

RESOLUTION NO. 787

A RESOLUTION AWARDING THE PROPOSAL FOR MEMORIAL PARK MASTER PLAN CONSULTANT.


WHEREAS, the city staff has prepared a report on the above captioned subject which is attached hereto as Exhibit "A" and Exhibit "B"; and

WHEREAS, the City Council has duly considered the subject and the recommendation(s) contained in the staff report; and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

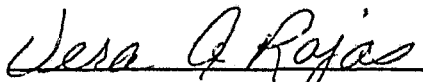
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Wilsonville does hereby adopt the staff report attached hereto as Exhibit "A" and Exhibit "B", with the recommendation(s) contained therein and further instructs that action appropriate to the recommendation(s) be taken.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof this 17th day of September, 1990 and filed with the Wilsonville City Recorder this same date.



JOHN M. LUDLOW, Mayor

ATTEST:



VERA A. ROJAS, CMC, City Recorder

SUMMARY of Votes:

Mayor Ludlow AYE
Councilor Edwards AYE
Councilor Chandler AYE
Councilor Clarke ABSENT
Councilor Dant ABSENT



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

Exhibit "A"

PARKS AND RECREATION DEPARTMENT
MEMORANDUM

DATE: SEPTEMBER 12, 1990

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DEBORAH BLESER, PARKS AND RECREATION DIRECTOR

SUBJECT: WILSONVILLE MEMORIAL PARK MASTER PLAN

D. Bleser

The Parks and Recreation Advisory Board and staff is pleased to announce that we have completed the screening and interview process for the R.F.P.'s for the Wilsonville Memorial Park Master Plan.

The Advisory Board and staff unanimously agreed to recommend Walker and Macy to conduct the Master Plan project. Exhibit "B" (attached) is the Walker and Macy proposal plus a supplemental packet which was distributed during their presentation on September 11, 1990.

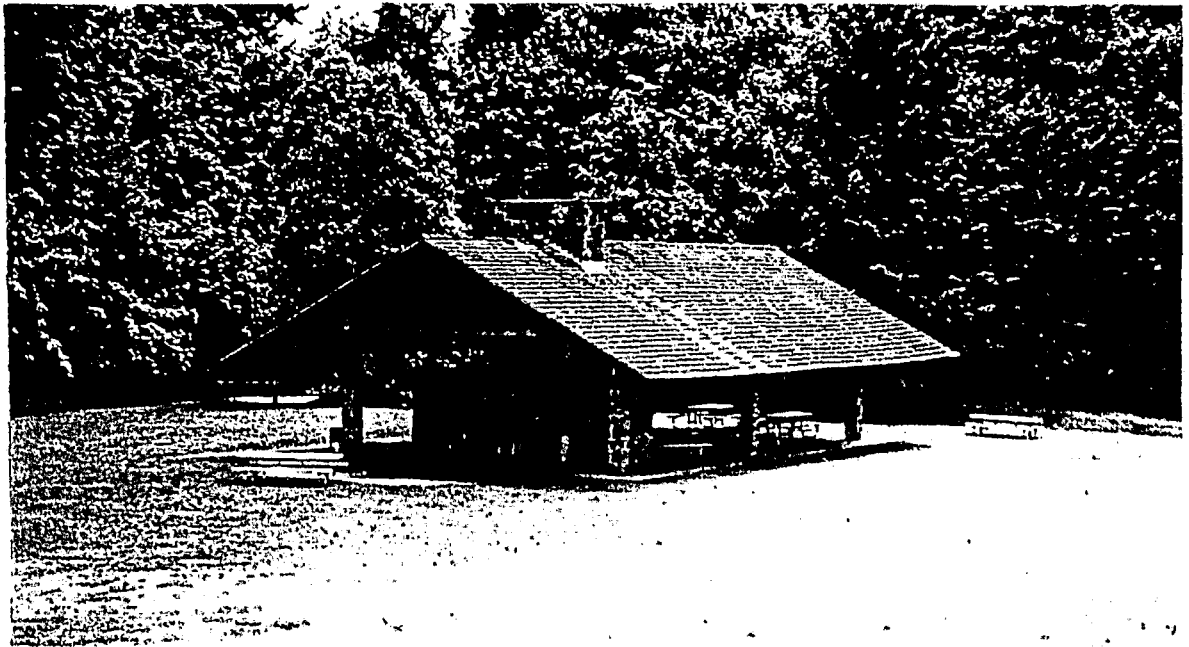
The fee proposal listed by Walker and Macy is \$13,815. At this time, it is difficult to determine whether the project tasks and fees listed will be appropriate, due to the fact that we do not know if the number of public meetings and board meetings will be sufficient. I am requesting Council to authorize a maximum fee of \$19,000 for the completion of the Master Plan. The excess funds will only be spent if necessary.

The Parks and Recreation Advisory Board and park staff are anxious to receive City Council's approval so we may forge ahead on this exciting project.

db:pjm

Exhibit "B"

Walker & Macy



Planning
Urban Design
Landscape Architecture

Walker & Macy

111 SW Oak, Suite 200
Portland, Oregon 97204
Phone: 503-228-3122
Fax: 503-273-8878

May 18, 1990

Ms. Deborah Bleser
Parks and Recreation Director
City of Wilsonville
30000 SW Town Center Loop E.
Wilsonville, Oregon 97070

Dear Ms. Bleser:

We are pleased to submit this proposal to provide Master Planning and design services for Wilsonville Memorial Park. Walker & Macy is a Portland based design firm that specializes in landscape architecture and urban planning. Since its inception in 1976, Walker & Macy has completed over 100 park, natural resource, and open space studies for public clients. These projects range in size from 1.3 acres (Tualatin Commons), to 130 acres (Kelly Point Park), to over 1200 acres (Minto-Brown Island Park). At present, we are under contract with the Cities of Tualatin, Salem, and Portland to provide park design services.

In addition to Walker & Macy staff members, we have chosen to add Rob Barrentine, of Architects Barrentine.Bates.Lee to our design team. Mr. Barrentine will provide architectural input related to shelters, restrooms, and other structures. We have worked with Rob on past projects and enjoy a good working relationship. His valuable input will insure that building issues--such as design of high-use recreational facilities, and evaluation of existing structures,--are given adequate consideration.

The following lists projects completed by Walker & Macy that are similar to Wilsonville Memorial Park:

- Abrams Park; Ridgefield, Washington
- Blue River Lake Master Plan; Oregon
- Brooklyn School Park; Portland, Oregon
- Camp Westwind; Otis, Oregon
- Cascade Park; Vancouver, Washington
- Cathedral Park; Portland, Oregon
- Foster Lake Master Plan; Oregon
- Harris Park; Umatilla County, Oregon
- Jackson Bottom Concept Masterplan; Hillsboro, Oregon
- Kelly Point Park; Portland, Oregon
- Macleay Park; Portland, Oregon (Perron Partnership)
- Marquam Ravine; Portland, Oregon
- Minto Brown Island Park, Phases I, II, III; Salem, Oregon
- Moulton Falls Park; Clark County, Washington
- Nelson Park; Vancouver, B.C.
- Pringle Creek Parkway; Salem, Oregon
- Ross Island Master Plan; Portland, Oregon
- Salem Riverfront Park; Salem, Oregon
- Salmon/Butternut Creeks; Clark County, Washington
- William V. Owens Softball Complex, Portland Parks Bureau; Portland, Oregon

- South Park Blocks; Portland, Oregon
- Stewart State Park; Oregon
- Tualatin Hills Sports Complex; Beaverton, Oregon
- Vancouver Lake Park; Clark County, Washington
- Vietnam Veterans of Oregon Memorial; Portland, Oregon
- Wintler Park; Clark County, Washington
- Woodlawn Park; Portland, Oregon

Our staff numbers 15 people, 12 of whom are professionals with educational backgrounds in landscape architecture, urban planning, civil engineering, and architecture. In addition, several of our staff members are experienced in working with citizen groups to draw out ideas, forge consensus, and avoid polarization during hearings. We regularly are called upon to make presentations to design and planning commissions, park boards, and city councils.

Since our office is within 30 minutes driving time of Wilsonville, we can be available on very short notice during both the planning process and during construction. At the present time, we are working on five projects in Salem, and three projects in Corvallis. Staff members are in the Wilsonville area at least weekly and often more frequently. Stops can be made at Wilsonville to accomplish small tasks or deliver information at low or no cost to the Memorial Park project.

Walker & Macy is proud of its record of providing superior service to public clients. We have extensive experience in large park master planning, have the breadth of knowledge necessary on-staff to successfully complete all phases of the design process, and understand how to effectively communicate with citizen groups to achieve consensus. Our ability to mobilize a number of staff members for intense bursts of activity, enables us to meet any reasonable time schedule.

