

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: July 27, 2010

SUBJECT: **AWARD OF BID AND SUPPLEMENTAL AGREEMENT NO. 2, 161st AVENUE NE EXTENSION – ENVIRONMENTAL CLEANUP, PROJECT NO. 101427**

I. RECOMMENDED ACTION:

Approve the award of bid for the 161st Avenue NE Extension – Environmental Cleanup, Project 101427, to DMSL Construction, Inc. of Arlington, Washington, for the amount bid of \$363,053.00, and authorize the Mayor to sign the contract.

Approve Supplemental Agreement No. 2 with KPG, Inc. for design and construction engineering services in an amount not to exceed \$115,000, and authorize the Mayor to sign the agreement.

II. DEPARTMENT CONTACT PERSONS:

Bill Campbell, Director of Public Works	425-556-2733
Ron Grant, Assistant Public Works Director/City Engineer	425-556-2742
Lisa Singer, Project Manager	425-556-2726

III. DESCRIPTION:

These contracts provide for environmental cleanup and removal of unsuitable soil (peat) at the Redmond Shopping Square site along the alignment of the 161st Avenue NE Extension project. The completion of this work will prepare the site for the start of construction of the 161st Avenue NE Extension in fall 2010.

As part of the City's ongoing monitoring well testing program, contamination was discovered in groundwater beneath the southwest area of the Redmond Shopping Square site in early 2009. Access to the underlying soil was not available due to the structures and paving at the site. In 2009 during the design phase for the 161st Avenue NE project, further non-invasive investigation work by GeoEngineers identified a layer of peat beneath the Redmond Shopping Square property, including underneath the proposed

roadway extension. To provide long-term stability, this material will be removed from the area under the 161st Avenue NE alignment. Contamination and peat extending beyond the Redmond Shopping Square property limits, into street right-of-way, or in an area that could undermine existing facilities if it were to be removed, will be left in place. After completion of this environmental contract, ongoing groundwater monitoring and the need for additional environmental work will be evaluated relative to the future uses of the remaining property.

The recent demolition of the Redmond Shopping Square building allows access to the soil for the additional subsurface investigations needed to delineate the extent of soil contamination at the property. Because this work is ongoing, the actual extent of contamination and cost to clean up the site might be greater than estimated. The project budget includes a substantial contingency to deal with these potential additional costs.

Supplemental Agreement No. 2 with KPG provides for construction engineering services for the environmental cleanup and peat removal beneath the Redmond Shopping Square property. Also included are design costs for additional work related to coordination with the future plans for Redmond Central Square Park, storm elements along the old BNSF corridor, and design of storm infiltration facilities.

Bid Results

The demolition project was advertised in the Daily Journal of Commerce on July 1 and 7, 2010. The City Clerk received bids until 2:00 pm on July 15, 2010. Six bids were received:

DMSL Construction, Inc.	\$363,053.00
Hos Bros. Construction, Inc.	384,321.50
Wyser Construction Co., Inc.	391,997.50
NRC Environmental Services, Inc.	434,215.68
Anderson Environmental Contracting, LLC	434,972.50
McCann Construction Enterprises, Inc.	518,338.75
<i>Engineer's Estimate</i>	<i>\$597,850.00</i>

All bidders' unit prices, extensions, and additions have been checked for accuracy and for unbalanced bid items.

Staff recommends award to DMSL Construction, Inc., the low and responsible bidder. They have performed satisfactory work for several local municipalities over the past few years and they are currently the contractor for the City's 161st Avenue NE - Redmond Shopping Square Demolition project.

IV. IMPACT:

A. Service/Delivery: This construction contract and the Supplemental Agreement No. 2 for construction engineering services will result in environmental cleanup beneath the former Redmond Shopping Square building and peat removal beneath the proposed alignment for 161st Avenue NE. This work is a critical step towards preparing the site for the construction of the 161st Avenue NE Extension.

B. Fiscal:

Estimated Project Costs

Design	
Consultant (Supplemental Agreement No. 2)	\$ 51,276
Environmental Cleanup	
Contractor (DMSL Construction)	\$363,053
Consultant (Supplemental Agreement No. 2)	63,724
City Administration	10,000
Materials Testing	10,000
Contaminated Soil Transport and Disposal	160,000
Misc.	10,000
Contingency	<u>306,947</u>
Total	<u>\$975,000</u>

Project Funding

Transportation CIP	\$975,000
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V. ALTERNATIVES:

City Council can choose to not award the bid and/or the Supplemental Agreement No. 2. Either action would delay the construction of the 161st Avenue NE Extension project and potentially increase construction costs. Construction is expected to begin in fall 2010.

