

City of Fayetteville Staff Review Form

2019-0620

Legistar File ID

10/1/2019

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Peter Nierengarten

9/12/2019

SUSTAINABILITY/RESILIENCE (631)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Change Order to Contract with Nelson Byrd Woltz Landscape Architects to Provide Professional Landscape Architecture Services for Phase 3 and 4 (Construction Documentation, Bidding and Negotiation, and Construction and Administration) of the Fay Jones Woods, Streetscapes and Razorback Greenway Design portions of the Cultural Arts Corridor and Approval of a Budget Adjustment.

Budget Impact:

xxxx.xxx.xxxx-5860.02

Various

Account Number

Fund

XXXXX.7800

Arts Corridor Improvements

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 1,750,000.00

Funds Obligated \$ 1,549,211.00

Current Balance \$ 200,789.00

Does item have a cost? Yes

Item Cost \$ 1,075,537.00

Budget Adjustment Attached? Yes

Budget Adjustment \$ 874,748.00

Remaining Budget \$ -

V20180321

Purchase Order Number: 2018-000554

Previous Ordinance or Resolution 138-18; 258-17

Change Order Number: 2

Approval Date:

Original Contract Number:

Comments: This item will be placed on a new Purchase Order



**MEETING OF OCTOBER 1, 2019**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff

**FROM:** Peter Nierengarten, Sustainability Director

**CC:** Chris Brown, City Engineer  
Wade Abernathy, Facilities Management  
Susan Norton, Communications Director

**DATE:** September 12, 2019

**SUBJECT:** **Change Order to Contract with Nelson Byrd Woltz Landscape Architects to Provide Professional Landscape Architecture Services for Phase 3 and 4 (Construction Documentation, Bidding and Negotiation, and Construction and Administration) of the Fay Jones Woods, Streetscapes and Razorback Greenway Design portions of the Cultural Arts Corridor and Approval of a Budget Adjustment**

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**RECOMMENDATION:**

Staff recommends approval of Change Order #2 to the contract with Nelson Byrd Woltz (NBW) Landscape Architects to provide professional landscape architecture services for the completion of Phase 3 and 4 of the Fay Jones Woods, Streetscapes and Razorback Greenway Design portions of the Cultural Arts Corridor and approval of a budget adjustment. Phase 3 will cover the construction documentation, bidding and negotiation for the design elements in the Fay Jones Woods, Razorback Regional Greenway improvements, and streetscape improvements. Phase 4 will cover the construction administration for these elements.

**BACKGROUND:**

The Cultural Arts Corridor project has two primary scope areas: Scope Area A contains the Fay Jones Woods, the Razorback Regional Greenway, and street improvements along West Ave, Gregg Ave and other adjacent streets. Scope Area B contains the West Ave. Civic Space and street improvements to the adjacent West Ave. and Dickson St. The City will begin construction on the improvements in Scope Area A in the spring of 2020. Construction of the design elements for Scope Area B are envisioned to begin in 2022.

The design process for the project was divided into four phases: 1-Schematic Design, 2 - Design Development, 3 - Construction Documentation, Bidding and Negotiation, and 4 - Construction Administration. Nelson Byrd Woltz has nearly completed Phase 2 – Design Development and is now preparing to begin working on Phase 3 – Construction Documentation, Bidding and Negotiation.

**DISCUSSION:**

The scope of work and fees proposed in this change order with Nelson Byrd Woltz are for the Phase 3 and 4 design work that corresponds with the construction of design elements located in Scope Area A – Fay Jones Woods, Razorback Regional Greenway, and streetscape enhancements..

Nelson Byrd Woltz will act as the prime consultant and project lead of the design team during phase 3 and 4. NBW will coordinate all sub-consultants and collect and submit design packages and billing directly to the City of Fayetteville.

The following preliminary schedule has been developed by NBW for Scope Area A Phase 3 and 4:

- Construction Documentation – 20 weeks – September 2019 through January 2020. This will include the development of technical documentation for construction, coordination of drawings with the full sub-consultant team, finalization of the materials palette for all landscape elements in coordination with the City, facilitation and review of construction specifications at 50%, 90% and 100% of construction drawings, meet and coordinate with the project Construction Manager as they provide cost estimates, on-going documentation of all necessary project materials for SITES certification.
- Bidding and Negotiation – 6 weeks – February 2020 through March 2020. This will include coordination and information requests from contractors and sub-contractors and preparing necessary addendums as directed and requested by the City.
- Construction Administration – 64 weeks – March 2020 through June 2021. This will include review of change orders, submittals and RFI's. This will also include attending construction meetings and on-site review of construction progress to ensure that the project is constructed in conformance with the drawings and specifications.

**BUDGET/STAFF IMPACT:**

The maximum not-to-exceed amount authorized for Phase 3: Construction Documentation, Bidding, and Negotiation is \$634,250. The maximum not-to-exceed amount for Phase 4: Construction Administration is \$441,287. Partial funding for this work will come from the remainder of the Walton Family Foundation Design Excellence Grant. The remainder of the funding will come from a combination of the Cultural Arts Corridor Bond, Transportation Bond, Trails Bond and Water/Sewer Capital Improvement.

**Attachments:**

Financial Summary

Appendix A – Scope of Work

PO 2018-00000554

Change Order #1 (includes original contract and RFQ solicitation)

Budget Adjustment

## Financial Summary

## 2019-0620 - Arts Corridor Design Services

Change Order to Contract with Nelson Byrd Woltz Landscape Architects to Provide Professional Landscape Architecture Services for Phase 3 and 4 (Construction Documentation, Bidding and Negotiation, and Construction and Administration) of the Fay Jones Woods, Streetscapes and Razorback Greenway Design portions of the Cultural Arts Corridor and Approval of a Budget Adjustment.

Funding Sources	Project	Construction Documents	Bidding/Neogotiation	Construction Admin	Total Engineering
Main		205,167	13,956	141,552	360,675
Other Design		313,425	25,685	253,430	592,540
Water/Sewer Design		71,981	4,036	46,305	122,322
		590,573	43,677	441,287	1,075,537

### ARTS CORRIDOR FUNDING:

4608.860.7800 - Arts Corridor	46080.7800	114,648	24,592	236,974	376,214
2230.631.8006 - Special Grants	31708.7800	200,789	-	-	200,789
		315,437	24,592	236,974	577,003

### TRANSPORTATION FUNDING:

4602.860.7800 - Transportation	46020.7800	162,524	12,039	126,407	300,970
		162,524	12,039	126,407	300,970

### TRAILS FUNDING:

4603.860.7800 - Trails	46030.7800	40,631	3,010	31,601	75,242
		40,631	3,010	31,601	75,242

### WATER/SEWER FUNDING:

5400.860.5600 - W/S, Water Capital	11011.2019.7800	64,555	3,632	41,535	109,722
5400.860.5700 - W/S, Sewer Capital	11011.2019.7800	7,426	404	4,770	12,600
		71,981	4,036	46,305	122,322
		590,573	43,677	441,287	1,075,537

<b>Fayetteville Cultural Arts Corridor</b> Fee Overview - Phase 3+4, Scope Area 9/11/2019					
<i>Estimated Construction Costs</i>		\$10,382,683			
<b>Construction Documents</b>		<b>Bidding and Negotiation</b>		<b>Construction Administration</b>	
NBW Design Fees	193,117	NBW Design Fees	13,956	NBW Design Fees	122,352
SITES documentation	3,000	SITES documentation	0	SITES documentation	5,000
NBW Expenses	9,050	NBW Expenses	0	NBW Expenses	14,200
	<b>\$205,167</b>		<b>\$13,956</b>		<b>\$141,552</b>
<i>Other Design Costs</i>		<i>Other Design Costs</i>		<i>Other Design Costs</i>	
Sub Consultant Fees	308,425	Sub Consultant Fees	25,685	Sub Consultant Fees	243,430
Sub Consultant Contingency	5,000	Sub Consultant Contingency	0	Sub Consultant Contingency	10,000
	<b>\$313,425</b>		<b>\$25,685</b>		<b>\$253,430</b>
<i>Water/Sewer Design Costs</i>		<i>Water/Sewer Design Costs</i>		<i>Water/Sewer Design Costs</i>	
Sub Consultant Fees	71,981	Sub Consultant Fees	4,036	Sub Consultant Fees	46,305
	<b>\$71,981</b>		<b>\$4,036</b>		<b>\$46,305</b>
<i>CD Total</i>	<b>\$590,573</b>	<i>BN Total</i>	<b>\$43,677</b>	<i>CA Total</i>	<b>\$441,287</b>



**Appendix A**

**Scope of Work, Schedule, and Fees**

September 11, 2019

Proposal for  
**Cultural Arts Corridor**  
Fayetteville, Arkansas

Professional Landscape Architecture Services:

**Phase Three – Construction Documentation  
Bidding and Negotiation**

**Phase Four – Construction and Administration**

(Scope Area A Only)

# Project Understanding

There are two Primary Scope Areas and four Design Phases of the Cultural Arts Corridor (CAC).