We provide continuing service for a number of clients--which is a good indicator of our ability to meet and exceed client expectations. You are invited to contact the following individuals about our services:

Bob Maxey, Director
 Regional Parks and Recreation Agency
 City of Salem
 555 Liberty St. S.E.
 Salem, Oregon 97301
 (503)588-6261

John Sewell, Parks Planning Supervisor
 Bureau of Parks & Recreation
 City of Portland
 1120 SW 5th, Room 502
 Portland, Oregon 97204
 (503)796-5193

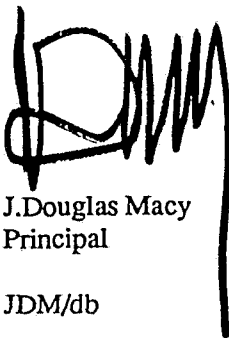
Jeff Tashman
 City of Tualatin
 18880 SW Martinazzi Ave.
 PO Box 369
 Tualatin, Oregon 97062-0369
 (503)692-2000

Larry Dully, Director of Downtown Development
Portland Development Commission
1120 SW 5th Ave.
Portland, Oregon 97204
(503)796-5300

Brian Hardin, V.P. Financial Affairs
Willamette University
900 State Street
Salem, Oregon 97301
(503)221-1090

We appreciate being considered for this important assignment and look forward to working with you and other City staff members. If you desire clarification of any points, or need additional information, please call at your convenience.

Very truly yours,
WALKER & MACY

A handwritten signature in black ink, appearing to read 'JDM', with a long vertical line extending downwards from the end of the signature.

J. Douglas Macy
Principal

JDM/db

PROJECT MANAGEMENT

The project team will be composed of the following key members:

Principal-in-charge	J. Douglas Macy
Project Manager	Mike Zilis
Staff Landscape Architect	Ben Shoop
Project Architect	Rob Barrentine

Mr. Zilis has extensive experience with master planning and community involvement. His successful work with Multnomah County involved many of the same elements proposed for Memorial Park; including restoration and improvements to picnic shelters, ball fields, roads and parking, trails, as well as working with residential neighbors.

Ben Shoop helped develop designs for the initial construction of Memorial Park while he was with William Roth's office. His past "hands on" experience with the park will be extremely valuable to the project team as park improvement ideas are developed and evaluated.

Additional, staff members will be available as needed to assist the project team. These people will provide technical expertise to ensure that all aspects of the park master plan are given due consideration.

Civil engineering	Wayne Stewart
Report layout and graphics	Patty Freeman and Debbie Brady

The experience of key project team members is set forth here. Due to space limitations, we have provided only information related to this project. Full resumes of the team members will be provided if desired.

J. DOUGLAS MACY, Landscape Architect **Principal-in-Charge**

Douglas Macy serves the firm as director of planning, and has been principal-in-charge of numerous urban design, industrial, recreation planning, and public open space projects. He has extensive experience in the coordination of multi-discipline consultant teams, and in the conduct of public workshops and programming sessions for both private and public organizations. In addition to planning projects, Doug has had major involvement in the design and programming of public and private recreation facilities, campus open space projects, governmental facilities, interpretive exhibits and historic restoration.

Professional Registration

Landscape Architect, State of Oregon, 1976, #166

Experience

Walker & Macy, partner; 1981 to present
Walker, Macy, Mitcheltree & Erickson, partner; 1979-81
Warner, Walker & Macy, P.C. partner; 1976-79
The Perron Partnership, P.C.; 1969-76
Warner and Walker Associates; 1968-69
Lane County Parks Department; 1968

Education

University of Oregon, Bachelor of Landscape Architecture, 1969
Oregon State University, Landscape Architecture, 1963-66

The following is a partial list of relevant projects for which Mr. Macy has been responsible:

- South Park Blocks; Portland, Oregon
- North Waterfront Park; Portland, Oregon
- Cathedral Park; Portland, Oregon
- Abrams Park; Ridgefield, Washington
- Salem Riverfront Park; Salem, Oregon
- Vietnam Veterans of Oregon Memorial; Portland, Oregon
- Brooklyn School Park; Portland, Oregon
- Pioneer Courthouse Square; Portland, Oregon
- Macleay Park; Portland, Oregon (Perron Partnership)
- Kelly Point Park; Portland, Oregon (Perron Partnership)
- Vancouver Lake Park; Vancouver Washington (Perron Partnership)
- Minto Brown Island Park Master Plan; Salem, Oregon
- Boise Cascade Ponds Park Master Plan; Salem, Oregon
- Ross Island Park Master Plan; Portland, Oregon
- Physical education and Recreation Facilities, Western Oregon State College; Monmouth, Oregon
- Mark O. Hatfield Library Entrance & Plaza, Willamette University; Salem, Oregon
- Tennis Courts, Willamette University; Salem, Oregon

As principal-in-charge, Mr. Macy will be responsible for the overall focus of the study and will insure that park designs meet Wilsonville's needs. He will also lead public presentations, and assure that the final documents meet with City expectations.

MIKE ZILIS, Project Manager

Mr. Zilis serves the firm as project manager and designer. He combines his design skills with his years of in-field experience to develop functional and aesthetic design solutions. Mr. Zilis' responsibilities include project design and coordination, construction document preparation, cost estimating, and construction administration.

Professional Registration

Landscape Architect, State of Oregon

Experience

Walker & Macy, 1987-Present

Walsh & Associates, 1983-1987

Down to Earth Landscapes, 1982-1983

Washington Park Zoo, 1981-1982

Fairway & Turf Irrigation Companies, 1979-1980

Education

University of Oregon, Bachelor of Landscape Architecture, 1982

ASLA Merit of Excellence Award, 1982

Northern Illinois University, Earth Sciences, Graphic Design, 1974-1978

Recreation/Open Space Planning

- Blue Lake Park, Multnomah County Parks & Recreation; Oregon*
- Bristlecone Pine Trail, Spinal Cord Association; Portland, Oregon*
- Cascade Native Plants Trail, Washington Park Zoo; Portland, Oregon
- Delta Park Partnership Program, Portland Parks Bureau; Portland, Oregon*
- Forest Park, Hewlett Packard; Vancouver, Washington*
- Fort Vancouver High School Ballfields, Vancouver School District; Vancouver, Washington*
- Columbia High School Ballfields, Vancouver School District; Vancouver, Washington*
- Portland Waterfront Park Playground, City of Portland; Portland, Oregon
- William V. Owens Softball Complex Study; Portland, Oregon

*Accomplished with a previous firm

BEN SHOOP, Landscape Architect

Mr. Shoop serves the firm as a senior landscape architect. He has a very strong background in construction and is licensed as a builder in Oregon. Mr Shoop's responsibilities include project design, construction document preparation, and construction administration.

Professional Registration

Landscape Architect, State of Oregon, No. 66
Builder's Board, State of Oregon, No. 54458

Experience

Walker & Macy, 1989-Present

Self employed, landscape architect and general contractor, 1981-1989

William K. Roth, Landscape Architect, 1977-1981

City of Newark, New Jersey, 1976

William K. Roth, Landscape Architect, 1971-1976

Education

University of Oregon, Bachelor of Landscape Architecture, 1971

Recreation/Open Space Planning

- Salem Riverfront Park; Salem, Oregon
- North Waterfront Park, Portland, Oregon
- Memorial Park, Wilsonville, Oregon*
- Boones Ferry Park, Wilsonville, Oregon*
- North Clackamas Park, Milwaukie, Oregon*
- Toll Bridge Park, Hood River, Oregon*
- Cascade Locks Marine Park; Cascade Locks, Oregon*
- Swallows Park, Clarkston, Washington*
- 36 parks and 13 parkways, New Jersey

*Accomplished while with William K. Roth's office

ROB BARRENTINE, Project Architect

Mr. Barrentine is a principal in the firm of ARCHITECTS Barrentine.Bates.Lee AIA since its inception in 1976. Located in Lake Oswego, Rob is familiar with local governing bodies, jurisdictions, and code requirements. Mr. Barrentine will serve as the project architect.

Professional Registration

Architect, State of Oregon, 1974

Architect, State of Washington, 1984

Experience

ARCHITECTS Barrentine.Bates.Lee, 1976-Present

Education

University of Oregon, Bachelor of Architects, 1969

Professional Experience

- Broad experience in programming, research and feasibility studies
- Partner in charge of planning, design, and construction administration of public, institutional, educational, and commercial projects.
- Recreation/open space projects
- Design of new public restroom facilities for Barton and Eagle Fern Parks, Clackamas County
- Schematic design and cost estimating services for the addition of restrooms and a dressing room facility adjacent to a historic chapel, Baker, Oregon
- Design of restroom/storage facilities at Clackamas Community College campus playfields

TASKS TO BE ACCOMPLISHED

The tasks to be accomplished have been divided into two parts. Part I includes development of a Master Plan for Memorial Park, including reviews by the Parks and Recreation Advisory Board and the Wilsonville City Council. Part II includes preparation of construction documents for the first phase of construction and, if desired, provision of services during bidding and construction.