VI. TIME CONSTRAINTS:

This work needs to be performed during the late summer when the water table is lowest. Award must be within 45 days of the bid opening or the contractors may withdraw their bids.

Target Schedule:

Environmental Soil Cleanup	August/Sept 2010
Start Construction 161 st Avenue NE Extension	Late Fall 2010

ATTACHMENT B

**SUPPLEMENTAL AGREEMENT NO. 2
TO ENGINEERING SERVICES CONSULTANT AGREEMENT
FOR
161ST AVENUE NE EXTENSION
BEAR CREEK PARKWAY TO REDMOND WAY
PROJECT NO. 101427**

This SUPPLEMENTAL AGREEMENT, made and entered into this ____ day of _____, 2010 between the City of Redmond, Washington, hereinafter called the CITY, and KPG, Inc., hereinafter called the CONSULTANT, amends an earlier Agreement (AGREEMENT) dated August 7, 2009.

WHEREAS the CITY desires to supplement the original AGREEMENT;

NOW THEREFORE, it is mutually agreed that the terms, stipulations, and conditions of the original AGREEMENT shall be binding upon the parties hereto except insofar as amended by this SUPPLEMENTAL AGREEMENT as follows:

ITEM 1 – SCOPE OF WORK

Section II, SCOPE OF WORK, is amended by the additional tasks summarized in Exhibit A-2 attached hereto.

ITEM 3 - PAYMENT

Section V, PAYMENT, shall be amended to compensate the CONSULTANT for the work described in Exhibit A-2.

A breakdown of the CONSULTANT'S cost proposal is attached hereto as Exhibits C-2 and D-2. By this reference the exhibits are made a part of this SUPPLEMENTAL AGREEMENT.

Summarized below are the costs as listed in the original AGREEMENT, Supplemental Agreement No. 1, and as modified by this SUPPLEMENTAL AGREEMENT NO. 2.

Description	Budget
Original Agreement	\$685,000
Supplement No. 1 Redmond Shopping Square - Site Evaluations and Prepare Bid Documents for Soil Removal	\$ 90,000
Supplement No. 2 RSS Construction Observation and Removal of PCE Contaminated Soil	\$115,000
TOTAL	\$890,000

Contingency may not be used unless authorized by the CITY in writing.

EXECUTION

IN WITNESS WHEREOF, the parties have executed this SUPPLEMENTAL AGREEMENT by having their representatives affix their signatures below.

KPG, Inc.

CITY OF REDMOND

By _____

By _____

John Marchione, Mayor

(Title)

Attested:

By _____

City Clerk

Approved as to Form:

By _____

City Attorney

EXHIBIT A-2

CITY OF REDMOND

**161st AVENUE NE EXTENSION
BEAR CREEK PARKWAY TO REDMOND WAY**

SUPPLEMENTAL AGREEMENT NO. 2

**ADDITIONAL DESIGN ENGINEERING AND
CONSTRUCTION ENGINEERING FOR REDMOND SHOPPING SQUARE
ENVIRONMENTAL CLEANUP
PROJECT NO. 101427**

SCOPE OF WORK

A. PROJECT DESCRIPTION/BACKGROUND

Subsurface exploration and testing has revealed the presence of a PCE soil contamination beneath the Redmond Shopping Square (RSS) Project along the future alignment of 161st Avenue NE. This supplemental agreement is necessary to complete the following work:

- Provide field and administrative support for construction observation of contaminated soil removal;
- Complete a request for a contained in waiver from the Washington State Department of Ecology that would allow the City to containerize PCE-contaminated soil for transport and disposal at Waste Management's subtitle D landfill in Hillsboro, OR;
- Obtain authorization for the off-site disposal of contaminated soil removed from the site;
- Observe and document the removal of PCE-impacted soil on the property;
- Develop alternative costs and modify bid documents for 161st Avenue NE to coordinate with future park improvements in the vicinity of RSS
- Provide alternative analysis and design coordination for future corridor and stormwater improvements on the BNSF right of way.
- Provide alternative analysis and final design for rain gardens to provide additional water quality treatment along 161st Avenue NE.

