



Mountains to Sound Greenway Trust
Request for Proposals
for the
Lower Issaquah Creek In-Stream Restoration Project

January 24, 2025

Request for Proposals (RFP) Elements

This Request for Proposals includes the following information:

- This document
- Exhibit A – Cost Estimate Response Template
- Exhibit B1 – Agreement between Contractor and Greenway Trust
- Exhibit B2 – Exhibit A to Agreement
- Exhibit C – Construction Drawings
- Exhibit D – Specifications
- Exhibit E – Final Design Report
- Exhibit F – State Parks Right of Entry Permit, including Inadvertent Discovery Plan
- Exhibit G – Other Project Permits

All files associated with this RFP can be accessed via this [Dropbox folder](#).

Goal of this RFP

The goal of this RFP is to select the most qualified contractor (Contractor) to enter into an agreement (see Exhibit B) and negotiate a guaranteed maximum price to implement the in-stream restoration of Issaquah Creek, as laid out in this RFP and associated documents.

Introduction to the Mountains to Sound Greenway Trust

The Mountains to Sound Greenway Trust (Greenway Trust) is a registered 501(c)(3) nonprofit organization that works to steward a diverse landscape that stretches 100 miles from the shores of Puget Sound across the Cascade Mountains to Central Washington. Designated a National Heritage Area in 2019, the Greenway landscape encompasses two million people, 28 cities, three major river systems, two Interstate highways (one of which is designated as a National Scenic Byway), and 1.5 million acres (900,000 acres publicly owned). Its working lands support forests and farms on both sides of the mountains. Its waterways provide habitat for salmon. Its protected alpine wilderness includes recovery corridors for wolves, grizzly bears, and other species once hunted to regional extinction. Its expansive access to nature, including 1,600 miles of trails, is the heart of Washington's \$20 billion outdoor recreation economy.

Vast natural resources, the nation's 15th largest metropolitan area, and many competing interests create the potential for conflicts. Navigating these conflicts, with the goal of conserving the precarious balance between natural and built environments, is the founding and enduring purpose of the Greenway Trust.

An early adopter of "collective impact," the Greenway Trust was founded on the belief that to grow in harmony with nature instead of consuming it, the full community must be engaged. The goal of conserving this region's wild and green character brought together the spheres of government, industry, and

conservation and community organizations for the first time. Collaboration, compromise, and common good were the rules of engagement. We are proud to say that, three decades later, they still are.

Project Background

The Greenway Trust, with support from the Washington State Parks and Recreation Commission (State Parks), is seeking to restore in-stream conditions along the lower 6,600 feet of Issaquah Creek within Lake Sammamish State Park.

The project is being privately administered by the Greenway Trust, with authorization from State Parks, using a variety of funding sources. The project is intended to enhance refuge and rearing habitat for juvenile Chinook salmon and improve habitat conditions for adult Chinook and other salmonid species by improving the broader functionality of the Issaquah Creek system within the Park. The project will address this goal for long-term improvements to the system through the following objectives:

- Adding Large Woody Material (LWM) to the creek to create a suite of low-velocity habitats promoting longer stream residence for juvenile Chinook and other salmonid fish.
- The improved hydrology of the system will reengage the floodplain and reconnect adjacent side channels, and the LWM will scour out pools and create greater in-stream habitat complexity and ecosystem functionality.
- An increase in refuge areas will result in longer periods of rearing, helping fish achieve greater fitness and condition.
- Riparian reforestation will provide future LWM recruitment, shade the creek, provide additional nutrients, and other benefits.

This project emphasizes a natural process-based ecosystem approach. The Greenway Trust, stakeholders, Tribes, agencies, community groups, and project consultants have created a system of interconnected improvements that work holistically to improve the Issaquah Creek system. This project is intended to limit proposed excavation, and to encourage natural stream processes to achieve greater results; specific wood structures are designed and placed to support long-term processes (e.g., slow and redirect flow into the pilot channel and oxbow, catch wood that comes free from further upstream, encourage the creek to scour banks that have been partially excavated to encourage creek movement and enhance wetland and floodplain connections). This project will include the following elements for comprehensive in-stream and riparian restoration along approximately 4,600 feet (both banks) of Issaquah Creek that flows through Lake Sammamish State Park from upstream of the Sunset Beach pedestrian bridge to the upstream park boundary, including:

- Create up to 0.3 miles of new side channels, including reconnecting to former creek oxbows and floodplain.
- Place more than 400 pieces of Large Woody Material (LWM) (including more than 70 'key pieces', comprising more than 50 total structures).

Project Context

Over the last several decades, there has been significant downcutting of Issaquah Creek through the park, leaving a deeply incised channel (banks are 10' tall or more in places). Currently, in-stream large woody debris is non-existent throughout this lower reach of Issaquah Creek and there is very little habitat complexity and limited healthy/functioning habitat for salmonids.