PART I

1. **Conduct a Site Reconnaissance**
 - Conduct a site review and analyze existing conditions including: vegetation, slopes, soils, river frontage, location and quality of improvements.
 - Identify problem areas.
 - Identify opportunities.
 - Document findings.
2. **Review Land Use Issues**
 - Meet with city planning staff to discuss planning and zoning issues, surrounding land uses, and land use opportunities and limitations of the park site.
3. **Meet with the Parks Board**
 - Meet with the Board and special interest organizations on two occasions to discuss priorities for park improvements and to discuss potential funding sources for the park. Develop a park program for Memorial Park.
4. **Develop 3-4 Concept Plans**
 - Develop three or four concept plans for the future development of the park. To the extent feasible, these concepts will be distinctly different. These concepts will be developed in bold graphic form to allow the Parks Board to focus on the differences between concepts (including probable benefits and potential problems).
5. **Meet with the Parks Board and Interested Citizens**
 - Meet with the Parks Board at one open meeting to discuss the concepts. At this meeting, one concept (or a variation thereof) is to be selected for refinement. Ideas related to phasing of construction and funding are to be discussed.
6. **Refine the Selected Concept**
 - The consultants will refine the selected concept and develop a "preferred" concept, possibly with design variations. A first effort at identifying a phased approach to park improvements will be made. A preliminary construction cost estimate will also be prepared, indicating probable cost by phase.
7. **Meet with the Parks Board and Interested Citizens**
 - Meet with the Parks Board at one open meeting to discuss the refined concept, phasing ideas, and probable construction cost estimates. Discuss funding options. Obtain approval of the park concept and phasing approach.
8. **Revise the Concept and Phasing Plans**
 - Make final revisions to the approved park concept and phasing approach as necessary. Prepare graphic materials for the council hearing.
9. **Meet with the City Council**
 - Meet with the City Council to present the proposed park concept, phasing plan, and construction cost estimates, and to discuss funding options. Obtain approval to finalize the Memorial Park Master Plan. Determine improvements to be included in the first construction package.

10. Prepare Maintenance Suggestions

- Prepare suggestions to improve the level of maintenance at the park, within the limitations of the City maintenance budget.

11. Prepare a Summary Master Plan Document

- Prepare a Master Plan document (25-40 pages, 3 to 5 maps/drawings, and some sketches or photos) which describes the Master Plan for the park and sets forth funding, phasing, and cost information as developed during the study. Provide camera ready art work set up for black and white reproduction on 8-1/2" x 11" sheets with 11"x17" fold out maps.

PART II

Part II tasks and costs can only be determined after decisions are made regarding improvements. The following tasks will need to be refined based on solutions determined in Phase I.

- A. Confirm improvements desired and budget available for construction.
- B. Develop Part II scope of work, including specific consultants necessary (eg, geotechnical engineer, hydrologist, electrical engineer).
- C. Prepare design development plans, outline specifications, and preliminary cost estimates for City review.
- D. Meet with the Parks Board and/or City Council to finalize the approach to construction and the desired construction budget. Obtain approval.
- E. Prepare construction documents (plans and specifications) in camera ready form for reproduction by the City.
- F. Provide services during bidding (if desired).
- G. Provide construction administration services if desired.

FEE PROPOSAL

We propose to accomplish the master planning portion of the project, as described in the following section, for a fee of \$13,800. This fee includes labor charges and expenses for Walker & Macy and also includes the architectural services of Rob Barrentine of ARCHITECTS Barrentine.Bates.Lee.

Once a decision is made on park improvements to be included in a phase one project, we can develop a fee schedule for preparation of construction documents and bidding, and construction administration services. We propose to establish our fee on the basis of a percentage of the estimated cost of construction. Normally, such services range from 8% to 11% of the cost of construction. The actual cost can be determined when the project size, complexity, and need for specialty consultants has been determined. If the project will not be bid, it may be possible to effect some additional savings by simplifying plans and specifications.

Walker & Macy

1990 Hourly Rate Schedule

Principal	\$75/hr
Senior Associate/Engineer	\$60/hr
Associate	\$50/hr
Landscape Architect	\$40-45/hr
Landscape Designer/Graphics	\$30-35/hr
Clerical	\$25/hr

(Expenses are charged at cost)

ARCHITECTS Barrentine.Bates.Lee

1990 Hourly Rates

Architect Rob Barrentine's time will be charged at a rate of \$ 50.00 per hour.

FEE CHART

TASK	Principal \$75	Engineer \$60	Arch. \$50	Proj. Mgr. \$50	L/Arch \$40	Clerical \$25	Est. Expenses	Subtotal by Task
Site Reconnaissance			4	8	8		25	945
Land Use Issues Review		6						360
Parks Board Meetings	10			12	8	2	25	1,745
Concept Plan Development	4	4	4	12	28		25	2,485
Parks Board Meeting	5		5	6		2	25	1,000
Concept Refinement	1		2	6	12		25	980
Park Board Meeting	5		5	5	4	1		1,060
Concept/Phasing Revisions	1	2	2	4	16		25	1,160
City Council Meeting	5			6		1		700
Maintenance Suggestions				8		4	25	525
Summary Report Preparation	1	2	2	20	29	8	200	2,855
	32 hrs.	14 hrs.	24 hrs.	87 hrs.	105 hrs.	18 hrs.	\$375	
	\$2,400	\$840	\$1,200	\$4,350	\$4,200	\$450		\$13,815
	\$13,815							

TIMING

We are available to begin work immediately. Part I will take approximately 90 to 150 days to complete, depending on the meeting schedules of the Parks Board and the City Council. We have identified four to five meetings during the Master Plan process. To be most effective, these meetings should be set between two and four weeks apart. This will provide adequate time for the City staff and consultants to respond to issues raised by the Parks Board and/or City Council.

Part II can begin upon the council's approval. Assuming that the first phase of construction will include about \$200,000 worth of work, construction documents preparation will take about 90 to 120 days.

SUPPORTING INFORMATION

We have included a summary matrix which illustrates our related project experience, descriptions of selected projects, and a list of awards received since 1980.

Summary of Related Project Experience

Project	Design Alternatives	Master Plan	Cost Estimate	Construction	Related Flood Plain	Joint Use	Year Comp.
Parks							
Brooklyn School Park	■		■	■		■	1980
Tualatin Hills Sports Center		■	■	■			1975
Hillside Park	■		■	■			1983
Alton Baker North Bank Park	■	■	■		■	■	1968
Minto Brown Island Park Expansion	■	■	■		■	■	1987
Minto Brown Island Master Plan	■	■			■	■	1987
Salem Waterfront Park	■	■	■		■	■	1987
Macleay Park	■		■	■			1975
Tualatin Commons	■		■	■			1986
Abrams Park	■	■	■	■			1975
Cathedral Park	■	■	■	■	■	■	1983
South Park Blocks, Phase I	■	■	■	■			1984
South Park Blocks, Phase II	■	■	■	■			1987
Inventory & Analysis of Neighborhood Parks			■				1977
Yarra River Concept Plan	■	■			■	■	1981
Vancouver Lake Park	■	■	■	■			1973
Ross Island/Willamette Riverfront		■			■		1977
Oregon Vietnam Veterans Memorial	■	■	■	■		■	1987
Other							
Mt. St. Helens Recreation Plan		■					1981
Government Island Resource Analysis		■			■	■	1981
Butternut Creek Recreation Study					■		1977
Salmon Creek Recreation Study					■		1977
Camp Westwind	■	■					1974
Cougar Lake			■				1973
Foster Lake		■	■			■	1973
Blue River Lake		■	■			■	1973



Tualatin Commons

Tualatin, Oregon

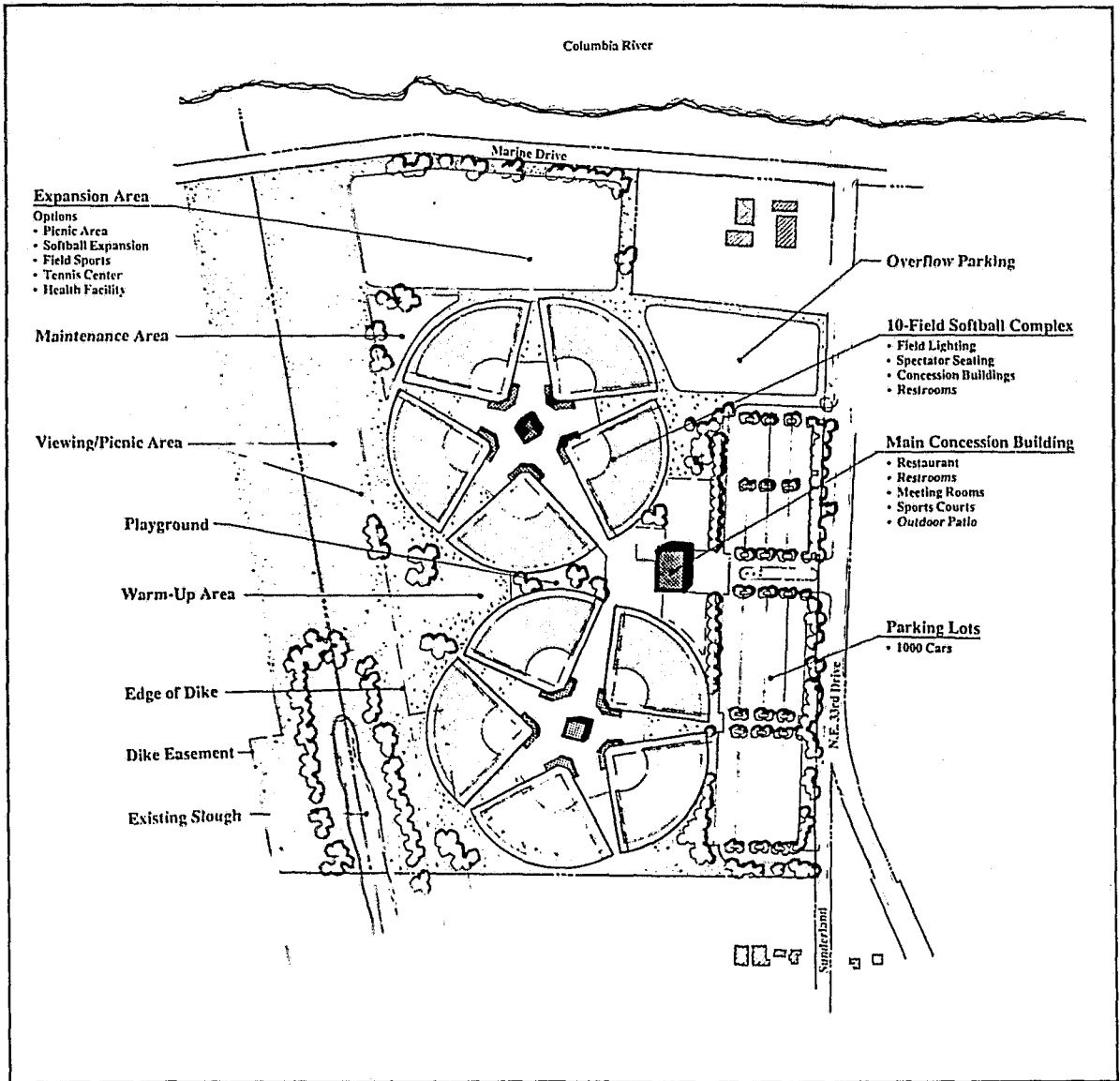
Walker & Macy was retained by the City of Tualatin to design a gateway park into the city. The 1.3-acre site marks the entrance into the urban core and thus establishes an identity for the downtown. The main design elements of the park include an entry wall inscribed with the city's name and a smaller wall that faces downtown at another entrance.