Contaminated soil observation and approval requests will be performed by GeoEngineers under subcontract to KPG.

B. KPG DELIVERABLES

Deliverables prepared by the Consultant are identified at the end of each task.

C. CITY OF REDMOND PROVIDED ITEMS:

The City of Redmond will provide/prepare the following:

- Primary construction management and observation

- ❑ Public notices and property owner mailing and postage
- ❑ Meeting room arrangements

D. SCOPE OF WORK

TASK 1 – MANAGEMENT / COORDINATION / ADMINISTRATION FOR FINAL DESIGN

- 1.1 The Consultant will provide continuous project management for the project duration (estimate 2 months).
- 1.2 The Consultant will prepare monthly progress reports identifying work completed in the previous month, work in progress, upcoming work elements, and reporting of any delays, problems, or additional information needs. These reports will be submitted with the Consultant invoices.
- 1.3 The Consultant will provide continuous management and administration of all subcontractors included in this scope of work.

Task 1 Deliverables:

- *Monthly progress reports (2 months)*

TASK 2 – ENVIRONMENTAL CLEANUP - CONSTRUCTION OBSERVATION

- 2.1 The Consultant shall provide on-call support, which may include, attending preconstruction meeting, weekly progress meetings, submittal review and payment requests, interpretation of plans and specifications, and construction change order assistance on an as-needed basis. Specific tasks are anticipated to include:
 - **Preconstruction Services:** Assistance with coordination with City field and administrative staff, attendance at preconstruction meeting and other support as requested by the City in preparation for construction.
 - **Construction Meetings:** Attend weekly construction meetings at the construction site to review, in conjunction with the City, the Contractor's progress and construction schedule.
 - **Submittals:** Accept, log, review, and distribute the Contractor's submittals.
 - **Interpretation of Plans and Specifications:** Provide technical assistance to clarify and interpret the contract documents at the request of the City.
 - **Change Order Assistance:** In the event that the provisions of the Contract Documents need to be revised, prepare the necessary revisions to the drawings and specifications.
 - **Pay Estimates:** The City will prepare the monthly pay estimates in coordination with the contractor; the Consultant will review and provide concurrence as requested (assume 2 estimates)

- Subconsultant Construction Support: Project Subconsultant for contaminated soil removal (GeoEngineers) will be retained for construction support in accordance with the attached exhibit D-2. Day to day coordination of GeoEngineers activity will be by the City.
- Subconsultant Construction Administrative Support: Project Subconsultant for administrative support (AECOM) will be retained on an as requested basis. Day to day coordination of AECOM activity will be by the City. We have included an allowance of \$5,000 for AECOM.

Task 2 Deliverables:

- Contaminated soil documentation as identified in Exhibit D-2
- Submittal Log
- Other documentation as requested in support of on-call construction support

TASK 3 – ENVIRONMENTAL CLEANUP - RECORD DRAWINGS

- 3.1 The Consultant will provide record drawings within 60 days of receipt of information provided by the construction contractor and the City of Redmond. Record Drawings shall conform to the City of Redmond Standard Specifications and Details. Depths and grades will be based on construction survey information provided by the Contractor. No additional field survey is anticipated.

Task 3 Deliverables:

- Record Drawing Mylars (full size)
- Half-size copy of draft
- Full-size and half-size copies of final record drawings
- Electronic files

TASK 4 – FINAL DESIGN – 161ST AVE NE ALTERNATIVE ANALYSIS AND COST ESTIMATING

- 4.1 The Consultant shall coordinate with City staff and provide estimates of alternatives associated with future park improvements on the east side of the RSS site. These alternatives may include coordination of utility service locations, traffic signal controllers, temporary grading options following restoration of the 161st roadway improvements, or other considerations as identified by the City. Incorporating final park improvements into the bid documents is not included in this supplemental scope of work.
- 4.2 The Consultant shall coordinate with City staff and the City's consultant for coordination of future stormwater conveyance and corridor improvements in the former BNSF right of way. 161st bid documents will reflect a temporary roadway to allow for these future improvements. Final sidewalk, landscaping, and irrigation will be constructed by others.
- 4.3 The Consultant shall prepare sizing calculations, alternative layouts, and final plans specifications and estimates for rain gardens in up to four locations along 161st Avenue NE. The purpose of the rain gardens is to provide enhanced water quality treatment for roadway runoff and were determined necessary by City staff based on ongoing water quality monitoring of the Luke McRedmond Park regional water quality facility. Structural design and detailing, if required, will be authorized separately under the budget contingency.

