



REQUEST FOR PROPOSAL
MEADOWLANDS PARK JURISDICTIONAL DETERMINATION PROJECT
(Revised 8/24/2016)

Proposal Sought:

The Lacamas Shores Homeowners' Association ("LSHOA") is seeking proposals to prepare documents required by the City of Camas to manage vegetation on a lot wholly owned and managed by the LSHOA, namely Clark County Tax Lot 84839000, AKA "Lacamas Shores HOA Common Area", or "Meadowlands Park".

Delivery Date:

The Request for Proposal is made available from August 1, 2016 to September 8, 2016.

Bid Information:

Currently, the northern 2/3 of the tax lot is in use as a stormwater treatment facility, and the southern portion of the lot is in use as an athletic field with a boat launch facility. No change in use is proposed. These uses have been in place since approximately 1990. Members of the LSHOA wish to properly manage vegetation in a manner that will restore the area, thereby ensuring water quality, preserve wildlife habitat, and restore views.

The successful candidate will work with the Washington State Department of Ecology, US Army Corp of Engineers, City of Camas, Clark County and other government agencies as necessary to make a jurisdictional determination, which shall require a Jurisdictional Determination Report and/or a Wetland Delineation.

Jurisdictional Determination Report:

The purpose of a jurisdictional determination report is to provide an opinion regarding the purpose and original designation of the lot 84839000, as well as the standards and jurisdictions. The opinion should also state whether the original designation is still enforce/applicable today.

1. Provide a general map of wetland and non-wetland areas on lot 84839000. The LSHOA will mark in the field two or more property corners adjoining lot 84839000 to use to as reference points, or provide other suitable reference points that can be tied to property boundaries, or the consultant may locate their own reference points if they so choose as long as their mapping will show wetland boundaries relative to property lines.
2. Prepare one or more paired plots and map the wetland extents to the accuracy required by the 1987 Corps manual.

3. NOT REQUIRED: The Washington Wetland Rating form(s), or mapping of various vegetation and hydrologic subunits of the wetland.
4. Summarize the known permits, deeds, development plans, and information concerning lot 84839000.

Wetland Delineation Report:

Should the determining government agency(ies) require further information beyond a Jurisdictional Determination Report, the consultant may be asked to prepare a Wetland Delineation Report for lot 84839000 that meets the requirements of the WA Department of Ecology and the USACE.

Reference Documents:

The LSHOA will provide relevant documentation currently in LSHOA Board of Directors' possession, including deeds, historic photos and arials, and a copy of an article written about the facility that was published in the July 1993 edition of Water Environment & Technology, entitled "Wetlands for Stormwater Treatment" . In addition, the Camas City Manager has stated that there are 4 boxes of documents at the Camas City Hall related to the LSHOA. The consultant will review these documents, copy portions of those relevant to lot 84839000, and include those in his or her report. It is believed the area was mapped and delineated in the late 1980's or early 1990's, and it is hoped that copies of those studies will be located by this investigation.

Separate bids for the following services are requested:

1. Fixed bid. Produce a Jurisdictional Determination Report per the above requirements.
 2. Fixed bid. Produce a Wetland Delineation Report for lot 84839000.
 3. An hourly bid is requested for additional services that may be required, which may include writing a permit application to manage vegetation, and/or providing expert opinion in meetings with agencies with and/or on behalf of the LSHOA.
- Each should include estimated or expected time frames and/or requirements.

ACCESS:

Lot 84839000 is accessible to the public, no advance permission is required. There is ungated pedestrian access on a path along the east side of 5706 NW EL REY DR, CAMAS, 98607, or the Lacamas Lake Heritage Trail system. Vehicle access is available from a gate on the north side of 2143 NW Lacamas Drive, Camas, WA 98607. Contact the LSHOA Board of Directors for gate access.

QUALIFICATIONS:

The consultant must have qualifications acceptable by the City of Camas for preparing a Critical Areas Report, such as a certification as a Professional Wetland Scientist.

CONTACT:

All inquiries and/or proposals should be submitted to Matt McCants, President of the Board of Directors, Lacamas Shores HOA at president@LacamasShoresHOA.org.