Lawn and shrub planting areas have been developed to provide both a usable area and visual interest. Plant materials have been chosen according to their flowering times and maintenance requirements. The park was designed with the involvement of the Urban Renewal Advisory Committee and the Parks Advisory Committee.

WALKER & MACY AWARDS

1988	South Park Blocks Renovation Portland, Oregon	<i>Honor Award: Parks & Recreation*</i>
	Vietnam Veterans of Oregon Memorial Portland, Oregon	<i>Honor Award: Parks & Recreation</i>
	Boise Cascade Mill Master Plan Fort Frances, Ontario, Canada	<i>Honor Award: Urban Design & Planning</i>
	1987 Flower Festival Portland, Oregon	<i>Honor Award: Communication & Research</i>
1986	Willamette University Master Plan Salem, Oregon	<i>Honor Award: Institutional</i>
	Champion International Corporation Mill Master Plans, Seven Sites (Nationwide)	<i>Honorable Mention: Planning</i>
1984	Pioneer Courthouse Square Portland, Oregon	<i>Citation: <u>Progressive Architecture</u></i>
	Pioneer Courthouse Square Portland, Oregon	<i>Merit Award: Urban Design</i>
1982	Lower Yarra Concept Plan Melbourne, Australia	<i>Honor Award: Planning</i>
	Alton L. Collins Retreat Center Sandy, Oregon	<i>Merit Award: Institutional</i>
	Willamette Viewshed Corridor U.S. National Forest Service, Region 6	<i>Merit Award: Planning</i>
	Campbell Townhouse Condominiums Portland, Oregon	<i>Merit Award: Multi-Family Housing</i>
1980	Pioneer Courthouse Square Design Competition Portland, Oregon	

*All awards received from ASLA, Oregon Chapter, except as noted.

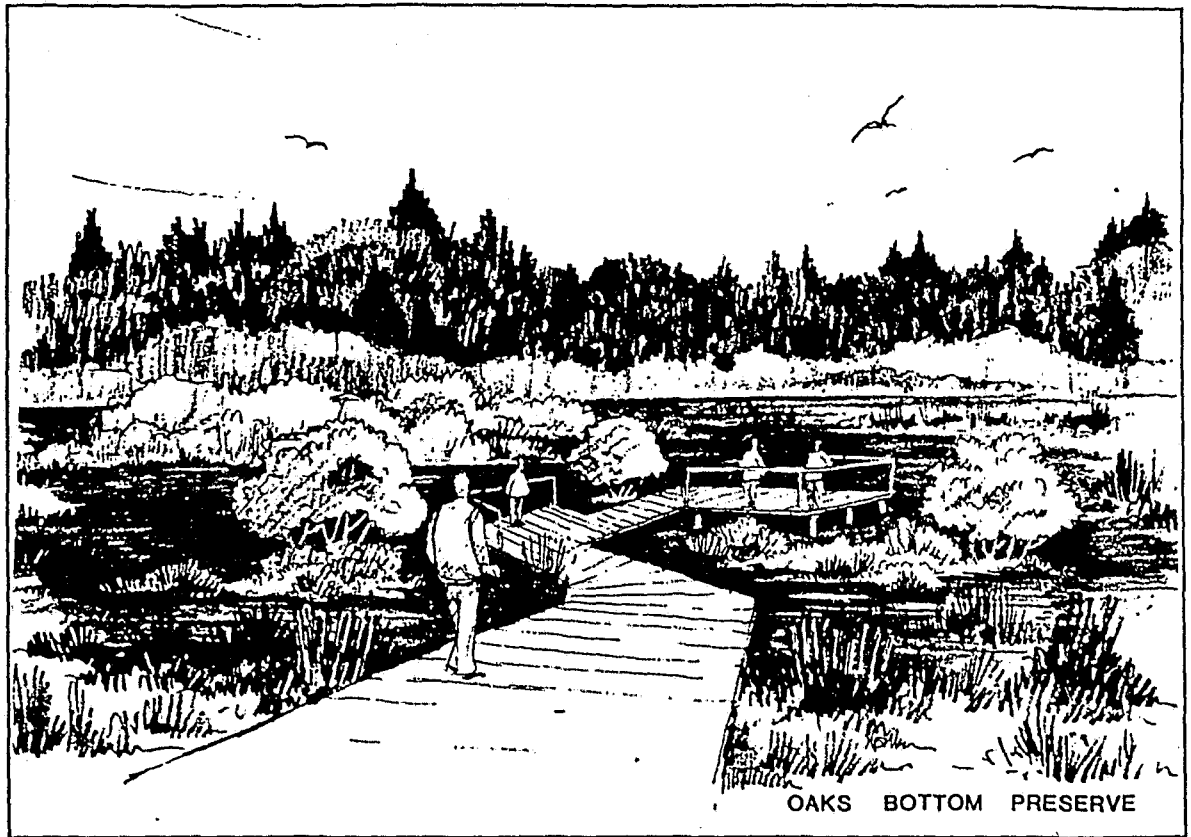


William V. Owens Sports Complex

Feasibility Study Portland, Oregon

Walker & Macy was retained to study the feasibility of locating ten softball fields and related facilities on a 70-acre site adjacent to the Columbia River.

The study evaluated land use regulations, utility availability, and traffic flow, as well as the site's physical ability to accommodate the development. Two five-field complexes, concession buildings, a clubhouse, parking lots, and pedestrian circulation were part of the design effort. The study was completed in September of 1988.