Task 3 Deliverables

- *Alternative layouts and cost estimates*
- *Final Plans, Specifications, and Estimate for rain gardens*

E. FUTURE SUPPLEMENTAL AGREEMENT WILL INCLUDE:

The City of Redmond may require other services of the Consultant such as 161st Avenue NE Construction Office Assistance, Construction Surveying and Staking, Record Drawings and geotechnical support related to final environmental inspection of Redmond Shopping Square Site. These services could include other design elements or work tasks not included in the scope of work. At the time these services are required, the Consultant will provide the City with a detailed scope of work and an estimate of costs.

EXHIBIT D-2

SUBCONTRACTED WORK

The CITY permits subcontracts for the following portions of the work of the AGREEMENT:

<u>SUBCONTRACTOR</u>	<u>WORK DESCRIPTION</u>	<u>AMOUNT</u>
GeoEngineers	Construction Observation and PCE support	\$24,914
AECOM	Administrative Support Allowance	\$5,000

TOTAL = \$ 29,914



8410 154th Avenue NE
Redmond, Washington 98052
425.861.6000

July 12, 2010

City of Redmond
15670 NE 85th Street
Redmond, Washington 98073-9710
c/o KPG, Nelson Davies

Attention: Elaine Dilley and Lisa Singer

Subject: GeoEngineers Scope of Work and Fee Estimate for
Construction Observation of the Removal of PCE Contaminated Soil
161st Avenue NE Extension – Bear Creek Parkway to Redmond Way
City of Redmond Project No. 101427
Redmond, Washington
File No. 0500-164-01

INTRODUCTION

GeoEngineers, Inc. is pleased to present this Scope of Work and Fee Estimate for removal of tetrachloroethylene- (PCE) contaminated soil from the City of Redmond property formerly known as the Redmond Shopping Square. The 161st Avenue Northeast extension will extend in a north-south orientation through the western portion of the former Shopping Square property as shown on the attached Site Plan.

Demolition of the former Redmond Shopping Square buildings is currently underway. Once building demolition is completed in the southwestern portion of the former Redmond Shopping Square, GeoEngineers will observe the completion of approximately 10 test pits (as authorized under our Scope of Services dated April 8, 2010) and obtain soil samples from the test pits for field screening and potential chemical analysis to identify the vertical and lateral extent of the PCE-contaminated suspected to be present beneath southwestern corner of the property from former dry cleaning operations. The test pits have not been completed as of the date of this document.

The Scope of Work and Fee Estimate presented in this document are based on an assumption that approximately 1,200 cubic yards (in place volume) of PCE contaminated soil at the approximate location indicated on the attached site plan will be removed and necessitate observation, documentation and sampling by the City's environmental consultant (GeoEngineers). This assumption was developed during recent discussions with the City and KPG and is based in part on data obtained: (1) during the recent soil gas investigation on the property, and (2) groundwater chemical analytical data from 2009 and 2010 groundwater sampling events where PCE was detected in groundwater at concentrations greater than the MTCA Method A cleanup level in monitoring wells located in the southwest corner of the former



Redmond Shopping Square property. PCE was not detected in soil samples obtained from outside of the former building's footprint during previous investigations.

SUMMARY OF PRIOR ENVIRONMENTAL STUDIES AT THE REDMOND SHOPPING SQUARE

GeoEngineers completed the initial Phase I and Phase II ESA reports for the property purchase in 2007. Over the past two years, GeoEngineers has completed additional sampling on the property at the request of Elaine Dille of the City, through the Wellhead Protection Program, and Lisa Singer in Construction Engineering. These recent services generally consisted of the following:

