

DATE: September 16, 2011

SUBJECT: DESC/Litus LLC ADT 3 meeting notes
10 a.m. to 12 p.m., CAWOOD Conference Room

PREPARED BY: John Lively

DESC members present: Charlotte Behm, Bob Kline, and Vicky Mello
Litus LLC members present: Tulsi Wallace, Bill Shaw, and Tim Shaw
Others: Douglas Beauchamp, Arts Consultant, John Lively, CAWOOD

Meeting Summary

Meeting purpose: Litus team present final design enhancement proposals and budget for ADT 3 to DESC for discussion, review and next steps.

Tulsi – Provided updated material including the site map and supporting pages for each separate enhancement. Some of the changes being proposed are the result of budget estimates coming in higher than expected.

Bill - The team decided he would be the primary meeting facilitator, primary contact going forward and would act as the project manager. He provided three goals for the meeting.

1. Review each element regarding the status of development.
2. Budget – make choices required to reduce estimated budget.
3. Next steps – finishing the work on Phase I.

Bill worked closely with Karl Wieseke and the contractor to obtain better estimates on each proposed item. The estimates are not final, but are a better indicator of what the costs might be based on current designs and the contractors working on WRB.

Tree. Here. Now

Tulsi - The budget for this proposed enhancement far exceeds the original estimates. Several changes/options will be suggested to help reduce costs.

- The proposed river feature flowing east to west and north to south as originally proposed (embedded stones/rocks) is estimated to be very costly. Team now focused on exposed aggregate concrete for the river design with a decreased or no connection to the north. Including the river connection from the north as part of the concept would capture the importance of the confluence of the two rivers in our area over time.

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- The proposal for the tree now includes a walled seating area around it with large boulders. This moves the seating away from the trail and riverbank, but does make it more problematic for watering and caring for the tree. Funds to water and care for the tree over five-years is shown in the projected budget.
- The third element is a series of symbols stamped into the concrete providing a historical progression of events to current. Tim outlined the concept, described the process for creating and stamping. Each stamp will be approximately 12" by 12." No symbol would be repeated.

Discussion/feedback

Charlotte - Some of the proposed symbols do not belong in the natural area of the park. The original discussion regarded symbols of plants and animals' people might see in the park.

Bob - Not impressed with the majority of the symbols. Sees them as inappropriate for the park.

Vicky - They do not represent the theme.

Tim - Agree that not all the symbols represent the theme.

Tusli - Asked the DESC to pick from the list of symbols shown and work with Tim to generate another concept.

Tim - Is open to other symbols and working with members on other potentials. Each stamp is estimated to cost \$130 each. Currently recommending 24 total symbols.

Charlotte - Likes the idea of the symbols being things located in the park or of Kalapuya history. People seeing them might be encouraged to look for them as they go through the park.

- The proposed bike rack uses the braided river theme and is made up of three separate racks, powder coated different colors to reinforce the theme. The racks could be installed directly in the concrete or attached to stands bolted to the concrete for removal and repair.

Charlotte - Installing directly in the concrete is the best solution, especially given limited amount of maintenance likely to be performed

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Meadow – Singing perches and cilos

Tulsi – The page is a placeholder. The new estimates are included in budget document. Concept remains the same as outlined in the original proposal.

Canoe Canal – three elements

Tulsi - Three elements are proposed for the Canoe Canal area. Increased costs and other changes led the team to scale back on the enhancements proposed for this area.