## Primary Scope Areas:

### Scope Area A

- The Fay Jones Woods
- The Razorback Regional Greenway Improvements
- Cultural Arts Corridor Streetscape Enhancements

Scope Area B, the West Avenue Civic Space, is not included in this scope of work. See Appendix B for Scope Area/Extents of Design.

## Design Phases:

**Phase 1 - Schematic Design**

**Phase 2 - Design Development**

**Phase 3 - Construction Documentation, Bidding & Negotiation**

**Phase 4 - Construction Administration**

The following scope of work and fees are for Phase 3 and 4 design work for Scope Area A only. It builds upon work completed during Phases 1 and 2 (Schematic Design and Design Development). The Schematic Design, including its illustrative package and estimated construction cost served as the basis for inclusion in a bond referendum administered by the City of Fayetteville (CoF) to fund the proposed improvements. This bond referendum was passed by Fayetteville voters on April 9, 2019.

Nelson Byrd Woltz Landscape Architects (NBW) will continue act as prime consultant and project lead of the design team during Phases 3 and 4 Construction Documentation Bidding and Negotiation, and Construction Administration, respectively. The following proposal is intended to clearly describe the scope elements provided by NBW and those that will be provided by sub-consultants. As prime consultant, NBW will coordinate all sub-consultants and collect and submit design packages and billing directly to the CoF.

The current proposal provides design services for the design and construction of the scope documented in the 100% Design Development drawings to be submitted to the City of Fayetteville on September 20, 2019. Following review of the 100% Design Development documents and cost estimate, some value engineering (VE) options may be exercised to keep the project within the working construction budget. Should those VE decisions alter the design scope in ways that reduce the time and effort necessary for the design team, CoF reserves the right to renegotiate design fees downward to equitably reflect those changes. Design work will not begin until authorized by the City.

Sub-consultants will be drawn from the following list, also included in the Letter Agreement:

- 1) Flintlock, LTD – Landscape Architect
- 2) Nitsch Engineering – Civil Engineering
- 3) Olsson Associates – Water / Sewer, Civil / Geotechnical / Structural Engineering, Soils Consulting, Surveying

- 4) Rico Associates - Specifications Writer
- 5) Hines, Inc. – Irrigation consultant\*
- 6) HSA Engineering – MEP Engineer
- 7) Tillett Lighting – Lighting Design

*\*These services provided by Jim Davis, previously of Landtech, now with Hines, Inc.*

The sub-consultant team will assist with design services and documentation and with facilitating submittals to regulatory agencies. Their scopes specific to this proposal are outlined below.

## **NBW Phase 3 Scope**

### **Scope Area A: Construction Documentation**

20 weeks (October 2019 – February 2020)

- Develop required technical documentation for construction, including Paving Plans, Layout Plans, Grading Plans, Planting Plans, Sections, Elevations, and Construction Details
- Coordinate drawings with full sub-consultant team
- Finalize materials palette for all landscape elements in coordination with Client
- Facilitate and review construction specifications to accompany 50% CDs, 90% CDs, and 100% CDs (by Rico Associates)
- Meet with team and construction manager (CM) to review 50%, and 90% CDs
- Provide information and coordinate with the project Construction Manager as they provide project Cost Estimate updates
- Continue documentation and lead the design team in preparation of project materials required for Sustainable Sites Initiative (SITES) certification

#### **Travel**

- Trip #7 – 50% CD Meeting with Client Group and sub-consultants (2 days, 2 NBW Staff)
- Trip #8 – 90% CD Meeting with Client Group sub-consultants (2 days, 2 NBW Staff)

#### **Deliverables**

- 50% Construction Documents (drawings and specifications)
- 90% Construction Documents (drawings and specifications)
- 100% Construction Documents (drawings and specifications)

### **Scope Area A: Bidding and Negotiation**

6 weeks (January – February 2020)

- Coordinate with City Purchasing Division and CMAR with Advertisements, Pre-bid meetings, and Receipt of Trade Packages (administered by CoF)
- Respond to requests for information from contractor and subcontractors
- Coordinate responses to requests for information (RFIs) with sub-consultant team
- Prepare and coordinate necessary addendums as directed and requested by the City

## **Scope Area A: Construction Administration**

64 weeks (March 2020 – June 2021)

- Review change orders and provide guidance and recommendations for the CoF
- Review, respond to, and assist with distribution of RFI's, substitution requests, and submittals as required by the project specifications
- Review mockups and materials samples
- Tag and inspect trees and plants
- Participate in site visits and construction meetings with contractors and client representatives as needed to confirm construction is in conformance with drawings and specifications
- Provide on-site review of construction progress, including:
  - Inspections of work in progress, samples, and mock-ups
  - Review completed work submitted for approval
  - Assist in the preparation of punch lists as project nears completion
  - Carry out final inspection of works

### **Travel**

Current assumptions include eight (8) single person visits, to be scheduled at critical moments for project construction oversight. Some trips may include multiple NBW staff.

### **Deliverables**

- Field Reports, RFI responses, Submittal reviews and LSKs, as needed

## **Sub-Consultant Team Scope**

### **Local Landscape Architect: Flintlock**

#### **Scope Area A: Construction Documentation**

- Provide ongoing design review of overall design
- Support the team with logistical support, meeting space, and attend internal design meetings during NBW visits
- Attend and participate in biweekly team digital meetings (12), led by NBW
- Attend and participate in bi-weekly OAC digital meetings (12), led by Nabholtz
- Attend and participate in public engagement meetings (1), led by NBW
- Attend and participate in meetings w/ the steering committee (2) and other local stakeholders as needed
- Attend meetings and provide support communication and negotiations with landowners included in potential ROW expansions. This specific effort is subject to a NTE amount of 10k. Additional meetings or efforts requested by CoF would be considered additional services.
- Attend and participate in up to (6) meetings that may arise during the construction document development (i.e. w/ material suppliers, CoF officials, project construction manager).
- Work with NBW and Nitsch to develop construction documents for streetscape improvement of West Ave, Gregg Ave, and the short sections of Meadow St, Spring St, and Center St between West

Ave and the Razorback Greenway. Olsson to lead document production, with full drawing review (in .dwg format) by Flintlock Ltd at key milestones (50%, 90%, 100%)

### **Scope Area A: Bidding and Negotiation**

- Provide support to NBW in navigating the Bidding and Negotiation process with CoF
- Attend and participate in team digital meetings (4), led by NBW
- Attend and participate in bi-weekly OAC digital meetings (4), led by Nabholtz (Construction Manager)

### **Scope Area A: Construction Administration**

- Attend a Pre-Construction meeting, led by NBW, with contractor and all key subcontractor personnel in attendance. Assist with organizing in-person meeting site location and meeting provisions
- Attend a Pre-Construction meeting for Fay Jones Woods, led by NBW, with contractor and all key subcontractor personnel in attendance. Assist with organizing in-person meeting site location and meeting provisions
- Organize and lead individual block pre-construction meetings with property owners, contractor, and CoF to review schedule, temporary property access, working hours, construction easements, tree protection, and project contacts
- Serve as on-going liaison with property owners as requested by the CoF
- Attend a maximum of (30) bi-weekly on-site OAC meeting (organized and led by Construction Manager) and site visits to monitor progress and observe the quality of the work. NBW to attend and lead meeting once per month. Written reports of site visits and meeting minutes to be provided by Construction Manager.
- Attend a maximum of (30) site walks with contractor as requested to review and comment on installation of streetscapes work or assist in resolution of issues in the field
- Notify NBW and the CoF of any work that does not conform with the construction documents
- Review construction materials testing, on site mock-ups, materials samples, submittals, and construction records (RFIs, ASIs, COs, etc.) related to the streetscapes. Review these materials in person as requested by NBW for Fay Jones Woods
  - NBW to track, coordinate, and distribute all project construction records, pay apps, and construction administration communications from Contractor, CoF, and subconsultants.
- Provide described CA services for a maximum of 15 months of construction on Phase 1 streetscapes
- In addition to the base fee and scope, an additional 40 hours of site visits may be provided at a reduced hourly rate. Any site visits above those described would be handled as an Additional Service. These additional coordination visits are only as requested and approved in advance by NBW and CoF.

## **Civil Engineer / Nitsch Engineering**

### **Scope Area A: Construction Documentation**

- Review the 50% and 90% Construction Documents and supporting stormwater calculations prepared by Olsson. Prepare a brief assessment confirming the project's conformance with the project performance goals established during the Schematic Design and through the SITES strategy development; and

- Participate in team coordination meetings via web conference. Nitsch Engineering assumes participation in up to three (3) team coordination meetings via web conference during the Construction Documents phase.

#### **Scope Area A: Construction Administration**

- Consulting with the Team relative to stormwater-related Requests for Information (RFIs) and Change Order requests that may impact stormwater performance; and
- Preparation of a final stormwater assessment summarizing the project's alignment with the project stormwater goals.