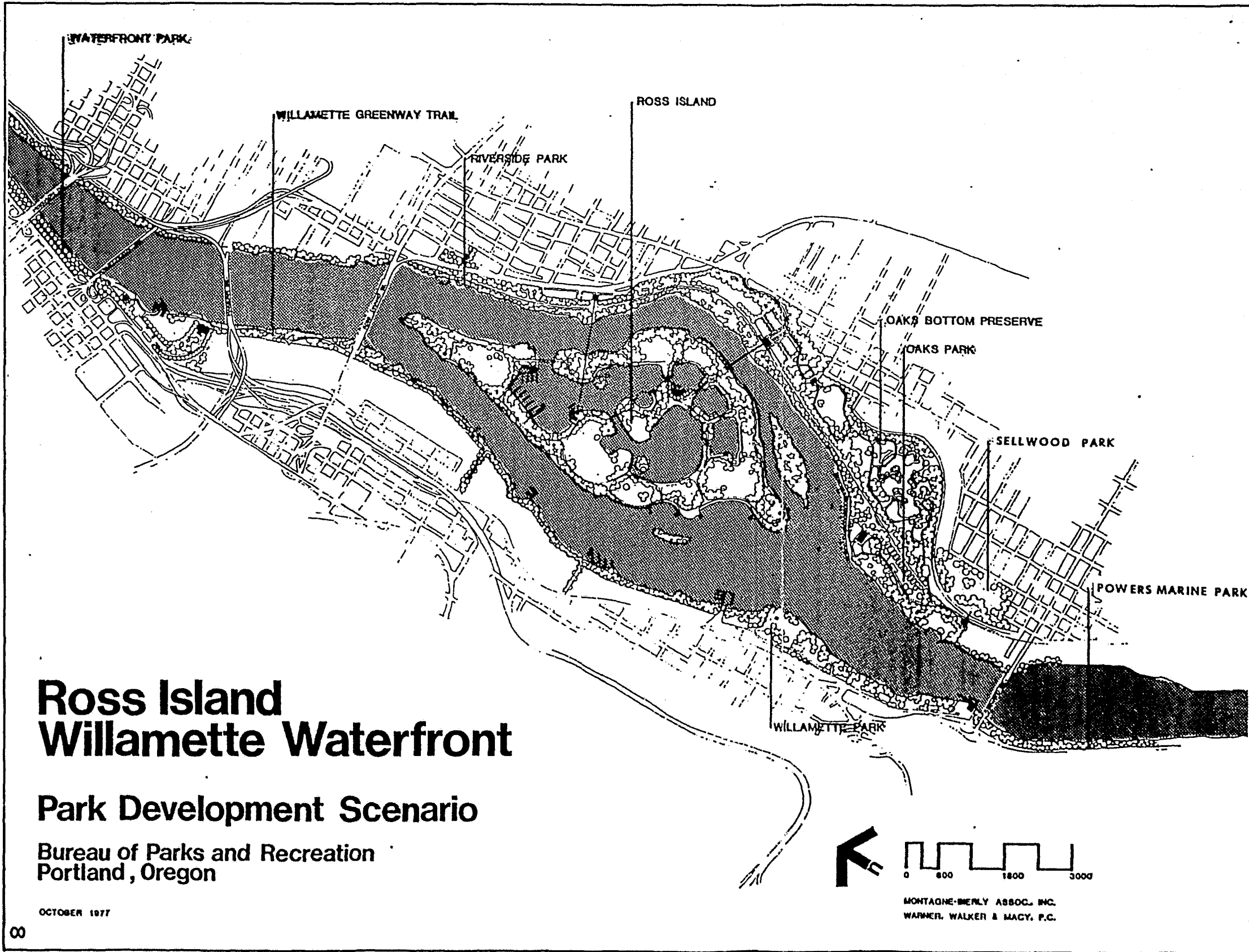
OAKS BOTTOM PRESERVE

Ross Island/Willamette River Waterfront Park Development Scenario

Portland, Oregon

This study of lands along the Willamette River between the Sellwood and Ross Island Bridges was undertaken to identify recreation opportunities along both shorelines and on Ross Island. This study resulted in identification of five projects for near-term implementation, the formation of an acquisition program, and the beginnings of a long-range resource management program for the area.

The plan outlines recreation development potential and site suitability of shoreline and adjacent uplands. Facilities including swimming and boating beaches, restoration of Oaks Amusement Park, a wildlife reserve and interpretive center for urban wetlands, greenway trail and day use boat moorage were identified in the plan. In addition, recommendations were made to purchase and restore Ross Island as a major passive park utilizing the internal ponds for non-motorized boating.





Ross Island Willamette Waterfront

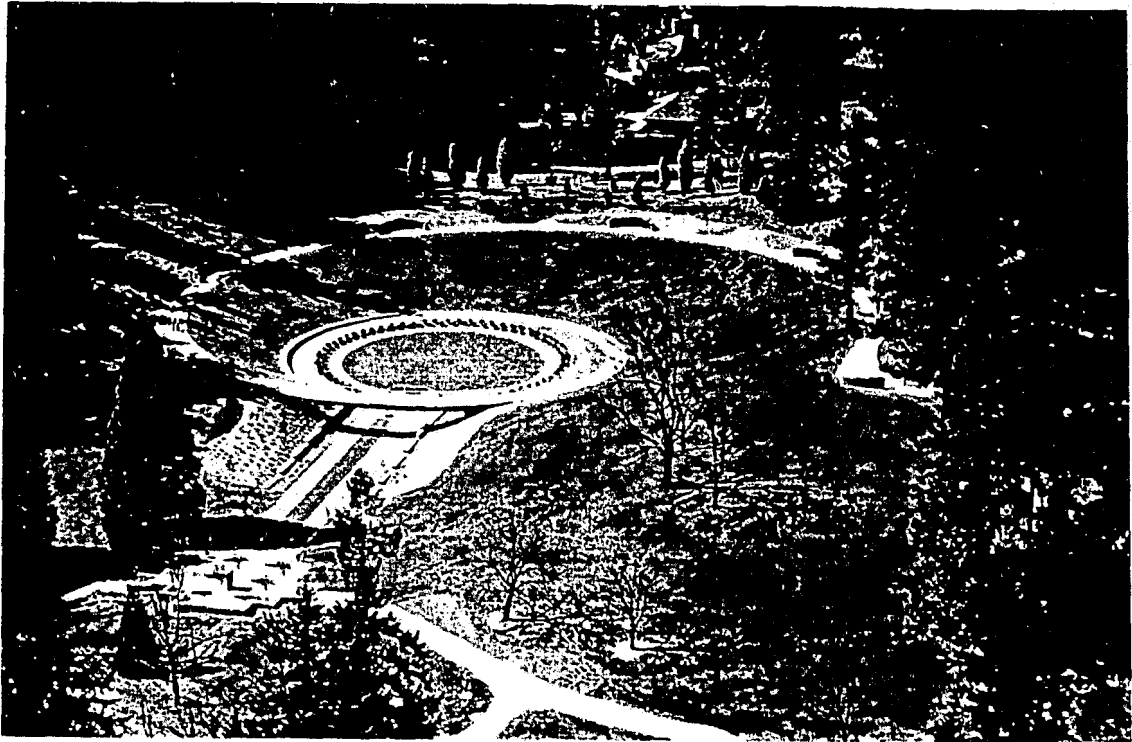
Park Development Scenario

Bureau of Parks and Recreation
Portland, Oregon

OCTOBER 1977

 MONTAGNE-BERLY ASSOC., INC.
 WARNER, WALKER & MACY, P.C.

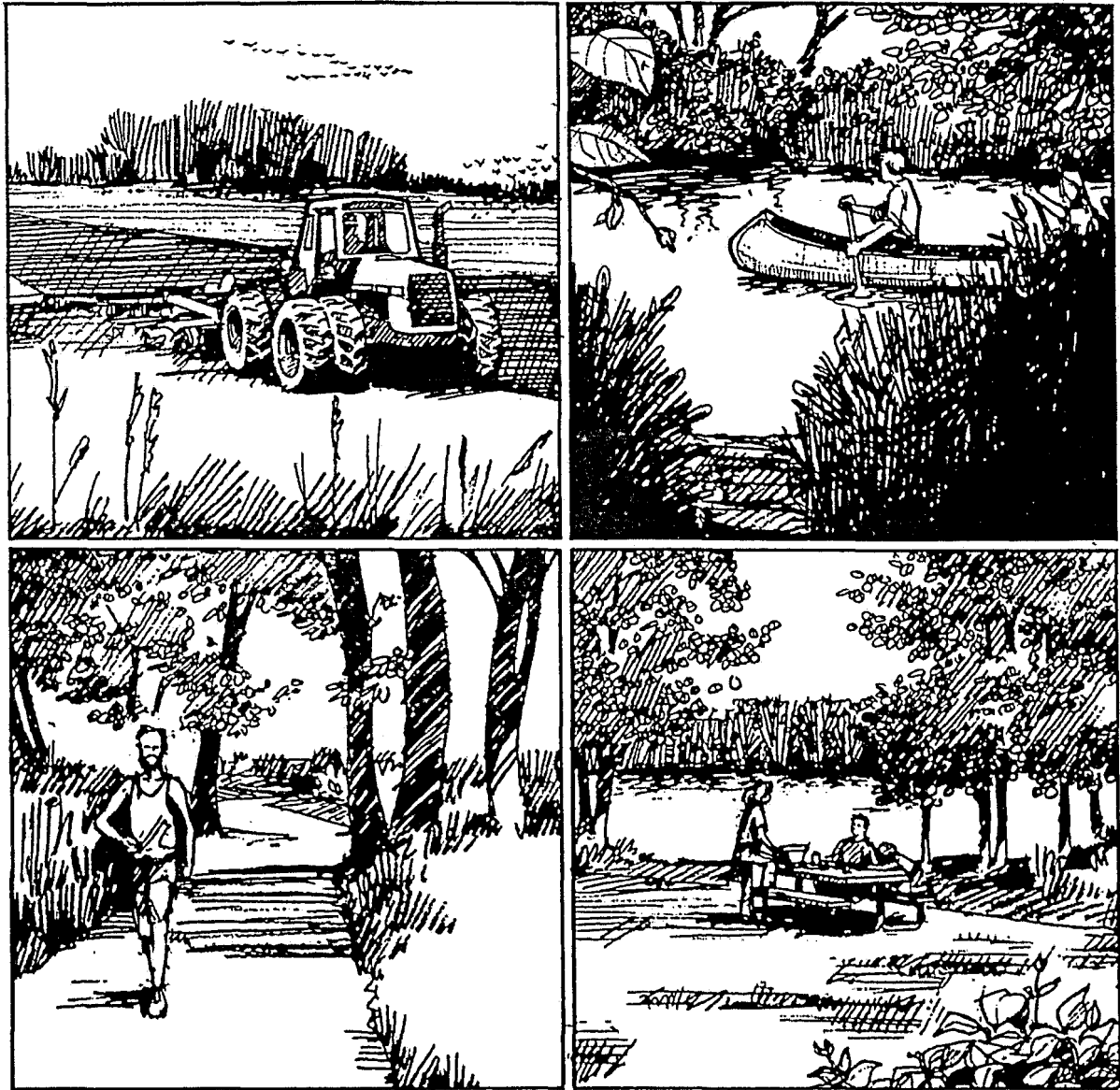


Vietnam Veterans of Oregon Memorial

Portland, Oregon

The Vietnam Veterans of Oregon Memorial Fund, Inc. retained Walker & Macy to prepare a project workscope, land-use agreement with the City of Portland, and design for the State of Oregon Vietnam Veterans Memorial in Hoyt Arboretum.