- Obtained groundwater samples from three existing on site monitoring wells (MW087, MW088 and MW089). These data were provided to the City through the Wellhead Protection Program reporting.
- Subcontracted a geophysical survey company to locate the concrete septic tank. Based on the survey, the approximate location of the septic tank is shown on the attached site plan. The geophysics data were also used to estimate the probable locations, thickness and depth of peat beneath the site as presented in our geotechnical reports for the property.
- Completed a total of 12 supplemental borings on the property to evaluate the potential presence of PCE in both soil and groundwater beneath the Redmond Shopping Square property.
- Installed two additional monitoring wells in February 2010 on or near the property as part of our geotechnical engineering study for the 161st Avenue NE extension (MW343 and MW344).
- Obtained groundwater samples from the two new monitoring wells (MW343 and MW344). These data were provided to Elaine as part of the Wellhead Protection Program reporting.
- Completed a study of VOCs in soil gas in the southwestern portion of the former Redmond Shopping Square Property using the GoreSorber technology.

No soil source of PCE has been confirmed at the site to date; however, the soil gas study indicated the presence of PCE-impacted soil beneath the southwest portion of the property. PCE was not detected in soil samples obtained from the supplemental explorations described above. These explorations were all completed outside the footprint of the shopping square building because it was not practical to complete explorations inside the retail spaces of the building that were occupied at that time. The planned test pit explorations and soil sampling likely will confirm the absence or presence of PCE in soil on the property.

CONSTRUCTION OBSERVATION- PROPOSED SCOPE

The purpose of our construction observation services is to observe and document the removal of PCE-impacted soil suspected to be present on the property. General activities to be performed include:

- Complete a request for a contained in waiver from the Washington State Department of Ecology (Ecology) that would allow the City to containerize PCE-contaminated soil for transport and disposal at Waste Management's subtitle D landfill in Hillsboro, Oregon.
- Obtain authorization for the off-site disposal of contaminated soil removed from the site.
- Observe and document the removal of PCE-impacted soil on the property.



Specifically, the proposed scope of services includes the following tasks:

1. Update GeoEngineers' health and safety plan for GeoEngineers' employees use during site exploration and sampling.
2. Prepare a letter requesting a contained in waiver for PCE handling and disposal from the Washington State Department of Ecology (Ecology). Review the resulting contained in waiver letter provided by Ecology and notify KPG, the City and the City's contractors regarding important conditions of the letter that relates to soil handling, transport and disposal.
3. Communicate with the City, KPG and the City's contractors to coordinate project schedule and field activities.
4. Complete a brief Remedial Action Work Plan/ Sampling and Analysis Plan for planned remedial excavation activities.
5. Attend approximately five project team meetings with representatives of the City.
6. Complete a Terrestrial Ecological Evaluation (TEE) for the remedial action area and establish site specific MTCA cleanup levels.
7. On behalf of the City, request disposal authorization from Waste Management based on chemical analytical results from the test pits to be completed.
8. Observe and document the removal of PCE-impacted soil beneath the former Redmond Shopping Square. GeoEngineers will employ visual and headspace vapor field screening methods and use chemical analytical data to guide the contractor to remove PCE-impacted soil during remedial excavation.
9. Obtain soil samples from the remedial excavation as follows:
 - a. Submit cleanup confirmation, additional waste characterization and overburden samples (we have assumed approximately 25 samples) from the excavation for chemical analysis of PCE and other volatile organic compound (VOCs) using EPA Methods 5035 and 8260B.
 - b. Soil samples will be submitted to the laboratory on a rush (24 hour requested turn-around-time) or a mobile laboratory may be used. Soil samples submitted for analysis will be selected based on field screening results, proximity to sources of contamination, limits of excavated area, proximity to groundwater and discussion with the City. Additional samples may be obtained for chemical analysis of hydrocarbon identification using Ecology method NWTPH-HCID if field screening evidence of hydrocarbon contamination is encountered.
10. Document the removal of excavated soil transported to Waste Management for disposal. Evaluate the analytical results for the confirmation soil samples relative to applicable MTCA cleanup levels.
11. Interpret data obtained during excavation activities and prepare a written summary report.

This scope of work does not include geotechnical engineering services, dewatering support or site restoration.



POTENTIAL FUTURE ACTIVITIES

Assuming that PCE-impacted soil is identified and is removed from the site, additional monitoring and Ecology site closure activities likely will be necessary including:

- The City should anticipate replacing monitoring wells MW088 and MW089 and groundwater compliance monitoring (quarterly) for at least one year after source removal.
- The City may consider application to Ecology's Voluntary Cleanup Program (VCP) and follow up communications and negotiations with Ecology to potentially obtain regulatory closure for the site.