## **Civil, Soils, Surveying, Geo Technical, Structural / Olsson Associates**

#### **Overall Project Administration & Meetings**

- Participate in design team Kick-off meeting, biweekly remote team meetings and pricing meetings organized and led by NBW per each phase of design

#### **Scope Area A: Permitting Documentation**

- Prepare detailed drainage report meeting requirements of SITES certification and the CoF standards
- Prepare and submit Stormwater Pollution Prevention Plan (SWPPP) per City and State requirements

#### **Scope Area A: Civil Construction Documents**

- Continue technical development and design documentation of civil engineering scope areas of the Fay Jones Woods, Greenway and Streetscape Improvements in coordination with NBW, Nitsch Design Engineers and Flintlock
- Produce final documentation set including but not limited to: existing conditions plans; demolition plans; utility plans; roadway plans, profiles and cross sections; greenway plans; drainage plans; soils plans; civil design details; soil design profiles; and construction/bid specifications

#### **Scope Area A: Structural Construction Documents**

- Provide full structural design documentation for built structures including: pedestrian bridges (3), elevated canopy walk, and site retaining walls

#### **Scope Area A: Bidding and Negotiation**

- Attend pre-bid meeting with design team, client and contractor
- Coordinate answers to questions raised by bidders related to the civil, structural, soils, and geotechnical scopes of work
- Assist with addendum preparation as needed

#### **Scope Area A: Civil Construction Administration**

- Attend Preconstruction meeting. Fee is limited to two Olsson engineers to attend meeting
- Attend monthly progress meetings. Fee is limited to one Olsson engineer to attend monthly meetings
- Furnish professional engineer to make monthly visits to the site (as distinguished from the services of a Resident Project Representative) as appropriate to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the contract documents
  - In performing these services, the Engineer will endeavor to protect the Owner against defects and deficiencies in the work of the contractor; but he cannot guarantee the performance of the

contractor, nor will the Engineer supervise, direct, control or have authority over or be responsible for Contractor's means, methods, techniques, sequences or procedures of construction or for the safety measures that the contractor takes or should take.

- Review samples, catalog data, schedules, shop drawings, laboratory, shop and mill tests of material and equipment and other data which the contractor submits
  - This review is for the benefit of the Owner to ensure general conformance with the design concept of the project and general compliance by the contractor with the information given in the contract documents. It does not relieve the contractor of any responsibility such as dimensions to be confirmed and correlated at the job site, appropriate safety measures to protect workers and the public, or the necessity to construct a complete and workable facility in accordance with the contract documents.
- Prepare and review construction documentation including Requests For Information, Field Orders, Change Orders as directed by the Owner or Owner's representative
- Coordinate and conduct a final inspection with the Contractor and the Owner and Prepare a Punch List of deficient construction items for the Contractor to address

#### **Scope Area A: Structural Construction Administration**

- Review and respond to Contractor submitted material submittals and shop drawings
- Prepare, review, or coordinate the dissemination of construction documentation including Requests For Information, Field Orders, Change Orders as directed by the Owner or Owner's representative
- Coordinate and conduct a final inspection with the Contractor and the Owner and Prepare a Punch List of deficient construction items for the Contractor to address

#### **Scope Area A: Civil/Structural Construction Administration - Field Observation**

The fee provided is limited to Civil/Structural Field Observations services (RPR) for Scope Area A elements of the project. Olsson shall provide Civil/Structural field observation services based on a 14-month construction schedule including the following:

- Attend a pre-construction conference
- Construction Observer(s) (RPR) to review plans and construction documents and set up appropriate field documentation books
- Perform full or part-time construction observation and document the work in progress
- Determine the contractor's compliance with the contract and specifications and reject work and/or materials that are not in compliance
- Provide observation and documentation of the project traffic control and detour signage and communicate deficiencies to the contractor
- Perform review of shop drawings and materials submittals and issue back to contractor
- Receive contractor requests for interpretation or clarification on the intent of the contract specifications during construction and issue responses as required. Coordinate with the City, the communication of such responses to the prime contractor.
- Determine whether or not the contractor is generally adhering to the specifications and plan documents, and schedule through on-going observations
- Report to City, giving opinions and suggestions based on the observations regarding defects or deficiencies in the contractor's work and relating to compliance with the contract documents
- Prior to final walk-through submit to the contractor a list of items observed to require completion or correction
- Provide review of final documentation including the final pay estimate, final change order and punch list review

- Civil and Structural observation fees are estimated based on performing construction observation on a targeted basis for a 14-month construction contract time. The civil and structural observation proposed fee is based on the equivalent of 4 hours per day, 5 days per week, during 4-months of street construction time and 2 hours per day, 5 days per week, during 4-months of estimated concurrent street, water, and sewer construction. Observation fees during concurrent 4-month water and sewer construction time are estimated to be split 50/50.
- For the remaining project construction occurring beyond the street construction period, a maximum of (14) inspections are assumed. Additional inspections or visits requested by the city would be considered an additional service.
- If the Owner directs the Engineer to decrease the time or frequency of observation, the fee will decrease according to the Engineer's standard hourly rates. If construction time extends beyond the time established in this agreement or the Owner wishes to increase the time or frequency of observation, the Engineer will be compensated an additional fee agreed to by the Owner and Engineer.

### **Scope Area A: Testing**

- Olsson will follow the City of Fayetteville's guidelines of standards and specifications for construction materials testing. This will include testing for soils, aggregate, concrete and asphalt. Olsson's budget for this project is \$20,000.00 TMNTE. However, any additional testing requested will be classified as additional services and that will be based on time and materials.
- See rates attached in Appendix C

## **Scope Area A: Water-Sewer / Olsson Associates**

The fee provided is limited to the Design and Construction Administration Water/Sewer Field Observations services for Scope Area A elements of the project. These services cover work located within Scope Area A, but that are being funded separately by the CoF.

### **Scope Area A- Water/Sewer: Topographical Survey**

The fee provided is limited to survey services for additional survey needed on Gregg Avenue and Meadow Street to complete the water design as shown in Exhibit B. Included with this Task, Olsson shall provide topographic survey to project extents including the following:

- Topographic features shall be surveyed to create a surface represented by 1-foot contours. Improvements within the limits shall be located, including: buildings, roads, structures, pipes, fences, gravel surfaces, concrete surfaces, asphalt surfaces, trees, and utilities
- A Utility-One-Call shall be made for the site. Utilities that are marked shall be located. Above ground visible utilities shall be located. Olsson will not be responsible for underground utilities not marked by the utility locate, also underground structures or tanks that are not visible on the surface of the site. An attempt shall be made to obtain utility maps from the utilities listed on the Utility-One-Call. If maps are provided those utilities shall be placed on the survey. Manholes shall be inverted to get the pipe size and flow lines elevations.

### **Scope Area A- Water/Sewer: Bid Phase Services**

- Provide clarifications, including answering questions from potential bidders, during the bid phase through the CoF
- Assist CoF with preparation of addenda

### **Scope Area A- Water/Sewer: Water and Sewer Relocation**

- Meet with the CoF to understand the project needs



- Consult with regulatory and governmental authorities having jurisdiction over the project
- Prepare construction drawings including engineering design and drafting
- CoF STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2017 EDITION shall be used as basis of design and as construction specification
- Submit, on behalf of CoF, construction specifications, drawings and design criteria for approval to the Arkansas Department of Health (ADH) and other agencies, if required. The ADH review fee of \$500 is included as a reimbursable expense.

#### **Scope Area A- Water/Sewer: Water & Sewer Relocation Easements**

- Preparation of easement documents for 18 property owners using the standard form of the CoF

#### **Scope Area A- Water/Sewer: Construction Administration**

Olsson shall provide Water/Sewer construction administration services based on a 4-month construction schedule including the following:

- Attend Preconstruction meeting. Fee is limited to two (2) Olsson engineers to attend preconstruction meeting
- Attend monthly progress meetings. Fee is limited to one (1) Olsson engineer to attend monthly meetings
- Furnish professional engineer to make monthly visits to the site (as distinguished from the services of a Resident Project Representative) as appropriate to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the contract documents. In performing these services, the Engineer will endeavor to protect the Owner against defects and deficiencies in the work of the contractor; but he cannot guarantee the performance of the contractor, nor will the Engineer supervise, direct, control or have authority over or be responsible for Contractor's means, methods, techniques, sequences or procedures of construction or for the safety measures that the contractor takes or should take.
- Review samples, catalog data, schedules, shop drawings, laboratory, shop and mill tests of material and equipment and other data which the contractor submits
  - This review is for the benefit of the Owner to ensure general conformance with the design concept of the project and general compliance by the contractor with the information given in the contract documents. It does not relieve the contractor of any responsibility such as dimensions to be confirmed and correlated at the job site, appropriate safety measures to protect workers and the public, or the necessity to construct a complete and workable facility in accordance with the contract documents.
- Prepare and review construction documentation including Requests For Information, Field Orders, Change Orders as directed by the Owner or Owner's representative
- Coordinate and conduct a final inspection with the Contractor and the Owner and Prepare a Punch List of deficient construction items for the Contractor to address
- Prepare record drawings of the completed project and provide one (1) hard copy and one (1) electronic copy for the Owner's records

#### **Scope Area A- Water/Sewer: Field Observation**

Olsson shall provide Water/Sewer field observation services based on a 4-month construction schedule including the following:

- Construction Observer(s) (RPR) to review plans and construction documents and set up appropriate field documentation books
- Perform full and part-time construction observation and document the work in progress.