The firm prepared designs for a "living" memorial composed of trees, lawn, and open spaces which provide entrance into the existing 150-acre Hoyt Arboretum. The entry walkway opens onto a central area commemorating the 57,000 Oregonians who served in Vietnam. A spiral walk on the periphery includes small memorial alcoves representing each two years of the war. The spiral terminates at an overlook 65 feet above the memorial entrance, honoring those missing in action. The memorial was dedicated on Veterans Day, 1987.

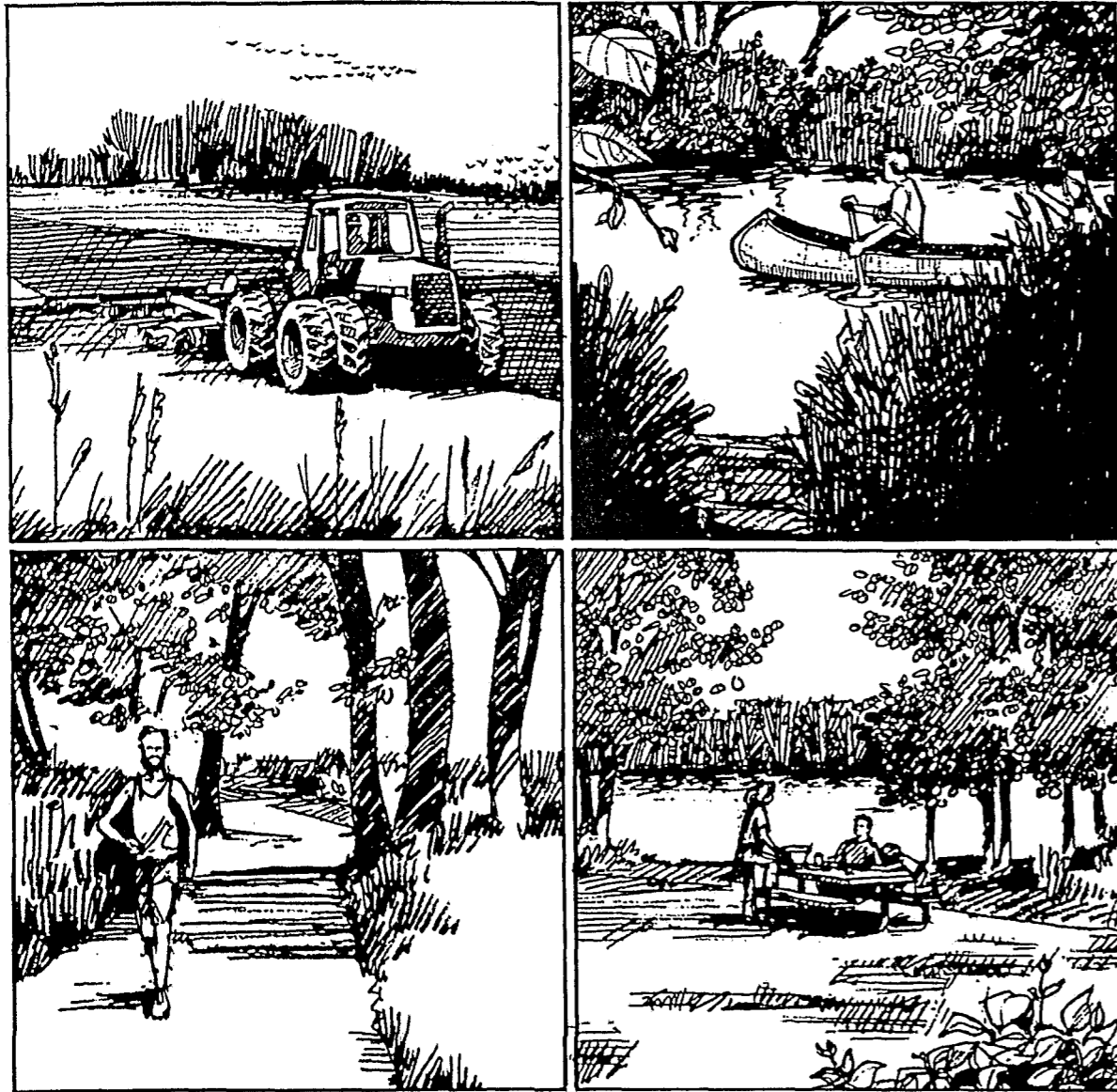


Minto Brown Island Park, Phase II Master Plan

Salem, Oregon

As prime consultants to the Regional Park and Recreation Agency, Walker & Macy was responsible for development of a master plan for 300 acres of land situated between the existing Minto Brown Island Park and Salem's Downtown Riverfront. Although for the past 30 years the property has served as Boise Cascade's waste-treatment facility, the site was identified as a valuable natural resource offering a unique opportunity to link these two major recreation facilities.

The plan synthesizes existing site conditions; environmental issues; recreation potential; public comments, concerns and desires; National Park Service regulations; and construction feasibility into a program for park development. The Salem City Council adopted the plan in March of 1987.

