

September 12, 2025

Willow Hughes
Environmental Programs Administrator
City of Staunton VA

RE: Wharf Parking Lot Daylighting Study

Dear Ms. Hughes,

The City of Staunton requested that we prepare this task order to provide professional engineering services for the preliminary design and study of the Wharf Parking Lot Daylighting. Thank you for the opportunity to work with you and your team on this project.

A. Background and Project Description

In March 2025, Wiley|Wilson completed a visual assessment of the Lewis and Peyton Creek Tunnel that identified several significant structural issues within the Wharf parking lot. Based on our understanding of the project, we recommend the following scope of services to help further define potential daylighting options and to develop cost estimates comparing repair and replacement with daylighting. The image below defines the project limits included in this scope of services.

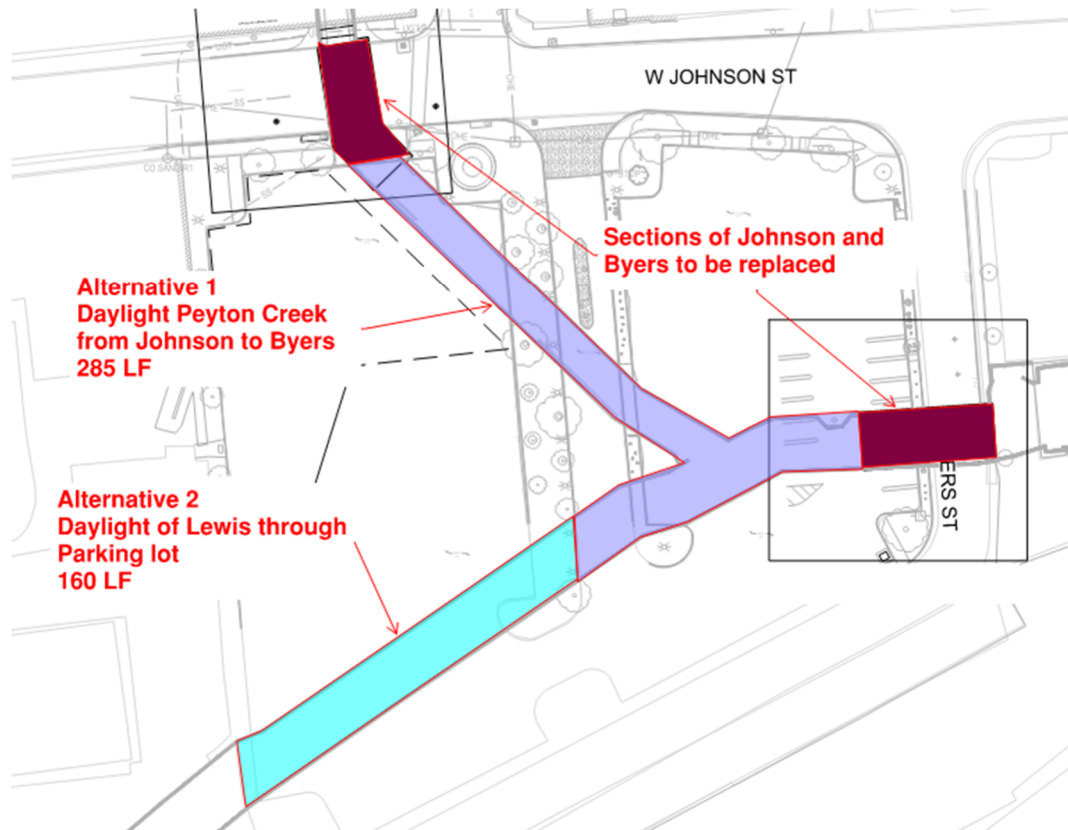


Image 1 – Limits of Daylighting Study



B. Scope of Services

Below are the scope items.

- Conceptual plan form and cross section development for Lewis and Peyton Creek.
- Develop preliminary grading and site plan for the following Alternatives
 - Daylighting Johnson to Byers as a natural channel.
 - Daylighting Johnson to Byers as a concrete channel.
 - Daylighting Johnson to Byers and remaining Lewis creek section under parking lot as a natural channel.
 - Daylighting Johnson to Byers and remaining Lewis creek section under parking lot as a concrete channel.
- Develop preliminary grading plans for one preferred alternative, which may incorporate elements from the options described above.
- Provide stormwater modeling calculations of the following six scenarios. The scenarios will be calculated with and without existing downstream restrictions.

Scenario	Stormwater Modeling Scenarios (2-, 10-, 25-, and 100-year) with and without downstream restrictions					
	Replace Peyton Creek Tunnel (Johnson to Byers)	Daylight Peyton Creek (Johnson to Byers) Concrete Channel	Daylight Peyton Creek (Johnson to Byers) Natural Channel	Repair Lewis Creek Tunnel	Replace Lewis Creek Tunnel (under Parking Lot) Concrete Channel	Replace Lewis Creek Tunnel (under Parking Lot) Natural Channel
1a & 1b	x			x		
2a & 2b		x		x		
3a & 3b			x	x		
4a & 4b		x			x	
5a & 5b			x			x
6a & 6b	preferred option					

- Provide Opinion of Probable Construction cost for the six alternatives identified above.
- Structural coordination for tunnel demolition and repair.
- Conceptual rendering of the preferred option. Rendering will include one plan view and three ground level photo-realistic perspectives.

Basis of Proposal

We made the following assumptions for the preparation of this Task Order:

- The scope has been developed based on discussion and correspondence with City of Staunton Staff.
- The scope excludes any item not expressly documented above.
- No confined space entry is included.



- Grading plans will define useable space, to the extent possible, outside of the required stream daylighting limits. Programming of these spaces and coordination with user groups is not included in this scope.
- Scope includes one public meeting presentation and one closed session council meeting presentation.

C. Obligations of the City

1. The City will provide any available data on property ownership, utility information, stormwater management systems.
2. Review all submitted reports, sketches, drawings, specifications, contracts and other documents.

D. Compensation

The services identified above will be performed on a lump sum basis for a total fee of **\$166,000**. Invoices will be submitted monthly. Engineering services will be provided in accordance with the current Agreement for On-Call Engineering Services between Wiley|Wilson and the City.

E. Additional Services

Changes in Wiley|Wilson's scope of services as defined in this letter must be authorized in writing by the City.

This proposal is valid for 60 days from the date of this letter.

Thank you for the opportunity to assist with this project. If we can provide any further details, please contact me at 434.426.4779 or via e-mail to dsutton@wileywilson.com.

Sincerely,

Wiley|Wilson

Dan T. Sutton P.E.
Project Manager



City of Staunton

By:

Title:

Date Signed: _____

Address for giving notices:

116 W. Beverley Street
Staunton, VA 24401

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