- Compile a daily diary that documents weather conditions, contractor(s) construction activity, contractor's personnel, equipment utilized, and discovered irregularities in the materials used or quality of work performed
- Determine the contractor's compliance with the contract and specifications and reject work and/or materials that are not in compliance
- Provide observation and documentation of the project traffic control and detour signage and communicate deficiencies to the contractor
- Perform review of shop drawings and materials submittals and issue back to contractor
- Receive contractor requests for interpretation or clarification on the intent of the contract specifications during construction and issue responses as required. Coordinate with the City, the communication of such responses to the prime contractor.
- Determine whether or not the contractor is generally adhering to the specifications and plan documents, and schedule through on-going observations
- Report to City, giving opinions and suggestions based on the observations regarding defects or deficiencies in the contractor's work and relating to compliance with the contract documents
- Prior to final walk-through submit to the contractor a list of items observed to require completion or correction
- Provide review of final documentation including the final pay estimate, final change order and punch list review
- Observation fees are estimated performing construction observation for 2 hours per day, 5 days per week, during the 4-months estimated for water and sewer construction
  - If the Owner directs the Engineer to decrease the time or frequency of observation, the fee will decrease according to the Engineer's standard hourly rate. If construction time extends beyond the time established in this agreement or the Owner wishes to increase the time or frequency of observation, the Engineer will be compensated an additional fee agreed to by the Owner and Engineer.

#### **Scope Area A- Water/Sewer: As-Built Survey**

- Provide up to 18 hours of survey crew time to conduct as-built survey of water and sewer improvements including: water fittings, water valves, water meters, sewer manholes, sewer inverts

#### **Exclusions and Additional Services:**

The following services are not included with this proposal but can be provided under a supplemental agreement if requested.

- Title searches are excluded
- Easement acquisition is excluded.
- Bid Phase services other than those shown above are excluded
- No permitting or application fees other than ADH review fees are included Record Drawing preparation for streetscapes
- Post Construction services/warranty tracking
- SWPPP inspection and monitoring
- Laboratory Materials Testing

## **Specifications / Rico Associates**

### **Scope Area A: Construction Documentation**

- Division 00 – Procurement and Contracting Requirements, (Bidding Requirements, Contract Forms and Conditions of the Contract) will be provided by the CM; Division 01 - General Requirements will be provided by the City. Site and landscape related technical sections will be prepared and furnished by the Consultant as described herein
- Prepare the 50%, 90% and 100% CD Phases in CSI Industry Standard 2016 MasterFormat, based on drawings, sketches, cut sheets and direct communication with Landscape Architect and design team members. It is understood SITES initiative credits will be pursued. Assumptions include preparing approximately 35 spec sections and coordinating and assembling approximately 60 subconsultant spec sections. All other consultants included under the Landscape Architect's scope (Civil, Structural, MEP, Electrical, Environmental, Graphics, Irrigation, Planting Soils, etc.) shall be responsible for writing and submitting their related specification sections for Consultant to include in the Project Manual.

### **Scope Area A: Bidding and Negotiation**

- Assist in answering questions with specifications during the BN process and issue Addenda and general clarifications as required

### **Scope Area A: Construction Administration**

- Submittal reviews, Bulletins and general clarifications will be provided as required

## **Irrigation / Hines, Inc.**

### **Scope Area A: Construction Documentation**

- Coordination with MEP on water demand and water supply needed, pipes, conduits, power requirements at critical locations
- Coordination with landscape architects/architects/engineers (whenever necessary, and as frequently as needed) throughout the design process (phone, email, web-based conferences)
- Production of irrigation layout plans, Legend, schedules and details in AutoCAD
- Technical specifications for work documented by Hines, Inc. in CSI or MasterSpec format
- Certified Irrigation Designer' seal on the irrigation drawings, if desired &/or required

### **Scope Area A: Bidding and Negotiation**

- Documented responses to questions during the bidding process
- Assist in preparing Addendums
- Review of contractor proposed product substitutions and proposed changes, and communication of comments &/or recommendations

### **Scope Area A: Construction Administration**

- Participation in a pre-construction telephone conference to answer Contractor questions and to provide clarification to bid documents as required
- Review of shop drawings, and material submittals, comment, re-review and approval for construction
- Schedule of and participation in one (1) progress walk-through with Contractor for review of irrigation construction and system operation

- Preparation of “punch list” of all items which need adjustment or correction to be performed by Contractor prior to Final Acceptance
- Conduct one (1) final walk-through with Contractor to observe completeness of installation and compliance with “punch list” items

## **MEP/ HSA Engineering**

### **Scope Area A: Construction Documentation**

- Prepare full CD documentation of the project sites in coordination with NBW, including, but not limited to:
  - MEP plans and details
  - Power to Lighting – control zones, load diagrams. etc. as provided by lighting designer
  - Specifications for applicable sections
  - Update MEP narrative.
  - Submissions: 50, 90, 100% CD
  - On site meetings, online coordination meetings as needed

### **Scope Area A: Bidding and Negotiation**

- Assist in answering any RFIs or clarifications during the BN process as required

### **Scope Area A: Construction Administration**

- Site Inspections and Onsite Meetings: All required site inspections and onsite meetings requiring HSA’s participation during the bidding and construction phase services
- Submittal Review: All required shop drawing review

## **Lighting / Tillett Lighting Design**

### **Scope Area A: Construction Documents**

- Participate in design meetings via Go to Meeting, or similar, with the Owner, Landscape Architect and other Consultants
- Prepare final design and layouts of proposed lighting fixtures on background drawings as provided by the Landscape Architect or Electrical Engineer. We have allowed for a maximum of 3 progress sets during CDs, at 50%, 90% and 100% complete. LTLDA will provide lighting layouts as AutoCAD layers to the Landscape Architect/Electrical Engineer for their use in producing contract documents.
- Provide light fixture specifications, in CSI Format, for inclusion in the contract documents to be prepared by the Electrical Engineer/Landscape Architect (“Contract Documents”)
- Prepare lighting accommodation details as needed, suitable for inclusion in the contract documents
- Assist with coordination of lighting design with landscape, structural, electrical and mechanical design
- For Scope Area A, all lighting controls to be provided by others, including intent, design and specification
- For the Streetscapes portion of Scope Area A work, review the Contract Documents (drawings and schedules) as prepared by other Consultants, as it relates to lighting, specifically for coordination and continuation of the design intent based the documents produced by LTLDA at the completion of Design Development

### **Scope Area A: Bidding and Negotiation**

- Assist in the evaluation of bids, including recommendations for final product selection

- Respond to requests for information during the bidding process

#### **Scope Area A: Construction Administration**

- Participate in construction teleconferences via Go to Meeting or similar, when lighting is an agenda item
- Review shop drawings of specified equipment and associated architectural elements
  - More than two (2) reviews of any contractor submittal during this phase will be done as an Additional Service
- For the Streetscape portion of Scope Area A, review the lighting submittals and shop drawings for design intent and convey comments and other information to the particular Consultant(s) officially responsible for reviewing and stamping the lighting submittals
- Responding to requests for information and issuing clarifications of contract documents as required
- Final review of completed lighting installation, supervision of focusing of adjustable fixtures and balancing of light levels for control systems
  - The electrical contractor will supply personnel and equipment (ladders, lifts, etc.) to perform this work in compliance with local laws and union agreements
- SITE VISIT –one (1) site visit for one night by two (2) LTLDA personnel to occur at the completion of the lighting installation and site work. This site visit will serve to review the completed lighting installation and assist in focusing and aiming of the adjustable fixtures

# Fee Summary

## Fayetteville Cultural Arts Corridor Fee Overview - Phase 3+4, Scope Area 9/11/2019

Estimated Construction Costs \$10,382,683

### Construction Documents

NBW Design Fees	193,117
SITES documentation	3,000
NBW Expenses	9,050
	<b>\$205,167</b>

### Other Design Costs

Sub Consultant Fees	308,425
Sub Consultant Contingency	5,000
	<b>\$313,425</b>

### Water/Sewer Design Costs

Sub Consultant Fees	71,981
	<b>\$71,981</b>

CD Total **\$590,573**

### Bidding and Negotiation

NBW Design Fees	13,956
SITES documentation	0
NBW Expenses	0
	<b>\$13,956</b>

### Other Design Costs

Sub Consultant Fees	25,685
Sub Consultant Contingency	0
	<b>\$25,685</b>

### Water/Sewer Design Costs

Sub Consultant Fees	4,036
	<b>\$4,036</b>

BN Total **\$43,677**

### Construction Administration

NBW Design Fees	122,352
SITES documentation	5,000
NBW Expenses	14,200
	<b>\$141,552</b>

### Other Design Costs

Sub Consultant Fees	243,430
Sub Consultant Contingency	10,000
	<b>\$253,430</b>

### Water/Sewer Design Costs

Sub Consultant Fees	46,305
	<b>\$46,305</b>

CA Total **\$441,287**

### Fee Summary

#### Phase 3

Construction Documents	<b>\$590,573</b>
Bidding and Negotiation	<b>\$43,677</b>

#### Phase 4

Construction Administration	<b>\$441,287</b>
	<b>\$1,075,537</b>

The figures above represent not-to exceed amounts for the phases and scope as described. Fee disbursement will be according to percentage work complete as reported by NBW every month, and will include sub-consultant fees, mark-up, and Reimbursable Expenses. NBW fees include 5% mark-up on expenses and sub-consultant fees.