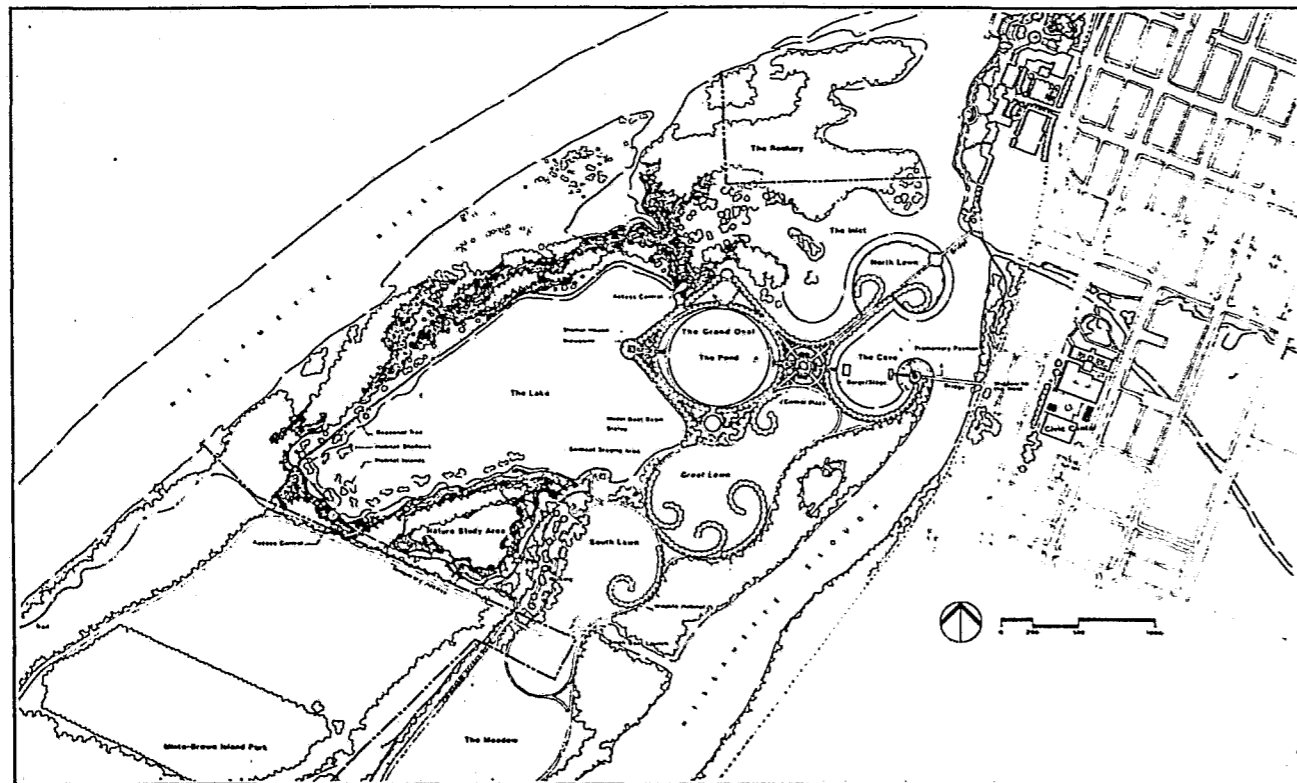


Minto Brown Island Park, Phase II Master Plan

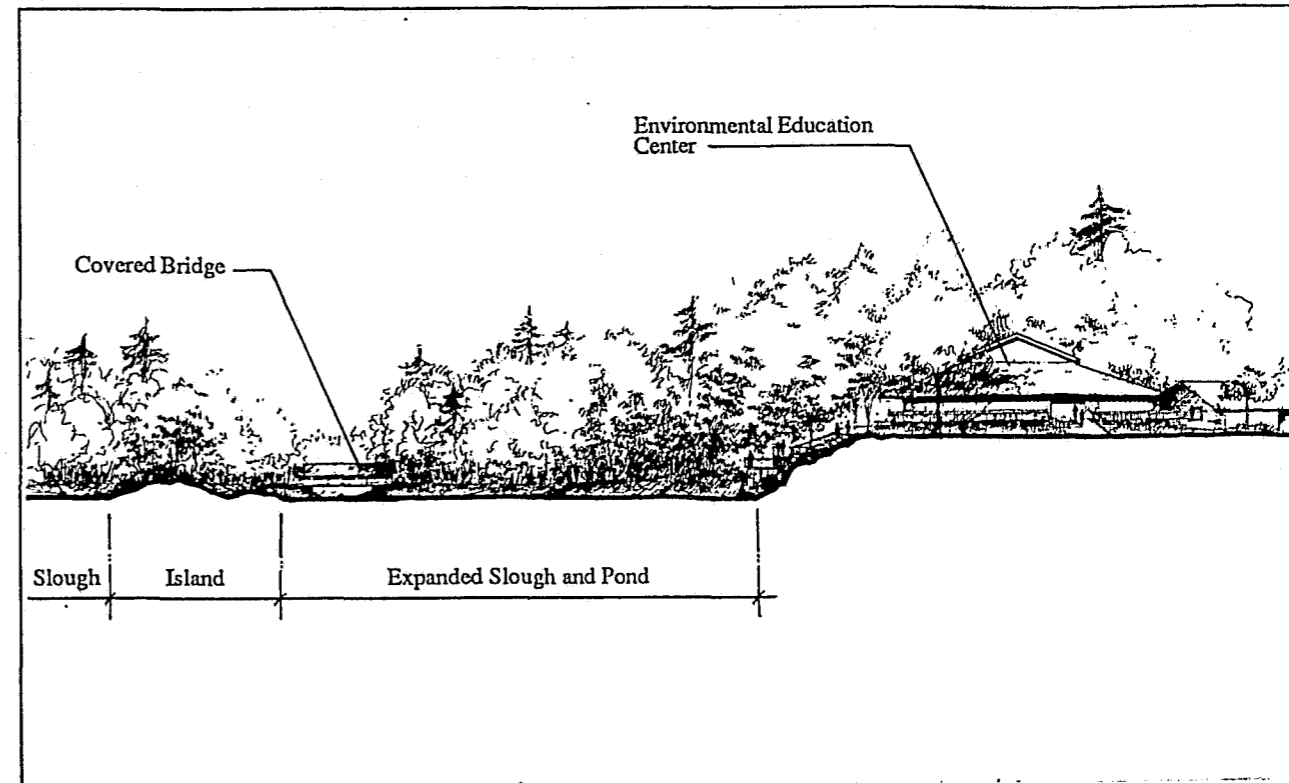
Salem, Oregon

As prime consultants to the Regional Park and Recreation Agency, Walker & Macy was responsible for development of a master plan for 300 acres of land situated between the existing Minto Brown Island Park and Salem's Downtown Riverfront. Although for the past 30 years the property has served as Boise Cascade's waste-treatment facility, the site was identified as a valuable natural resource offering a unique opportunity to link these two major recreation facilities.

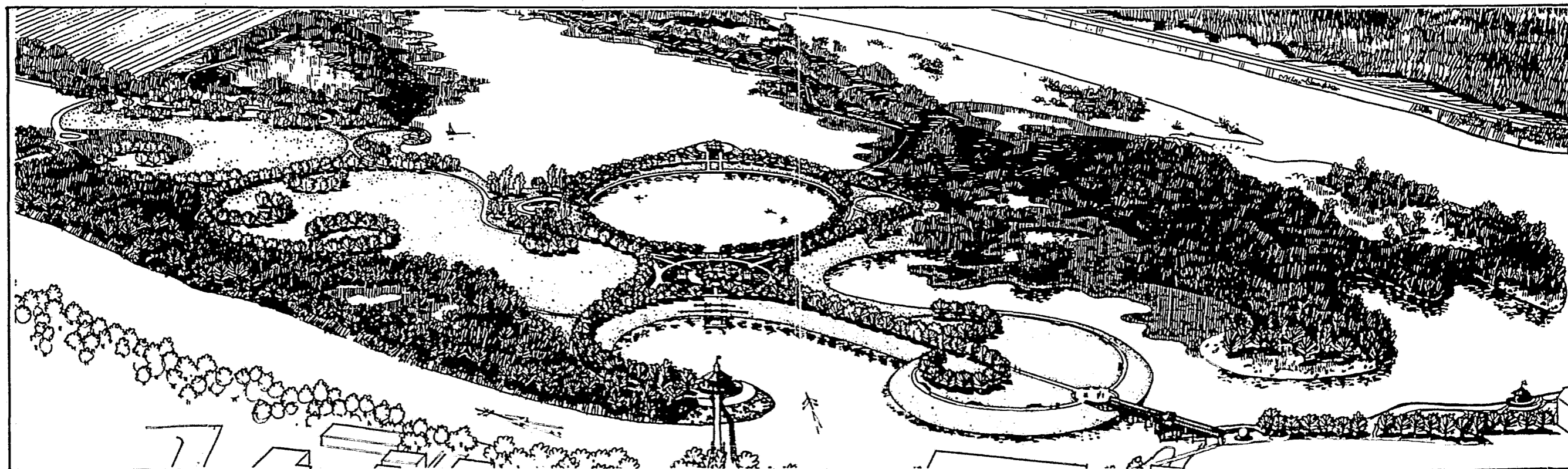
The plan synthesizes existing site conditions; environmental issues; recreation potential; public comments, concerns and desires; National Park Service regulations; and construction feasibility into a program for park development. The Salem City Council adopted the plan in March of 1987.



Ponds Reclamation Plan



Rural/Natural Area Development



Perspective Sketch/Boise Cascade Ponds Site



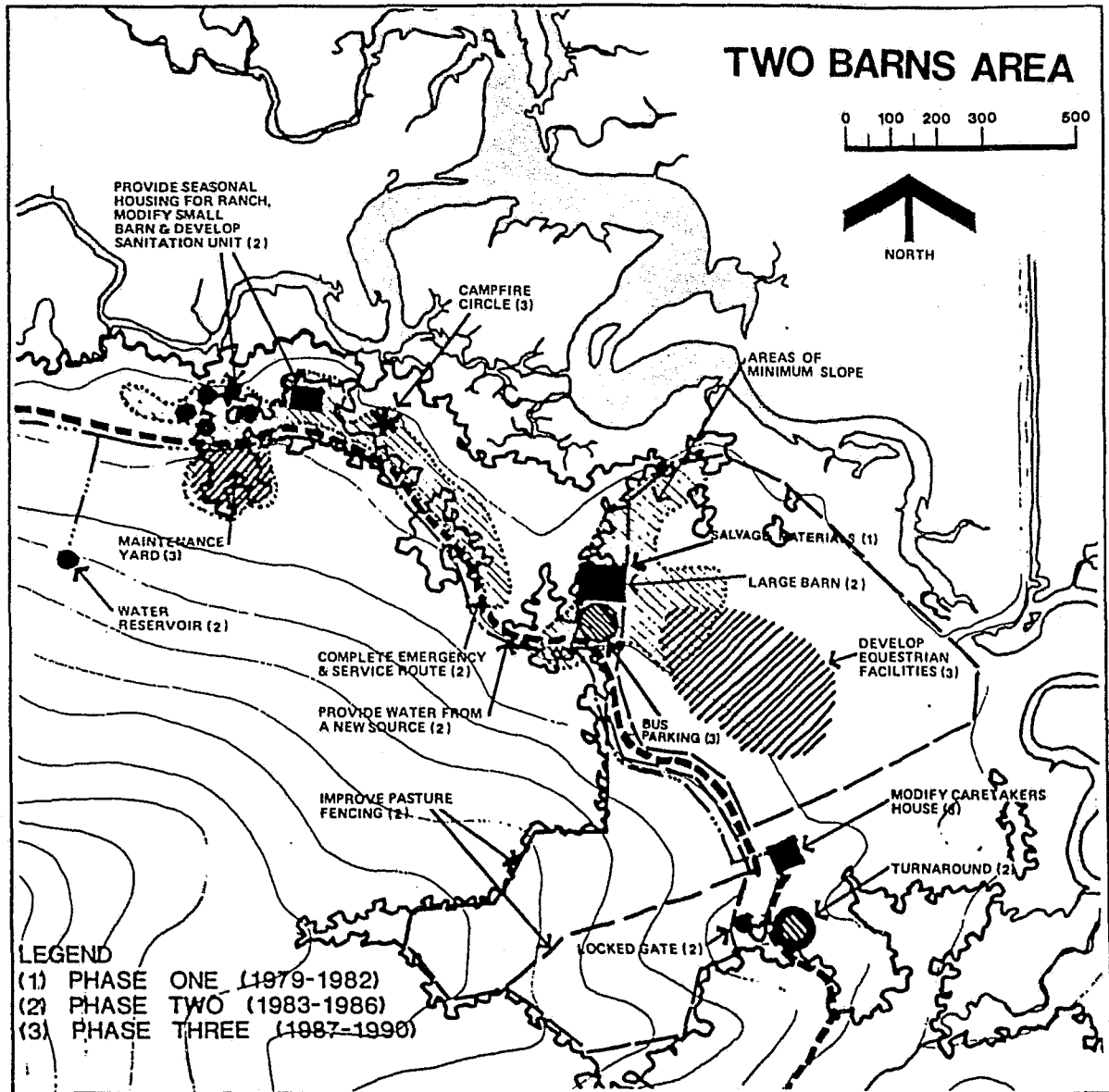
Cathedral Park

Portland, Oregon

The firm developed a master plan and design and construction documents for an 18-acre park on the Willamette River below the St. John's Bridge in North Portland. This \$1,000,000 park was developed through close coordination with the neighborhood residents, with special consideration given to senior citizen use. Facilities include swimming beach, boat launch, fishing pier, senior activity center, restrooms, band shell, and open-space development.