If PCE contaminated soil remains after cleanup actions related to the construction of the 161st Street Extension is complete, in-situ treatment of contaminated soil/groundwater may be necessary.


Given the uncertainty at this time related to the actual site conditions that will be further evaluated during the upcoming test pit soil sampling and remedial excavation activities, cost associated with the potential future activities could vary from those estimated in this document.

SCHEDULE AND FEE ESTIMATE


We anticipate that observation of the soil remedial excavation activities will take approximately five working days. Our written report summarizing the results of these activities will be available within approximately four weeks after receipt of chemical analytical results from the confirmation soil samples obtained from the limits of the excavation. We will provide verbal results to the City upon receipt of chemical analytical results. A breakdown of the fees associated with the tasks described above is presented in Exhibit B.

We appreciate the opportunity to submit this proposal and look forward to supporting the City on this project. If you have any questions concerning the scope of services described above or other aspects of this proposal, please contact us.

Sincerely,
GeoEngineers, Inc.



Tony N. Orme, PE
Senior Engineer



for Dana Carlisle, PE
Principal

TNO:lw
sharepoint\finals\construction observation services agreement.doc

Attachments:

Site Plan

Exhibit B – Consultant Fee Determination – Summary Sheet

cc: KPG, Nelson Davis

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

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EXHIBIT B
CONSULTANT FEE DETERMINATION - SUMMARY SHEET

Project: City of Redmond
Client: 161st Avenue NE Extension – Bear Creek Parkway to Redmond Way – Redmond Shopping Square
Description: Construction Observation of Removal of PCE Contaminated Soil

Estimated Project Costs - Task Description	Fee
PROPOSED SCOPE OF SERVICES	
GeoEngineers Services	
Health and Safety Plan Update	\$ 241
Prepare letter requesting a contained in waiver from Ecology	\$ 2,500
Meetings and Client Communications and Work Plan Preparation (assumes approximately 30 hours)	\$ 5,000
Project Management and Data Evaluation	\$ 5,000
Field observation and documentation of PCE contaminated soil removal (assumes 5 days on site)	\$ 7,500
Summary Report Preparation	\$ 4,172
GeoEngineers Estimated Subtotal	\$ 24,413
Other Services Either Reimbursable or City Direct-Pay	
Reimbursable Field Equipment (PID at \$100/day)	\$ 500
GeoEngineers and Subcontracted Services	\$ 24,913

Estimated Project Costs - Breakdown				
DIRECT SALARY COST (DSC):				
*Rate is based on individual direct salary cost times a 3.45 multiplier, which is the contract approved multiplier for this project.				
Classification	Hours	X	*Rate	Approximate Cost
1. Principal	4		206.94	\$ 827.76
2. Senior Engineer/Scientist	60		170.25	\$ 10,215.00
3. Engineer/ Scientist 3	40		109.96	\$ 4,398.40
4. Engineer/ Scientist 2	60		103.09	\$ 6,185.40
5. Senior Technician			113.39	\$ -
6. Word Processor	9		89.34	\$ 804.06
7. Project Assistant	11		86.23	\$ 948.53
8. Accounting	12		86.23	\$ 1,034.76
SUBTOTAL - DSC	184			\$ 24,413.91
REIMBURSABLES (R):				
GeoEngineers Equipment (PID)			\$ 500.00	\$ 500.00
SUBTOTAL - R				\$ 500.00
GRAND TOTAL - ESTIMATED FEE				\$24,913.91