This project addresses resource damage concerns raised in the *WRIA 8 Chinook Salmon Conservation Plan*, the *Lake Sammamish State Park Wetland, Stream, and Lakeshore Restoration Plan*, and by State Parks, King

County and City of Issaquah staff. Specifically, it focuses on issues of degraded aquatic and riparian habitat associated with the lack of large woody debris, a simplified channel structure and non-native vegetation (which affects future LWM recruitment and canopy cover). The project targets enhancing and creating spawning, rearing, resting, food production and refuge habitat for salmon.

This is the latest phase of a multi-year effort to improve habitat conditions in and adjacent to Issaquah Creek. This project builds on more than two decades of collaboration between the Greenway Trust and State Parks to implement the 2005 *Lake Sammamish State Park Wetland, Stream and Lakeshore Restoration Plan*. Over 40 restoration projects were identified in that plan, including several in-stream projects and bank stabilization efforts (specifically projects C1, C2, C3, C5, C6 and C7). This project will complete the remaining unfinished projects identified along Issaquah Creek.

This project is the culmination of many years of work, and is explicitly referenced or in alignment with numerous plans, studies, reports, and policies, including: [WRIA 8 Chinook Salmon Conservation Plan](#) (2005) and the [2017 WRIA 8 Chinook Salmon Conservation Plan Update](#), the [WRIA 8 4-Year Workplan](#), the [Lake Sammamish State Park Wetland, Stream, and Lakeshore Restoration Plan](#) (2005).

Project Collaboration

This project will be privately administered by the nonprofit Greenway Trust in collaboration with State Parks. The Greenway Trust has led the effort to secure funds and implement design, permitting, and construction, and will administer and lead the project. State Parks has been involved in all stages of the project, and has authorized a Right of Entry Permit to allow the Greenway Trust to complete the project.

The Greenway Trust intends to work with the selected contractor to facilitate access during the project, via methods including but not limited to: site tours for project funders and entities that have supported the project, volunteer events to support weed removal and riparian restoration, youth engagement through site visits for internship programs, and other methods.

Project Timeline and Construction Considerations

- This project will take place within an active State Park (with more than 2 million visitors each year), and project construction will need to account for safety, public engagement, and other considerations coordinated with the Greenway Trust and State Parks.
- Access to the project area within Lake Sammamish State Park is limited by ground conditions, and is anticipated to be available roughly between May and October.
- Any work below the ordinary high water line (OHWL) must be completed between June 15 and August 15 of a given year, per the Hydraulic Project Approval from the Washington State Department of Fish and Wildlife.
- The project design includes the use of helicopter(s) for material delivery and placement and installation of certain LWM features.
- The Greenway Trust's preference is to complete the project in one construction season (2025).

Public Funding Sources

The Greenway Trust has secured all project permits, and has secured funding for this project from multiple Federal, State, County, and Local funding sources including:

- A grant from the United States Environmental Protection Agency via the Community Project proposal process of the U.S. House of Representatives
- A grant from the National Fish & Wildlife Foundation's National Coastal Resilience program

- A grant from the Washington State Salmon Recovery Funding Board, administered by the Washington State Recreation and Conservation Office (RCO) that includes federal and state funds
- Multiple grants from the Lake Washington/Cedar/Sammamish Watershed (WRIA 8) via the Cooperative Watershed Management grant program, and the King County Flood Control District Flood Reduction Fund (both programs administered by the King County Flood Control District)

This project is funded via public grant programs and includes multiple federal, state, and county funding conditions associated with these funds and agreements; these conditions are included in the agreement template provided. The proposed contract language includes a payment clause, which notes that the Greenway Trust will be reimbursed by multiple funding agencies for project costs and will pay Contractor promptly upon receipt of payment from the public grant funders.

Project Team

Below is a list of the current Greenway Trust project team. All members are either Greenway Trust employees, third parties currently under contract to consult on the project, or employees or representatives of State Parks:

- “Owner” – Mountains to Sound Greenway Trust
 - Greenway Trust Representative: Tor Bell, Operations Director
 - Project Manager: Mackenzie Dolstad, Field Programs Senior Manager
- Project Subject Matter Experts:
 - Katie Mozes, PE, Northwest Hydraulic Consultants (“Engineer”)
 - Casey Kramer, PE, Natural Waters, LLC
 - Matt George, PE, Northwest Hydraulic Consultants
 - Greg Johnston, CFB, Facet (formerly DCG/Watershed)
 - Brian Wise, PE, Facet
- Owner Representative(s) for Washington State Parks & Recreation Commission:
 - Shawn Tobin, Area Manager
 - Joelene Boyd, Northwest Region Planner
 - Mark Vaughan, Construction Project Coordinator Northwest Region

Factors for Consideration

Multiple factors will be used to evaluate responses and select the most qualified Contractor. These include, but are not limited to:

- Proposed approach to completing the project, including sequencing of project elements and coordination with relevant subcontractor(s) and use of MWSB Vendors (see note below)
- Price competitiveness for proposed project cost
- Firm’s recent in-stream salmon habitat project experience within the last five years that will demonstrate the firm’s track record in successfully completing projects of similar scope and size
- Feedback on the proposed team from three references that can provide feedback on completion of similar projects
- Proposed team members that would be assigned to this project, with any similar experience, including specific roles and responsibilities
- The expected level of commitment to the project for approved team members and from the firm
- Specific experience working in waterways with various species within a short fish window
- Ability to negotiate agreeable contract terms based on Greenway Trust’s proposed contract form
- Commitment to providing opportunities to underrepresented contractors and subcontractors

Evaluation

The Greenway Trust intends to select a Contractor after reviewing RFP submissions, conducting interviews (if desired by the Greenway Trust), and consulting with participants in prior projects undertaken by proposers. All interested firms should submit proposals as set forth below. Following an initial screening of the proposals, the Greenway Trust may select one or more of the proposing firms to interview, the purpose of which will be to identify the company best able to perform the role of Contractor as envisioned by the Greenway Trust Project Team. Key personnel from proposing firms, including those proposed to be assigned to the project, should be present at the interview.

Proposing firms are also encouraged to attend a site tour at which the particulars of the project will be informally discussed, and which will be held prior to the deadline for responses to this RFP.

Minority Owned, Women Owned, Small Business Vendors, and Disadvantaged Business Enterprises

The Greenway Trust is committed to taking all necessary affirmative steps to assure that minority business, women's business enterprises, veteran-owned businesses, and labor surplus area firms ("MWSB Vendors") are used whenever possible. Disadvantaged Business Enterprises have an equal opportunity to compete for and participate in the performance of all agreements, contracts, and subcontracts. The Greenway Trust encourages disadvantaged, minority, and women-owned consultant firms to respond.

Contract

The Greenway Trust will be utilizing a modified version of the AIA A104 for this project. Please review and comment on the attached template. A proposer's agreement to the template's terms and conditions will be a major factor in the award of the contract.

Construction Services

If engaged, the Contractor's expected construction services will include without limitation the following: complete construction based on time-sensitive schedules; coordination and management of all construction activities; active participation in weekly project meetings; advising the Greenway Trust Project Team regarding subcontractor selection; working with the Greenway Trust to coordinate with project partners, funding programs, permitting agencies, and others; preparing and administering subcontractor agreements; abiding by all project permits as secured by the Greenway Trust (including coordination with permitting agencies on any necessary inspections; abiding by all conditions of the contract and funding sources; preparing, regularly updating, and reporting schedule; managing proposed change orders; monitoring subcontractors; performing quality control and assurance and safety management; maintaining project records; and coordinating mobilization, material acquisition, delivery, staging, and close-out.

Response to this RFP

The response to this proposal should include the following items:

- Cover letter.
- Narrative response to the Factors for Consideration as listed above, limited to 10 pages and a minimum 12-point font. (Cover letter, resumés of staff, and reference list do not count against the page limit.)
- GMP estimate using the provided Microsoft Excel template.
- A bid bond of 5% of the bid price is included in the proposal

Please submit materials via email to Mackenzie.Dolstad@mtsgreenway.org on or before the date and time listed below, using the subject line: “RFP response – Issaquah Creek Restoration”.

Questions should be directed to Mackenzie Dolstad at the email address listed above by the date listed below, with the subject line “RFP question – Issaquah Creek Restoration”.

Anticipated Schedule

January 24, 2025 – RFP issued

February 3, 2025 – Site visit with interested firms at Lake Sammamish State Park

- 9:30-12:30 at the East Soccer Fields at the Park <https://maps.app.goo.gl/PjD43b7euvzGdvfR6>

February 5, 2025 – Questions due to the Greenway Trust

February 12, 2025 – Answers to questions distributed

February 19, 2025 – Inform Greenway Trust of intent to submit a Proposal in response to this RFP

February 24, 2025 – RFP responses due to the Greenway Trust by 9:00am

March 4 & 6, 2025 – Interviews (if necessary)

March 7, 2025 – Notification of Contractor(s) to proceed to negotiation

June 15-August 15, 2025 – Approved in-stream fish window

Neither the transmission of this RFP nor the Greenway Trust’s receipt of a proposal creates any obligation or commitment from the Greenway Trust to enter into a contract or proceed with the project. This RFP does not obligate the Greenway Trust to pay for costs of any kind or nature that may be incurred related to the proposal or the project.

The Greenway Trust reserves the right to reject any and all proposals and/or to re-solicit proposals at any time, and to enter into negotiations with any party. The Greenway Trust also reserves the right to modify the schedule of events, to accept proposals after the deadline for submission, and to waive any irregularities in the proposed process in the Greenway Trust’s sole discretion. The Greenway Trust further reserves the right to negotiate with multiple proposers in selecting a Contractor and to terminate the selected Contractor for convenience at any time. All costs incurred during the RFP process shall be borne by the proposing firm. Proposals submitted in response to this RFP may be subject to public disclosure requirements and shall become the property of the Greenway Trust.