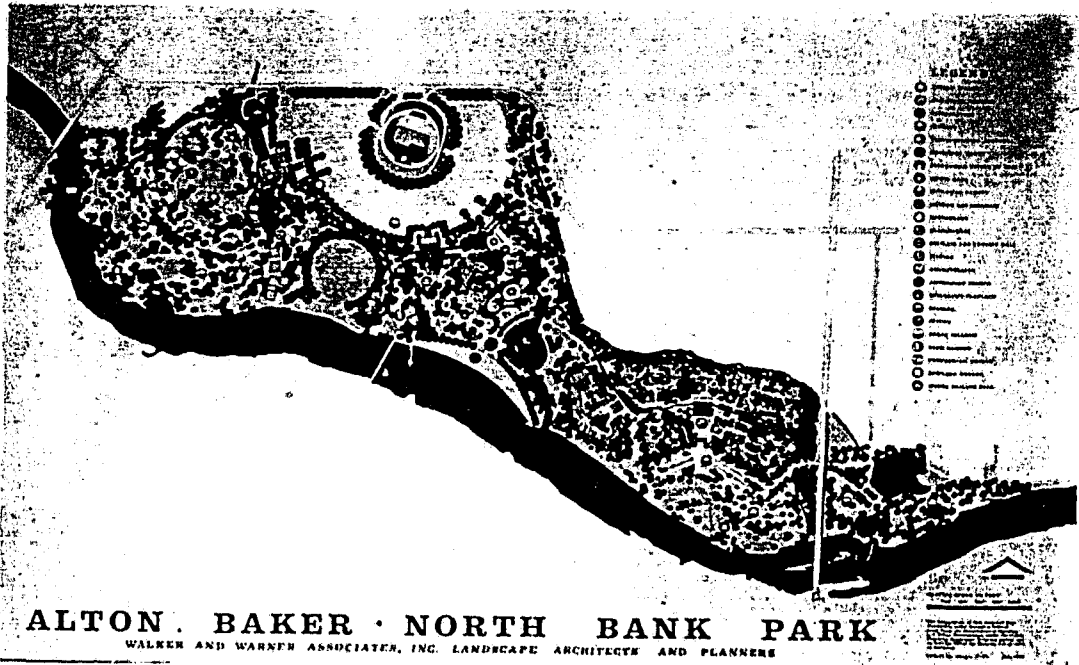
Walker & Macy worked closely with the Neighborhood Park Committee, Bureau of Parks and Recreation and other city bureaus to assure that the park would meet the needs of the users, as well as all related agencies responsible for long-range maintenance and operation. The project was completed in 1978.

Architect for senior center and restrooms: SERA
Architect for band shell structure: John R. Kyle



Camp Westwind Otis, Oregon

As consultants to the YWCA, Walker & Macy prepared a two-part management and development plan for 750 acres of unique shoreline and estuarine environment on the Oregon Coast. The management plan was based on extensive site inventory and resource analysis that culminated in a document outlining appropriate uses for the diverse areas of the site. In addition, a plan was prepared which describes areas suitable for development, access routes, trails, and special resources for environmental education. The development plan is a direct outgrowth of the management plan and an analysis of programs and activities. A major focus of this study was to preserve the unique and highly valuable natural resources of the site, while directing activities and development toward maximum use.



Alton Baker—North Bank Park Eugene, Oregon

This conceptual master plan study provided programming and feasibility for potential uses in this 450-acre riverfront park. The study was completed in 1968; Lane County Parks and Recreation has administered phases of design and construction utilizing the major organizing elements of the master plan. The project was funded through Section 701 HUD and the State of Oregon System of Higher Education.

Walker & Macy

Planning
Urban Design
Landscape Architecture

Walker & Macy

111 SW Oak, Suite 200
Portland, Oregon 97204
Phone: 503-228-3122
Fax: 503-273-8878

September 11, 1990

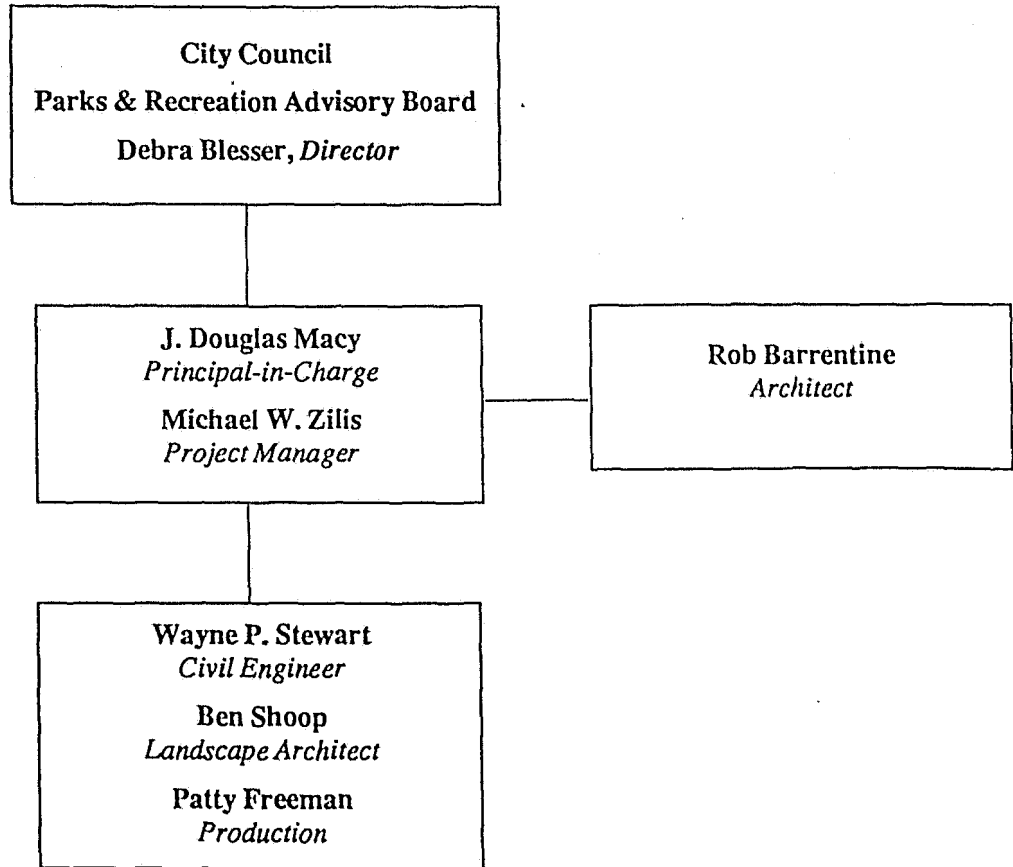
Parks and Recreation Advisory Board
City of Wilsonville

Walker & Macy is pleased to be invited to interview for the Wilsonville Memorial Park Master Plan project. We bring to this assignment the expertise, understanding, and technical abilities necessary to successfully develop a viable framework for development of the Park.

Wilsonville is undergoing dramatic changes, and Memorial Park will play a key role in accommodating the recreational needs of a growing population. The proper balance and inter-relationship of facilities will be critical to the Park's ability to serve its users. Walker & Macy has a proven record of designing and implementing large park projects, and we look forward to being a part of the Wilsonville Memorial Park planning and implementation process.

The following project schedules and fee proposals are included for your evaluation.

TEAM ORGANIZATION



PROJECT SCHEDULE
Master Plan

TASK	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Site/Land Use Review	■			
Board/Public Meeting		●		
Program Development		■		
Board/Public Meeting		●		
Alternative Concepts		■	■	
Board/Public Meeting			●	
Concept Refinement			■	
Board/Public Meeting			●	
Final Concept/Phasing			■	■
Board Meeting				●
City Council Approval				▲
Summary Report				■

Phase I Construction

TASK	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Design	■					
Board Approval	●					
Construction Documents	■	■				
Approval		●				
Bidding		■	■			
Award			■			
Construction				■	■	
Establishment						■
Project Opening						●

Note: Construction schedule and establishment period are weather dependant and may require adjustment.

FEE PROPOSAL

Masterplan

We propose to conduct the Master Plan with the time frame and scope indicated for \$13,815.

Construction Documents

In order to determine a fee for construction document preparation and construction administration, we have assumed a 4 field softball complex will be built as Phase I construction.

It has been assumed that the fields will be bid and built by a contractor and provide a moderate level of improvements including: irrigation, subgrade drainage, and support equipment. The estimated cost of construction will be in the range of \$40,000 per field, or \$160,000 for the 4 field complex.

Estimated design and construction administration fees will be 9% of the construction budget, or \$14,400.