax, assessments for unemployment and industrial injury, and other deductions from income which may be required by law or assessed against either party as a result of this Agreement. In the event the City is assessed a tax or assessment as a result of this Agreement, the Consultant shall pay the same before it becomes due.

c. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

d. Prior to commencement of work, the Consultant shall obtain a business license from the City.

III.12 CONFLICTS OF INTEREST. The Consultant agrees to and shall notify the City of any potential conflicts of interest in Consultant's client base and shall obtain written permission from the City prior to providing services to third parties where a conflict or potential conflict of interest is apparent. If the City determines in its sole discretion that a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

III.13 CITY CONFIDENCES. The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

III.14 SUBCONTRACTORS/SUBCONSULTANTS.

a. The Consultant shall is responsible for all work performed by subcontractors/subconsultants pursuant to the terms of this Agreement.

b. The Consultant must verify that any subcontractors/subconsultants they directly hire meet the responsibility criteria for the project. Verification that a subcontractor/subconsultant has proper license and bonding, if required by statute, must be included in the verification process. The Consultant will use the following Subcontractors/Subconsultants or as set forth in **Exhibit B**:

Transpo Group (Transportation Planning)

Svr Design Company (Landscape Architecture and Civil Engineering)

c. The Consultant may not substitute or add subcontractors/subconsultants without the written approval of the City.

d. All Subcontractors/Subconsultants shall have the same insurance coverages and limits as set forth in this Agreement and the Consultant shall provide verification of said insurance coverage.

ARTICLE IV. OBLIGATIONS OF THE CITY

IV.1 PAYMENTS.

a. The Consultant shall be paid by the City for services rendered under this Agreement as described in the Scope of Services and as provided in this section. In no event shall the compensation paid to Consultant under this Agreement exceed **\$42,710.00** without the written agreement of the Consultant and the City. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

b. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the Cities. The Consultant shall maintain time and expense records and provide them to the Cities upon request.

c. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

IV.2 CITY APPROVAL. Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the Scope of Services and City requirements.

IV.3 MAINTENANCE/INSPECTION OF RECORDS. The Consultant shall maintain all books, records, documents and other evidence pertaining to the costs and expenses allowable under this Agreement in accordance with generally accepted accounting practices. All such books and records required to be maintained by this Agreement shall be subject to inspection and audit by representatives of the City and/or the Washington State Auditor at all reasonable times, and the Consultant shall afford the proper facilities for such inspection and audit. Representatives of the City and/or the Washington State Auditor may copy such books, accounts and records where necessary to conduct or document an audit. The Consultant shall preserve and make available all such books of account and records for a period of three (3) years after final payment under this Agreement. In the event that any audit or inspection identifies any discrepancy in such financial records, the Consultant shall provide the City with appropriate clarification and/or financial adjustments within thirty (30) calendar days of notification of the discrepancy.

ARTICLE V. GENERAL

V.1 **NOTICES.** Notices to the City shall be sent to the following address:

Chris Holland, Planning Manager
Community Development Department
80 Columbia Avenue
Marysville, WA 98270
360.363.8207
cholland@marysvillewa.gov

Notices to the Consultant shall be sent to the following address:

John Owen, Partner
MAKERS ARCHITECTURE
1904 Third Avenue, Suite 725
Seattle, WA 98101
206.652.5080
john@makersarch.com

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 **TERMINATION.** The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section VI.1.

V.3 **DISPUTES.** The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 **EXTENT OF AGREEMENT/MODIFICATION.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties.

V.5 **SEVERABILITY**

a. If a court of competent jurisdiction holds any part, term or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

b. If any provision of this Agreement is in direct conflict with any statutory

provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

V.6 **NONWAIVER.** A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition or right.

V.7 **FAIR MEANING.** The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

V.8 **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

V.9 **VENUE.** The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Snohomish County, Washington.

V.10 **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

V.11 **AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT.** The undersigned represent that they have full authority to enter into this Agreement and to bind the parties for and on behalf of the legal entities set forth below.

DATED this _____ day of _____, 2014.

CITY OF MARYSVILLE

MAKERS

By _____
Jon Nehring, Mayor

By _____
John Owen, Partner MAKERS

Approved as to form:

Marysville, City Attorney

Exhibit A
Scope of Services

City of Marysville
Lakewood Neighborhood Master Plan

Project Purpose:

- To provide direction on new infrastructure improvement necessary to support the City's planning efforts in the Lakewood Neighborhood
- To prepare design guidelines that address the site layout, building orientation, design quality and other design considerations related to new development.

Project Tasks:

1. Collect and review existing information from the City and prepare base maps.

The consultant team will receive and review relevant information from the City.

2. Conduct field trip to view current conditions.

Applicable members of the consultant team will visit the site area and note physical conditions necessary for subsequent steps.

