



Snohomish County Council

Committee: Operations
ECAF: 2021-0564
Motion: 21-280

Analyst: Nicole Gorle
Date: August 16, 2021

Consideration:

Authorize the Executive to execute a Professional Services Agreement with J.A. Brennan, Inc. for planning, engineering, survey, environmental and geotechnical services in support of an update to the Lord Hill Regional Park Master Plan.

Background:

Lord Hill Regional Park is 1,480 acres in Snohomish County providing 32 miles of trails used by hikers, runners, equestrians, mountain bikers, bird watchers, and more. The Master Plan was published in 1988¹ and has been updated once, back in 1996². Since 2016 Parks has held public/stakeholder meetings regarding updates to the park.³

The Department of Conservation and Natural Resources, formerly the Parks Department, is looking to update the Preferred Plan for the park. According to the department's website, the primary goals of this update are:

1. Preserve the natural areas and character of the park
2. Support a positive, shared recreational experience among multiple user groups
3. Update the park to accommodate its capacity and role as a regional park while preserving the environment
4. Improve safety throughout the park through trail design and improved wayfinding for park users and emergency services

Current Proposal:

Scope:

The overarching scope of this project is for the J.A. Brennan team to draft and finalize the 2021 Preferred Plan Update for Lord Hill Regional Park. Below is a breakdown of each task under the scope and cost.

Task A – Project Administration and Management	\$ 12,349
<i>Provide project management and communications between the consultant team and the County</i>	
Task B – Assess Existing Conditions, Opportunities and Constraints	\$ 83,845
<i>Includes site visits, data collection and review, identification of regulatory constraints, mapping, and analysis</i>	
Task C – Parking Lot Feasibility Plan	\$ 11,711

¹ <https://snohomishcountywa.gov/DocumentCenter/View/81284/Lord-Hill-August-1983-Master-Plan?bidId=>

² https://snohomishcountywa.gov/DocumentCenter/View/41415/Lord_Hill_1996_Master_Plan_Update?bidId=

³ <https://snohomishcountywa.gov/3757/Lord-Hill-Regional-Park>

In consultation with Parks staff, prepare two potential parking lot expansions for the North parking lot which will take into consideration conditions of existing access, geotechnical study of parking area, and feasibility

Task D – Draft Preferred Plan Update \$ 43,625

Create a draft preferred plan that will be presented to the public

Task E – Final Preferred Plan Update \$ 21,200

Refine the draft plan based on public comment and produce a final preferred plan update

Task F – Preliminary Permit Support \$ 16,115

Provide support to Parks with submitting the required environmental permits

Task G – Meetings \$ 23,502

Coordinate meetings necessary to complete the plan update, including but not limited to stakeholder and general public meetings

Optional Extra Services:

Task H – Critical Area Reconnaissance \$ 24,723

Perform critical area reconnaissance around the proposed new trail routes in the park in order to update the necessary maps for the plan update

Task I – Provide Modest Up-dates to Preferred Plan \$ 15,242

Attend additional meetings to make graphic edits to the plan and final minor changes prior to finalization

Task J – Added Wetland and Stream Crossings \$ 12,900

Conduct additional wetland/stream analysis or mitigation plans

Budget: \$265,212 - Fund 309. This includes funding for the optional extra services laid out in the contract.

Duration: Execution – June 15, 2022

2021 Budget: Yes

Future Budget Impact: No

Handling: Normal

Approved-as-to-form: Yes

Risk Management: Yes

Executive Recommendation: Approve

Attachment: None

Amendments: None

Request: Move to GLS on September 1st for consideration