- Camas botanical stones: Fifteen stones evenly spaced on the south bank next to the paved path. Recommended placement is high enough for people walking/riding to view. The stones will be placed at an angle rather than flat. In addition, they will be mounted on a diagonal, not straight up and down. The team recommends using blue stone rather than concrete. Blue stone creates the best contrast to the surrounding area and is no more at risk of vandalism than concrete blocks. Each stone will be mortared in with grout around the joints.
- Sage grass railing: The proposed safety railing between the paths and the Canoe Canal is for stainless steel perforated panels with varying sizes of openings. It is recommended to arrange the panels with small to large openings representing the rain. The custom laser cut panels of sage grass will be placed throughout the railing. The sage grass panels have color on the back providing a context color to the grass design. Recommendations call for 50 – 58% open area. Three different panel installation patterns were presented for the DESC consideration.
- Basket weave on north bank: Using a product of embedded stones to create the basket weave design is recommended on the slope paving on the north bank of the Canoe Canal. The recommended product will help minimize the cost to cement instead of using individual stones.

The remaining area will be landscaped as part of the bridge project as shown in drawings prepared by Justin Lanphear. It will be similar to what is currently being done under the Walnut Road bridge in Eastgate Woodlands.

Bob - No strong feelings about the railing options at this time. Overall the DESC members remain concerned about the ability of people passing by to see the water in the Canoe Canal from the path or the surrounding area.

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Vicky – The pictures of the camas should be depicted on the diagonal in any copy of the design so CAG/PDT can see what the actual design would look like.

Estimated budget

Tulsi - Current budget estimates were provided. The estimates reflect the current recommendations. The team worked with Karl Wieseke, the contractors and others to reach the estimated costs. The estimate is substantially higher than original and higher than the team expected the costs to be.

Elements of the budget are:

• Tree. Here. Now	\$322,316
• Maintenance for tree	12,960
• Braided bike rack	7,260
• CILOS – community involvement	132,300
• Camas botanical stones	25,864
• Sedge grass railing	51,929
• Basket motif north wall	<u>43,288</u>
• Total estimated costs	\$595,917 *including the tree maintenance

Bill - These estimates do not include any color concrete, which is very expensive. Even with changes, the Tree. Here. Now. proposal is by far the most expensive. It is estimated to cost \$332, 316 plus \$12,960 for five years of tree care. Karl indicated that the WRB budget contained no money for any landscaping on the north bank, so no funds available to offset any of these costs. However, landscaping is part of the bridge budget for the Canoe Canal area.

Tusli - The original conversations indicated money was in the overall WRB budget for landscaping on the north bank. If money were in the budget, it would help offset the cost for this enhancement. The north bank path under I-5 will be redone as part of the bridge project.

Bill - Using the contractors currently working on the project is the best solution for installing the design enhancements, even though they are not competitive bids. Any difference in bids will be minor considering the need for another contractor to mobilize on the site to do the work.

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Discussion of budget

Tulsi – Need to have clarification on budget that is left. General consensus is that the budget available for ADT 3 is around \$375,000. The high budget numbers means a need to set priorities for what enhancements to complete

Bill – Might be some opportunity to reduce costs through value engineering

Charlotte – She believes the agreement on the north bank was similar to that on the Canoe Canal area regarding landscaping as part of the project. However, the parks advisory groups never reviewed any plans for that area during previous meetings. Wants clarification of what will be placed on the upper slope area if no enhancements. The DESC will work with Sonny and ODOT to get clarification on plans for the area if no design enhancements.

Bill and Tulsi - Litus is committed to working with the DESC and ODOT to refine concepts and budget numbers to maximize enhancement installation.

Tulsi - Recommends a priority list of the eight items currently in the budget. Define the maximum amount of money available for enhancements and agree on projects to do.

Charlotte - DESC needs to meet again with Sonny and review all the information, especially to understand the budget and the impact of any work done as part of the bridge project. No meeting is currently set for the CAG/PDT presentation. The DESC is not ready to make recommendations on ADT 3 enhancements.

Vicky - Once the DESC has met, a list of items will be provided for Litus to prepare for the CAG/PDT meeting.

The meeting with Litus was adjourned with DESC members discussing next steps and meeting time. Monday and Friday are the best days, with 3 p.m. on Friday or any time on Monday. John will work with the committee and Sonny to get a meeting set in the next few weeks.