## Assumptions

- The proposed design fee is based on the anticipated schedule and scope indicated in this proposal. Should the scope change, we will work with the CoF to adjust our schedule, staffing, and fee accordingly.
- NBW will not serve as construction project manager, nor facilitate overall construction project communication or schedule, maintain project records, or prepare change orders. This coordinating role remains TBD per discussion w/ CoF and is dependent on construction contract structure.
- The project design is limited to the project boundary articulated as Scope Area A in Appendix B.
- Currently, we do not anticipate architecture or fountain systems within the Scope Area A project design scope or budget.

## Additional Services

- We anticipate that every visit to Fayetteville will be focused on meetings with the City, with the design team, and with stakeholders. To the extent that we can make other additional meetings fit within the travel as outlined, we will. If additional public meetings or presentations are necessary, we will coordinate with the CoF to determine if it should be considered an Additional Service.
- Travel time, time on site, and expenses are specified and included in the proposed fees. Additional trips requested by the client will be considered an Additional Service.
- Additional Services will be billed at the rates provided below. Travel is billed at ½ time. Expenses will be billed at cost and as per CoF policy.
- NBW will not be responsible for obtaining permits for removal of any wetland areas in the project site. Should this become a requirement due to the project design, the design team and Client Group will evaluate the time and documentation required and whether it requires Additional Services.

## 2019 Schedule of Hourly Rates

### Nelson Byrd Woltz Landscape Architects

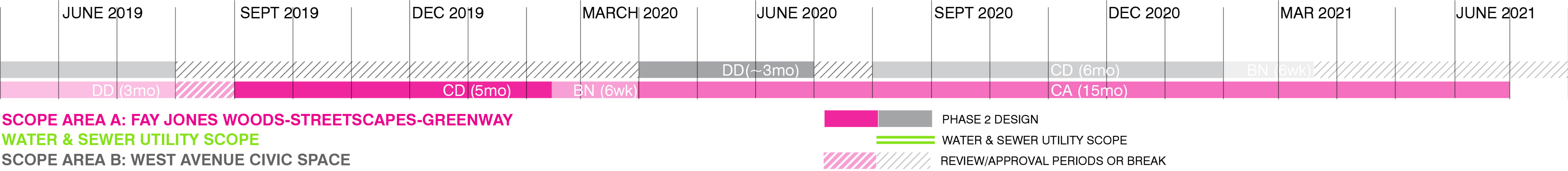
Principal	\$350
Associate Principal	\$250
Senior Associate	\$200
Associate II	\$180
Associate I	\$160
Designer III	\$140
Designer II	\$130
Designer I	\$120
Conservation Biologist	\$120
Technical/Research	\$100

Fees for professional services are calculated using the hourly rates listed above. Travel time is billed at 50% of the regular hourly rate. Cost of Consultants employed by the Landscape Architect and Reimbursable Expenses will be billed at a multiple of One and One Tenths (1.1). Rates are subject to change annually.

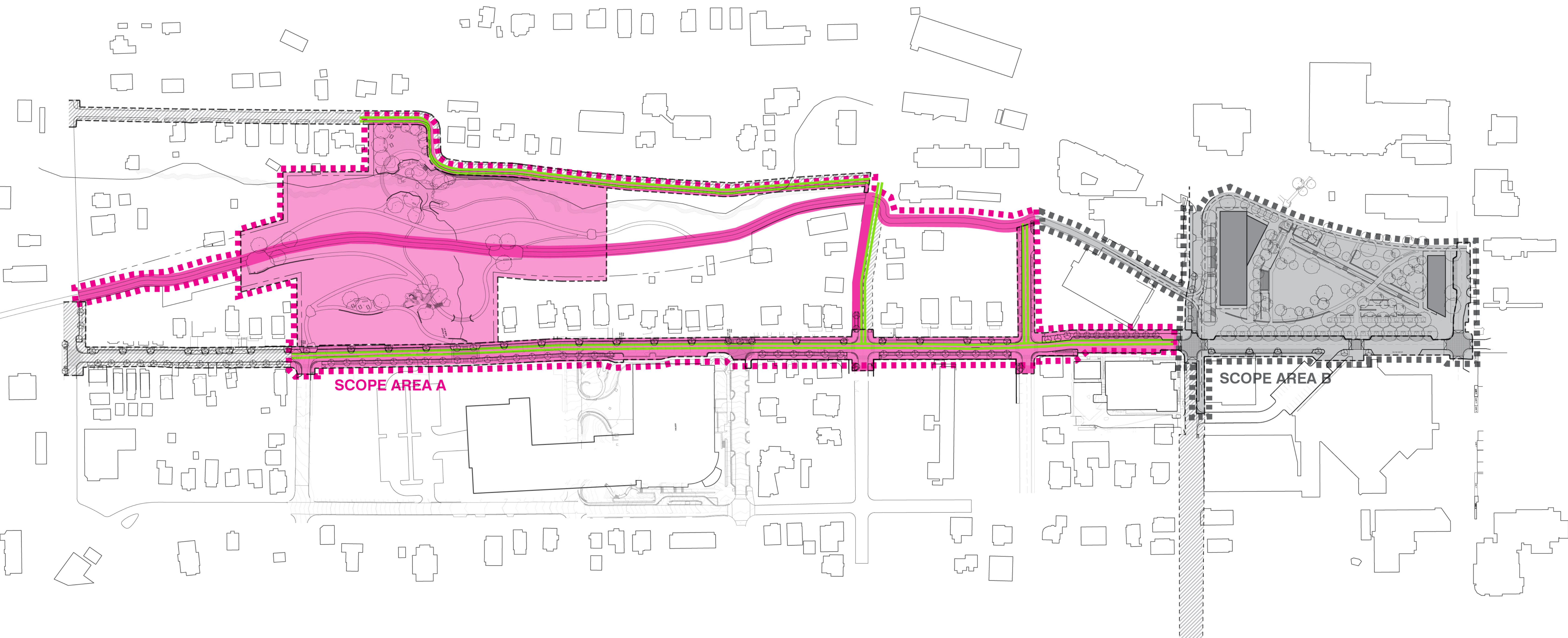


# Appendix B

## PHASE 2 DESIGN TIMELINE



SCOPE AREA A: FAY JONES WOODS-STREETSCAPES-GREENWAY  
WATER & SEWER UTILITY SCOPE  
SCOPE AREA B: WEST AVENUE CIVIC SPACE





## Appendix C



### 2019 Field Services Unit Rate Schedule

#### Special Inspections and Construction Materials Testing Services

##### Testing Services

Field Technician <sup>1</sup> .....	Hourly Range \$50.00 to \$70.00
Senior Technician <sup>1</sup> .....	Hourly Range \$70.00 to \$90.00
Project Manager / Project Engineer.....	Hourly \$115.00
Senior Engineer / Team Leader .....	Hourly \$145.00
Administrative Assistant .....	Hourly \$50.00

##### Equipment

Coring Equipment .....	Daily \$145.00
Mobile Lab .....	Monthly \$400.00

#### Laboratory Testing Services

##### Soil and Aggregate Testing

Standard Proctor .....	Each \$165.00
Atterberg Limits .....	Each \$90.00
Modified Proctor .....	Each \$205.00
Oversize Correction.....	Each \$60.00
Gradation > ¾" .....	Each \$120.00
Mechanical Grain Size analysis (Sieves).....	Each \$100.00
Percent Fines Test (passing #200 sieve).....	Each \$60.00
Percent Moisture Test .....	Each \$11.00

##### Construction Materials Testing

Compressive Strength – Concrete Cylinder.....	Each \$19.00
Compressive Strength – Grout .....	Each \$38.00
Compressive Strength – Mortar.....	Each \$38.00
Flexural Strength – Concrete Beam .....	Each \$62.00

##### Travel

Mileage (Portal to Portal).....	Mile \$0.75
Per Diem .....	Daily \$135.00

##### Additional Notes

1. These Unit Fees are in effect until January 1, 2020. Services and fees not listed above will be quoted upon request.
2. Services provided on Saturday, Sunday, Holidays, and in excess of 8-hours/day will be charged at 1.5 times the unit fee.
3. Subcontracted services will be invoiced at our cost plus 20%