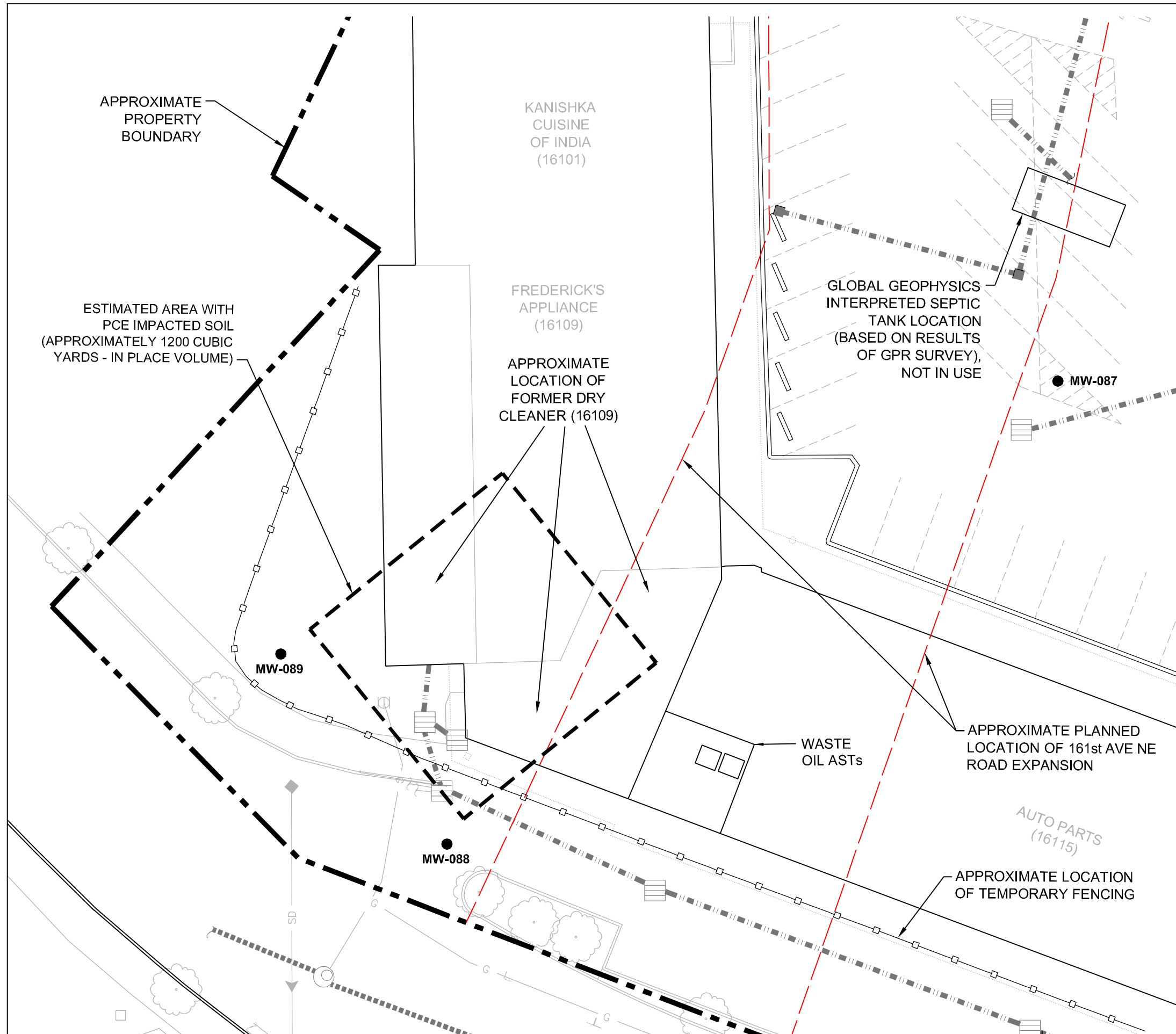
Prepared By: Tony Orme

Date: _____

Checked By: Dana Carlisle

Date: _____

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Legend

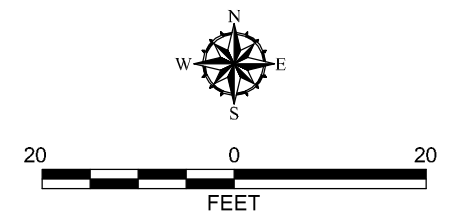
- MW-087 ● Monitoring Well
- Estimated Area with PCE Impacted Soil (approximately 1200 cubic yards – in place volume)
- Temporary Fencing
- Catch Basin
- Storm Drain Utility Lines
- Sanitary Sewer Utility Lines

Sanitary sewer connections on the subject property are unknown.

Notes

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.

Reference: Basemap drawings 0453bas01.dwg, 0453cont01.dwg, and 0453stm01.dwg.



Site Plan	
16101 - 16149 NE Redmond Way Redmond, Washington	
GEOENGINEERS	Figure 2