3. Propose infrastructure options

a. Transportation:

i. Project identification:

Transpo will use staff input, existing plans, as well as a review of the existing year model analysis to identify potential projects which can be completed within the near-term horizon of roughly zero to five years. These projects can range in scope and cost but should be projects which can be completed by the city. The full I-5/156th Street NE interchange will not be included in the near-term analysis, as this project requires an interchange justification report which could take many years to complete. Furthermore, primary funding of the interchange will come from sources outside of the City's control. Incremental and strategic improvements are particularly encouraged. Projects could include:

- *Intersection improvements and widening*
- *New intersection control including roundabouts*
- *New roadway connections*
- *Access management solutions*
- *Operational improvements*

Consultant Deliverables

- *One (1) round of project refinement*

City Responsibilities

- *Provide city perspective on feasibility of identified projects*

ii. Project Evaluation

Each identified project will be evaluated to determine if the project results in traffic operations improvement. The primary measure will be traffic level of service (seconds of delay) using the base year traffic operations model. Traffic queues will also be evaluated as part of the operations analysis.

Consultant Deliverables

- *Project evaluation will be documented in a technical memorandum*

City Responsibilities

- *Review draft of technical memorandum and provide feedback*

b. Utilities and Water

Storm Drainage Analysis

SvR will include review of existing information provided by City of Marysville.

- Review existing stormwater system capacity considering critical areas located within the study area.
- Confirm capacity stormwater system relative to future land use. This analysis will consider the areas where infiltrative soils have been identified.
- Coordinate with future land use and transportation projects.

This step assumes that GIS data and maps will be provided by Marysville including soil information, critical areas, storm drain system, flooding complaints and infiltration facilities.

c. Urban Design

MAKERS will review land use assumptions and land uses within the neighborhood.

MAKERS will prepare an outline for design guidelines based on the City's design guideline format. The outline will indicate the key issues to be addressed.

MAKERS will also prepare a draft set of urban design recommendations focusing on streetscape improvements to accompany new street improvements.

4. Review options with staff and facilitate public meeting to evaluate options

Applicable consultant team members will meet with staff to discuss the options and determine which should be refined.

MAKERS will facilitate a public open house or workshop to introduce project and evaluate options relative to community objectives.

5. Refine Preferred Elements

a. Transportation

Transpo group will translate the results of previous steps into recommendations for street improvements including intersections and street channelization and configuration, street grid, and functional street classification. Streetscape elements will be completed by other team members and reviewed by Transpo. Potential changes to the Impact Fee program will be identified for consideration in the Transportation Element update.

Consultant Deliverables

- *Provide one (1) round of revisions to streetscape, street grid, and functional street classifications*

City Responsibilities

- *Provide guidance on the direction of these elements.*

b. Utilities and Water

SvR will provide content and maps for MAKERS to include in the draft and final neighborhood plan. This task includes the development of up to 2 maps or graphics for the report and Assumes that GIS data and map templates will be provided by Marysville.

- Review existing stormwater system capacity considering critical areas located within the study area.
- Coordinate with future land use and transportation projects SvR will assist MAKERS with recommending streetscape elements based on Transpo Group transportation recommendations.

c. Urban Design

MAKERS will prepare design guidelines for new development in the Lakewood Neighborhood based on the format of Marysville's downtown design guidelines. MAKERS, assisted by SvR will also prepare recommendations for streetscape elements based on Transpo Group's street recommendations.

Consultant Deliverables

- *Draft design guidelines*
- *Draft Streetscape recommendations in plan and street section illustrations.*

6. Review with staff and facilitate public meeting or Commission/Council presentation to review proposals

Applicable consultant team members will meet with staff to review the elements and set a direction for the final plan.

MAKERS will facilitate a public open house or workshop, present proposals and take comments, or present to the Planning Commission or Council and take direction for preparing report. (Note: This could be accomplished with an open house conducted on the same night and immediately prior to a Commission or Council meeting.)

7. Compile Master Plan

MAKERS will compile the final Master Plan.

Consultant Deliverables

Master Plan for the Lakewood Neighborhood that includes:

- *Recommendations for street improvements*
- *Analysis of utility and storm water system and recommendations for next steps to provide for those needs*
- *Draft design guidelines*
- *Streetscape recommendations in plan and street section illustrations.*

Task	Hours						Amount
	MAKERS		SvR		Transpo		
	Partners	Staff	Eng	Plan	P1	P2	
	\$160	\$80	\$152	\$100	\$210	\$125	
1. Collect and review info	2	6					\$800.00
2. Conduct field trip	4	4	4		4		\$2,408.00
3. Propose options							
a. Transportation					20	60	\$11,700.00
b. Utilities and water			12	20			\$3,824.00
c. Urban Design	6	12		16			\$3,520.00
4. Review options with staff	7	4	3		3		\$2,526.00
5. Refine preferred option	20	12	6	12	2	16	\$8,692.00
6. Review	7		3		3		\$2,206.00
7. Prepare final plan	8	24	2	4	3	20	\$7,034.00
Total Hours	54	62	30	52	35	96	\$42,710.00
Total Amount	\$8,640.00	\$4,960.00	\$4,560.00	\$5,200.00	\$7,350.00	\$12,000.00	\$42,710.00