SHIP TO

City of Fayetteville  
125 W Mountain  
Fayetteville, AR 72701

BILL TO

City of Fayetteville  
113 W Mountain St  
FAYETTEVILLE, AR 72701

**REPRINT PURCHASE  
ORDER**  
NO. 2018-00000554

DATE 08/01/2018

VENDOR 91345 Nelson Byrd Woltz LLC

CONTACT


Nelson Byrd Woltz LLC  
310 East Market Street  
Charlottesville, VA 22902



**DELIVER BY  
SHIP VIA  
FREIGHT TERMS  
ORIGINATOR  
RESOLUTION #  
PAYMENT TERMS**

1  
Glenda Eden  
138-18  
30

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST												
1.0000	Each	Professional Services - Architectural and Engineering - Phase I : Landscape Architecture Services - 10/24/18 C/O #1 to correct the G/L used.  2230.631.8006-5314.00 (Professional Services :) \$618,431.00 31708.1701 (Cultural Arts Corridor Grant, Cultural Arts Corridor Grant)	\$618,431.0000	\$618,431.00												
1.0000	Each	Professional Services - Architectural and Engineering - Contract Change Order #1 - Phase 2 - 04/24/19 Contract C/O #1, C/O #2 to PO to increase contract by \$809,879.00 to allow for Phase 2; Design Development phase.  2230.631.8006-5314.00 (Professional Services :) \$809,879.00 31708.1701 (Cultural Arts Corridor Grant, Cultural Arts Corridor Grant)	\$809,879.0000	\$809,879.00												
		<table><tr><td>OPEN TOTAL COST</td><td>\$1,428,310.00</td></tr><tr><td>AMOUNT VOIDED</td><td>\$0.00</td></tr><tr><td>OPEN AMOUNT EXPENSED</td><td>\$574,065.96</td></tr><tr><td>OPEN AMOUNT</td><td>\$854,244.04</td></tr><tr><td>AMOUNT DISCOUNTED</td><td>\$0.00</td></tr><tr><td>OPEN AMOUNT</td><td>\$854,244.04</td></tr></table>	OPEN TOTAL COST	\$1,428,310.00	AMOUNT VOIDED	\$0.00	OPEN AMOUNT EXPENSED	\$574,065.96	OPEN AMOUNT	\$854,244.04	AMOUNT DISCOUNTED	\$0.00	OPEN AMOUNT	\$854,244.04		
OPEN TOTAL COST	\$1,428,310.00															
AMOUNT VOIDED	\$0.00															
OPEN AMOUNT EXPENSED	\$574,065.96															
OPEN AMOUNT	\$854,244.04															
AMOUNT DISCOUNTED	\$0.00															
OPEN AMOUNT	\$854,244.04															
			SUBTOTAL	\$1,428,310.00												
			SALES TAX	\$0.00												
			TOTAL DUE	\$1,428,310.00												



PAGE 1 OF 1

PAGE 1 OF 1

APPROVED BY

SPECIAL INSTRUCTIONS  
Contract #2018-00000032  
Resolution 138-18  
No Contingency approved

City of Fayetteville Staff Review Form

2019-0252

Legistar File ID

n/a

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Peter Nierengarten

4/16/2019

SUSTAINABILITY/RESILIENCE (631)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of Change Order #1 to the contract with Nelson Byrd Woltz Landscape Architects to provide landscape architecture services for the Design Development (DD) phase of the Cultural Arts Corridor Project.

Budget Impact:

2230.631.8006

Special Grants

Account Number

Fund

31708.1701

Cultural Art Corridor Grant

Project Number

Project Title

Budgeted Item? Yes

Current Budget \$ 1,750,000.00

Funds Obligated \$ 738,113.00

Current Balance \$ 1,011,887.00

Does item have a cost? Yes

Item Cost \$ 809,879.00

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget \$ 202,008.00

V20180321

Purchase Order Number:

Previous Ordinance or Resolution # 138-18

Change Order Number:

Approval Date:

4/22/19

Original Contract Number:

Comments:



**TO:** Mayor Lioneld Jordan

**THRU:** Don Marr, Chief of Staff

**FROM:** Peter Nierengarten, Sustainability Director

**CC:** Chris Brown, City Engineer  
Wade Abernathy, Facilities Management

**DATE:** April 16, 2019

**SUBJECT:** Change Order – Cultural Arts Corridor Project Design Development Contract with Nelson Byrd Woltz

---

**RECOMMENDATION:**

Staff recommends approval of Change Order #1 to the contract with Nelson Byrd Woltz Landscape Architects to provide landscape architecture services for the Design Development (DD) phase of the Cultural Arts Corridor Project.

**BACKGROUND:**

On June 19<sup>th</sup>, 2018, City Council approved Resolution Number 138-18 to authorize a contract between the City and Nelson Byrd Woltz to provide landscape architecture services for the design of the Cultural Arts Corridor. That contract scoped the Schematic Design (SD) phase of the project and authorized \$618,431 for that phase. The contract also estimated \$881,569 for Phase 2: Design Development, Construction Drawings and Bidding service. The detail scope for Phase 2 was to be negotiated upon the completion of the Schematic Design Phase of the project.

The Schematic Design for the project was completed in January 2019 and the Schematic Design and Cost Estimate were presented at City Council Agenda Session on Tuesday, January 29, 2019.

**DISCUSSION:**

Nelson Byrd Woltz and the City have negotiated a contract for Design Development (DD) phase of the project that is split into two primary scope areas:

Scope Area A – Fay Jones Woods, Razorback Regional Greenway and CAC Streetscapes  
Scope Area B – Civic Space at West Ave & Dickson St.

The scope of the DD phase of the project will be comprised of the 75% and 100% design packages that include:

- 1) Preliminary materials, grading and planting plans
- 2) Site selections and key details
- 3) Diagrams outlining design strategies for circulation, stormwater, planting and habitat restoration
- 4) Updated rendered plan and perspectives as required for public outreach
- 5) Updated project narrative

**BUDGET/STAFF IMPACT:**

The total cost for Phase 2: Design Development for both scope areas is \$809,879. Funds for this work will come from the Cultural Arts Corridor Grant: 2230.631.8006, 31708.1701

**Attachments:**

1. Appendix A – Scope of Work, Schedule, and Fees
2. PO 2018-00000554
3. Resolution Number 138-18

Nelson Byrd Woltz  
Landscape Architects

**Appendix A**  
**Scope of Work, Schedule, and Fees**

Proposal for  
**Cultural Arts Corridor**  
Fayetteville, Arkansas

Professional Landscape Architecture Services:  
**Phase Two – Design Development**

# Project Understanding

There are two Primary Scope Areas and four Design Phases of the Cultural Arts Corridor (CAC) that form the overall project.

## **Primary Scope Areas:**

See Appendix B for Scope Area/Extents of Design

### **Scope Area A**

- The Fay Jones Woods
- The Razorback Regional Greenway Improvements
- Cultural Arts Corridor Streetscape Enhancements

### **Scope Area B**

- The West Avenue and Dickson St. Civic Space

## **Design Phases:**

### **Phase 1 - Schematic Design**

### **Phase 2 - Design Development**

### **Phase 3 - Construction Documentation, Bidding & Negotiation**

### **Phase 4 - Construction Administration**

The following scope of work and fees are for Phase 2 (Design Development) design work for both project areas A and B, and builds upon work completed during Phase 1 (Schematic Design). These services are recompensed through a design excellence program grant from the Walton Family Foundation. The Schematic Design, including its illustrative package and estimated construction cost served as the basis for inclusion in a bond referendum administered by the City of Fayetteville to fund the proposed improvements. This bond referendum was passed by Fayetteville voters on April 09, 2019.

The following proposal is intended to clearly describe the scope elements provided by Nelson Byrd Woltz Landscape Architects (NBW), prime consultant, as well as that of sub-consultants throughout Phase 2. NBW will serve as prime consultant, organizing and leading the design team. As prime consultant, NBW will coordinate all sub-consultants and collect and submit design packages and billing directly to the City of Fayetteville.

The following are the proposed sub-consultants for this phase:

- 1) Flintlock, LTD – Local Landscape Architect
- 2) Nitsch Engineering – Civil Engineering



- 3) Olsson Associates – Civil/Geotechnical/Structural Engineering, Soils Consultant, Surveying
- 4) Rico Associates - Specifications Writer
- 5) HSA Engineering – MEP Engineer
- 6) Landtech Design – Irrigation consultant
- 7) Marty Matlock - Ecological Engineering
- 8) Tillett Lighting – Lighting Design

The sub-consultant team will assist with design services and documentation and with facilitating submittals to regulatory agencies, per the following scope. Construction Documentation (CD), Bidding and Negotiation (BN), and Construction Administration (CA) scope is omitted from this scope discussion. These services would be provided as an amendment to this agreement or as Additional Services.

