



5309 Shilshole Avenue NW  
Suite 200  
Seattle, WA 98107  
206.789.9658 phone  
206.789.9684 fax

[www.esassoc.com](http://www.esassoc.com)

May 19, 2015

Mr. Travis Saunders  
Senior Planner  
City of Mercer Island  
Development Services Department  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040-3732

**Subject:** Scope of Work and Cost Estimate – Wetland and Stream Review for MI Treehouse, LLC Property

Dear Travis:

Environmental Science Associates (ESA) appreciates the opportunity to provide this scope of work and budget to the City of Mercer Island for wetland and stream peer review services for the MI Treehouse, LLC property. The property consists of 0.88 acre located at 5637 East Mercer Way (parcel 1924050312). The property owner has submitted to the City a wetland, stream, and wildlife survey report and critical areas enhancement plan prepared by Sewall Wetland Consulting, Inc. (revised March 5, 2015), a boundary/topographic survey prepared by CHS Engineers, LLC (November 2014), and proposed site plans prepared by Healey-Jorgensen Architects (December 2014). A geotechnical engineering study was also submitted; however, this document was not reviewed. At the City's request, ESA has prepared the following scope of work and cost estimate to review the submitted materials for compliance with City of Mercer Island critical areas code requirements (Chapter 19.07 Mercer Island Municipal Code).

**Task 1a. Site Visit with Applicant's Biologist (Option 1)**

ESA will meet onsite with the applicant's biologist to walk the property and review flagged stream and wetland boundaries. We will evaluate the wetland category, stream type, associated buffer requirements, and habitat conditions described in the March 2015 revised report.

*Assumptions:*

- The site visit can be completed by two ESA biologists within one day.
- The City will arrange permission from the property owner for ESA to access the site.
- If it is not possible for the applicant's biologist to meet ESA onsite, then the applicant will replace any missing wetland and stream boundary flags prior to ESA's site visit.

*Deliverables:*

- There are no written deliverables under this task.
- ESA will attempt to resolve any questions about the wetland/stream boundaries directly with the applicant's biologist during the site meeting.



MI Treehouse, LLC Review  
May 19, 2015  
Page 2

### **Task 1b. ESA-Only Site Visit (Option 2)**

ESA will walk the property and review approximate stream and wetland boundaries, comparing onsite conditions with conditions documented in the revised report. We will evaluate the wetland category, stream type, associated buffer requirements, and habitat conditions described in the March 2015 revised report.

#### *Assumptions:*

- The site visit can be completed by one ESA biologist within one day.
- The City will arrange permission from the property owner for ESA to access the site.
- Stream and wetland boundaries will not be marked in the field.

#### *Deliverables:*

- There are no written deliverables under this task.
- ESA will document any significant stream or wetland boundary discrepancies in the review letter.

### **Task 2. Review Letter**

ESA will prepare a brief letter for the City of Mercer Island describing the results of our site visit (Task 1) and any comments we have on the submitted wetland/stream report and associated maps and plans. Our review will be limited to the stream, wetland, and wildlife sections of the City's critical areas code (Chapter 19.07 Mercer Island Municipal Code).

This task includes time for ESA staff to review the submitted materials, communicate with City staff by phone or email as needed, and write the comment letter.

#### *Assumptions:*

- ESA will provide written comments to the City within 2 weeks of the site visit.
- This task does not include any in-person meetings.

#### *Deliverables:*

- Brief comment letter in electronic format (Word and PDF).



MI Treehouse, LLC Review  
May 19, 2015  
Page 3

**Budget**

The table below shows ESA's proposed fee to complete the above listed tasks. This is the maximum anticipated fee; the City would be billed for ESA's services on a time and materials basis.

<b>Cost Estimate</b>	
<b>Task</b>	<b>Cost</b>
Site Visit (Option 1)	\$1,160
Site Visit (Option 2)	\$480
Review Letter	\$1,735
Direct Costs (mileage, camera)	\$45
<b>Total</b>	<b>\$2,940 (Option 1)/ \$2,260 (Option 2)</b>

Thank you for the opportunity to provide this proposal. Please contact me if you have any questions at (206) 789-9658.

Sincerely,

A handwritten signature in blue ink that reads "Scott Olmsted".

Scott Olmsted  
Associated Scientist