## **NBW Phase 2 Scope**

### **Scope Area A: Design Development**

13 weeks (May – July 2019)

- Refine Schematic Design strategies based upon feedback from the City of Fayetteville (CoF) and the public engagement process; including refining budget/phasing/implementation strategies
- Further develop the landscape architectural designs for Fay Jones Woods, Tanglewood Branch, Razorback Greenway and surrounding streetscapes, primarily West Avenue.
- Coordinate production of Design Development document packages with full design team.
- Engage the public through an additional advertised design update meeting and support public engagement activities developed through Schematic Design and those being organized by the CoF.
- Engage with stakeholders and steering committee during site visits and through up to (2) two additional web conferences.
- Refine written design narrative for the project areas.
- Define material palette to be used in pricing update(s)
- Provide information and coordinate with the project Construction Manager as they produce a Design Development Cost Estimate
- Lead the design team in preparation of the project for Sustainable Sites Initiative (SITES) certification. This will include an ongoing evaluation of the project design to ensure that it meets point targets and design aspirations

### **Travel - note trip numbers continue numbering from the Schematic Design Phase**

- Trip – Stormwater Workshop and sub-consultant kick-off (3 days, 4 NBW Staff)
- Trip – 75% DD Meeting with potential update to Steering Committee and Community; Coordination with sub-consultants and city officials (3 days, 3 NBW Staff)

**Deliverables**

- Design Development packages at 75% DD and 100% DD, including:
  - Preliminary materials, grading, and planting plans
  - Site sections and key details
  - Diagrams outlining design strategies for circulation, stormwater, planting, habitat restoration
  - Updated rendered plan and perspectives as required for public outreach
  - Updated project narrative

**Scope Area B: Design Development**

13 weeks (May – July 2019 and Jan – March 2020)

Our team will engage in a feasibility study for Scope Area B in parallel with DD work for Scope Area A, however DD work for Scope Area B will start in earnest January 2020.

- Refine Schematic Design strategies based upon feedback from the CoF and the public engagement process; including refining budget/phasing/implementation strategies
- Further develop the landscape architectural designs the West Avenue Civic space and surrounding streets
- Coordinate production of Design Development document packages with full design team
- Engage the public through an additional advertised design update meeting and support public engagement activities developed through Schematic Design and those being organized by the CoF
- Engage with stakeholders and steering committee during site visits and through up to (2) two additional web conferences.
- Refine written design narrative for the project areas
- Define material palette to be used in pricing update(s)
- Provide information and coordinate with the project Construction Manager as they produce a Design Development Cost Estimate
- Lead the design team in preparation of the project for Sustainable Sites Initiative (SITES) certification. This will include an ongoing evaluation of the project design to ensure that it meets point targets and design aspirations

**Travel**

- Trip – Consultant kick-off and Coordination Site-Visit (3 days, 3 NBW Staff)
- Trip – 75% DD Meeting with potential update to Steering Committee and Community; Coordination with sub-consultants and city officials (3 days, 3 NBW Staff)

**Deliverables**

- Design Development packages at 75% DD and 100% DD, including:
  - Preliminary materials, grading, and planting plans
  - Site sections and key details
  - Diagrams outlining design strategies for circulation, stormwater, planting, habitat restoration
  - Updated rendered plan and perspectives as required for public outreach
  - Updated project narrative

## **Sub-Consultant Team Phase 2 Scope**

### **Local Landscape Architect: Flintlock**

**Scope Area A: Design Development**

- Provide ongoing design review and critique of overall design
- Support the team with logistical support, meeting space, and attend internal design meetings during NBW visits
- Attend and participate in one (1) public engagement meeting, led by NBW
- Attend and participate in five (5) meetings w/ the steering committee and other local stakeholders as needed
- Attend and participate in weekly team digital meetings, projected at twelve (12), led by NBW
- Attend and participate in bi-weekly OAC digital meetings, six (6), led by NBW
- Work with NBW and Nitsch Engineering to develop streetscape improvement plans for West Ave, Gregg Ave, and the short sections of Meadow St, Spring St, and Center St that are included in the Schematic Design Pricing Set, including changes required by delayed provision of survey information. Olsson to lead document production, with design oversight, drawing review, and select CAD details provided by Nitsch and Flintlock
- Provision of proposed street furnishings package, to include street lighting and street furniture, coordinated with NBW Civic Space furnishings package

**Scope Areas A and B: Entitlements Coordination**

- Lead city approval of non-typical street sections. Attend city-required review meetings, two (2), and provide coordination with other consultants as needed
- Oversee lot line adjustment and re-zoning applications of Civic Space lots through typical City of Fayetteville application process. City staff to initiate and take lead on applications, Flintlock to provide documentation and coordination with team as necessary. Represent L.S.D. application at

two (2) city-required public meetings (Pre-Development, Technical Plat Review, Planning Commission, etc.). Begin scope when project is at 100% DD.

- Oversee large scale development application process of Civic Space through typical City of Fayetteville process. Complete applications and assemble documents by others. Represent L.S.D. application at four (4) city-required public meetings (Pre-Development, Technical Plat Review, Planning Commission, etc.). Begin scope when project is at 100% DD and run concurrently with above applications.

#### **Scope Area B: Design Development**

- No anticipated scope

### **Civil Engineer: Nitsch Engineering**

#### **Scope Area A: Design Development**

- Identify data/information needs to inform the stormwater design
- Consult with Olsson to develop an overall stormwater model (project + offsite watershed inputs)
- Prepare for and attend stormwater workshop charrette
- Coordinate the stormwater performance standards (guided by SITES and regulations) for the project as a whole (project-specific and regional). Define the project performance standards necessary to align with SITES for the project area. Identify additional opportunities to manage stormwater from the larger watershed within the project boundary and establish performance standards for those opportunities
- Perform sizing calculations to inform the design of individual GI site elements. Identify the requirements to align with SITES goals. Identify sizing recommendations for locations where additional stormwater storage can be constructed to benefit the larger watershed
- Develop details for custom GI elements (non-City-standard)
- Review civil and landscape plans developed by the team and provide comments and input

#### **Scope Area B: Design Development**

- Coordinate the stormwater performance standards for the Phase 2 project area. Define the project performance standards necessary to align with SITES for the project area. Identify additional opportunities to manage stormwater from the larger watershed within the project boundary and establish performance standards for those opportunities
- Review existing conditions stormwater model prepared by the Civil Engineer
- Perform sizing calculations to inform the basis of design for the project guided by SITES

- Collaborate with the team to develop concepts for project-based and regional stormwater improvements projects at the civil space
- Provide input on potential strategies and concepts through the preparation of illustrative diagrams to be finalized by the Client; and
- Participate in team coordination meetings via web conference. Nitsch Engineering assumes the team meetings pertaining to Phase Two design will coincide with the Phase One design meetings during this Phase
- Provide input on the sustainable stormwater management and green infrastructure plans, details, and sections developed by the local Landscape Architect and Civil Engineer
- Review the 75% civil and landscape plans developed by the team and provide comments and feedback relative to sustainable stormwater management, green infrastructure approaches, and alignment with SITES; and
- Participate in team coordination meetings via web conference. Nitsch Engineering assumes participation in up to six (6) team coordination meetings via web conference during the Design Development Phase

## **Civil, Soils, Surveying, Geo Technical, Structural: Olsson Associates**

### **Administration & Meetings**

- Participate in design team Kick-off meeting, biweekly remote team meetings and pricing meetings organized and led by NBW per each phase of design
- Participate in Stormwater workshop with NBW, Nitsch and Flintlock to develop "Basis of Design" performance goals and strategies for the Corridor and specific documentation tasks for DD. Prepare stormwater mapping and calculations prior to workshop

### **Scope Area A and B: Geotechnical Exploration and Assessment**

- Complete soil test borings (up to 4) at strategic locations agreed upon by design team and city
- Produce a geotechnical engineering report based on field observations and subsequent laboratory tests which makes recommendations for: site preparation, foundation design, pavement thickness, and surface drainage

### **Scope Area A and B: Soils Assessment**

Complete a site assessment of existing soil conditions and provide recommendations for design of project soils.

**Scope Area A: Civil Design Development**

- Provide technical development and design documentation of civil engineering scope areas of the Fay Jones Woods, Greenway and Streetscape Improvements in coordination with the design team
- Incorporate outcomes of the Stormwater workshop into design documentation and details
- Produce initial documentation set including but not limited to: existing conditions plans; demolition plans; utility plans; roadway plans, profiles and cross sections; greenway plans; drainage plans; soils plans; and civil design details

**Scope Area A: Structural Design Development**

- Provide preliminary structural analysis and strategy for designed structures including: pedestrian bridges (3), elevated canopy walk, and site retaining walls

**Scope Area A: Permitting Documentation**

- Prepare detailed drainage report meeting requirements of SITES certification and the City of Fayetteville standards
- Prepare and submit Stormwater Pollution Prevention Plan (SWPPP) per City and State requirements

**Scope Area B: Civil Design Development**

- Provide technical development and design documentation of civil engineering scope areas of the West Avenue Civic Space in coordination with NBW, Nitsch Design Engineers and Flintlock
- Incorporate outcomes of the Stormwater workshop into design documentation and details.
- Produce initial documentation set including but not limited to: existing conditions plans; demolition plans; utility plans; grading plans; street plans; drainage plans; soils plans; and civil design details

**Scope Area B: Structural Design Development**

- Provide preliminary structural analysis and strategy for designed structures including: (1) open-air shade pavilion and site retaining walls

**Scope Area B: Permitting Documentation**

- Prepare detailed drainage report meeting requirements of SITES certification and the City of Fayetteville standards
- Prepare and submit Stormwater Pollution Prevention Plan (SWPPP) per City and State requirements

**Specifications: Rico Associates****Scope Area A and B: Design Development**

- Prepare outline or short form specifications for use in combination w/ DD costing exercise.

## **Eco Engineering: Marty Matlock**

### **Scope Area A and B: Design Development**

- Participate in stormwater workshop with design team as advisor
- Review draft submittal with comments and recommendations

## **Irrigation: LandTech**

### **Scope Area A and B: Design Development**

- Submittal at 100% DD for coordination & cost-estimating purposes: approximate locations of points of-connection to water-sources, backflow preventers, pumps, mainline routing and sleeve/stub-up locations, electrical needs, controller location, including outline specifications.
- Provide brief irrigation narrative describing strategies.

## **MEP: HSA Engineering**

### **Scope Area A: Design Development**

- Scope includes West Avenue Streetscape, Fay Jones Woods, Razorback Greenway, and adjacent streetscapes.
- Provide technical development of project MEP design and submit a Design Development CAD package describing MEP strategy and works.
- Coordinate with NBW and other consultants as needed (lighting, etc.)
- Provide brief MEP narrative describing strategies.
- Provide MEP outline specifications for 75% DD Submission
- Submissions: 75% DD Pricing Set – draft internal submission for coordination, 100% DD to client
- 2 on site meetings, online coordination meetings as needed.

### **Scope Area B: Design Development**

- Scope includes West Avenue Civic Space
- Provide technical development of project MEP design and submit a Design Development CAD package describing MEP strategy and works.
- Coordinate with NBW and other consultants as needed (lighting, etc.)
- Provide brief MEP narrative describing strategies.
- Provide MEP outline specifications for 75% DD Submission
- Submissions: 75% DD Pricing Set – draft internal submission for coordination, 100% DD to client
- 2 on site meetings, online coordination meetings as needed.

## **Lighting: Tillett Lighting Design**

### **Scope Area A and B: Concept/Schematic Design**

- Visit the site to review the existing conditions as related to lighting and attend design team meeting, as necessary. One (1) trip for two (2) staff members for one (1) night
- Review ordinances and determine lighting criteria for program areas
- Participate in design meetings via Go to Meeting, with the Landscape Architect and other Consultants
- Prepare preliminary lighting plan overlaid on the site plan as furnished by the Landscape Architect
- Provide illustrative images to describe the lighting concept, including renderings and fixture cuts
- Prepare preliminary lighting plan keyed to schematic fixture schedule and preliminary fixture cut selections suitable for budget pricing

### **Projects A and B: Design Development**

- Participate in design meetings via Go to Meeting, or similar, with the Owner, Landscape Architect and other consultants
- Prepare layouts of proposed lighting fixtures on background drawings as provided by the Landscape Architect or Electrical Engineer. LTLDA will provide lighting layouts as AutoCAD layers. LTLDA will issue a maximum of two (2) progress sets for Design Development, at 75% and 100% complete. If additional progress sets are required, they will be provided as an Additional Service
- Produce photometric studies showing proposed illuminance levels for each program area. LTLDA uses these studies as an "in-house" tool to check lighting levels; these studies are for our internal reference, only, and they do not form part of the documentation to be issued by the Electrical Engineer as part of the Contract Documents
- Prepare a Preliminary Fixture Schedule listing fixture types included in the lighting design, including manufacturer's names and designations
- Provide lighting fixture cuts or other descriptive material describing equipment that is part of the lighting design
- Assist the electrical engineer in developing a strategy for emergency egress lighting, documentation and circuitry by electrical engineer. All emergency lighting calculations will be by the Electrical Engineer
- Provide timely information and assistance to the Owner, Landscape Architect and Cost Estimator related to lighting fixture costs for their use in verifying overall project budget estimates. LTLDA will provide Dealer Net unit pricing, all "take-offs" and installation costs to be determined by others
- Participate in one round of Value Engineering with the design team and the Construction Manager, Owner and other Consultants after the pricing of the 100% Design Development Documents. Participation in additional rounds of VE will be done as an Additional Service



## Fee Summary

Fayetteville Cultural Arts Corridor	
Fee Overview - Phase 2	
Scope Area A	
Design Development	
4/11/2019	
Estimated Construction Costs	\$9,092,255
NBW Fees	
Design Development	150,964
SITES documentation	3,000
NBW Expenses	11,850
	\$165,814
Other Design Costs	
Sub Consultant Fees	247,400
Sub Consultant Contingency	5,000
	\$252,400
Total	\$418,214

Fayetteville Cultural Arts Corridor	
Fee Overview - Phase 2	
Scope Area B	
Design Development	
4/11/2019	
Estimated Construction Costs	\$11,055,227
NBW Fees	
Design Development	180,640
SITES documentation	3,000
NBW Expenses	8,125
	\$191,765
Other Design Costs	
Sub Consultant Fees	184,900
Sub Consultant Contingency	15,000
	\$199,900
Total	\$391,665

Fee disbursement will be according to percentage work complete as reported by NBW every month, and will include sub-consultant fees, mark-up, and Reimbursable Expenses. NBW fees include 5% mark-up on expenses and sub-consultant fees.

## Assumptions

- The proposed design fee is based on the anticipated schedule and staffing indicated in this proposal. Should the scope change, we will work with the City of Fayetteville to adjust our schedule, staffing, and fee accordingly.
- NBW will *not* serve as construction project manager, nor facilitate overall construction project communication or schedule, maintain project records, or prepare change orders. This coordinating role remains TBD per discussion w/ City of Fayetteville and is dependent on construction contract structure.
- The project design is limited to the project boundary in Appendix B.
- Currently, we do not anticipate significant architecture or fountain systems within the Scope Area A project design scope or budget.
- Specific streets to be developed further in DD include those as illustrated in Appendix B.
- Other streets may require further study dependent on the development of the project design and budget. NBW will work with the City to ascertain whether modifications to these assumptions represent Additional Services.
- The City of Fayetteville will lead the rezoning/re-parceling effort for the West Avenue Parking Lot. Design team will undertake the Large-Scale Redevelopment process and Streetscapes approval process with the City and Planning Commission.
- NBW will provide base information and design overview of the Schematic Design to Developer-Architect teams for Scope Area B Civic Space structures. Should additional design time or coordination be required, it may be considered an Additional Service.

## Additional Services

We anticipate that every visit to Fayetteville will be focused on meetings with the City, with the design team, and with stakeholders. To the extent that we can make other additional meetings fit within the travel as outlined, we will. If additional public meetings or presentations are necessary, we will coordinate with the CoF to determine if it should be considered an Additional Service.

- Travel time, time on site, and expenses are specified and included in the proposed fees. Additional trips requested by the client will be considered an Additional Service.
- Additional Services will be billed at the rates provided below. Travel is billed at ½ time. Expenses will be billed at cost and as per CoF policy.
- NBW will not be responsible for obtaining permits for removal of any wetland areas in the project site. Should this become a requirement due to the project design, the design team and Client Group will evaluate the time and documentation required and whether it requires additional services.

## **2019 Schedule of Hourly Rates**

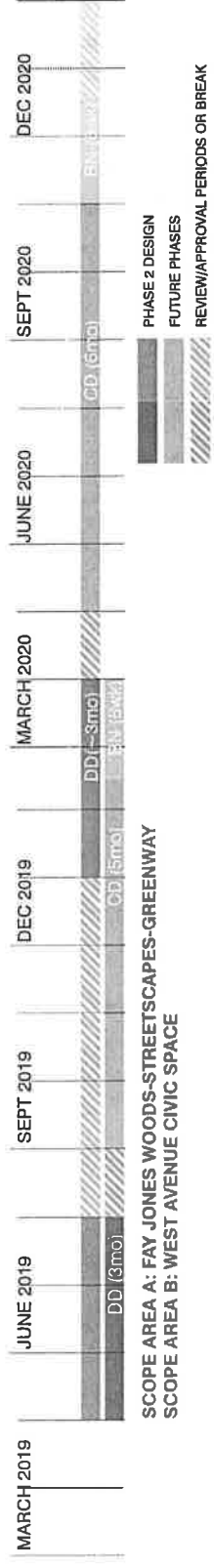
### **Nelson Byrd Woltz Landscape Architects**

Principal	\$350
Associate Principal	\$250
Senior Associate	\$200
Associate II	\$180
Associate I	\$160
Designer III	\$140
Designer II	\$130
Designer I	\$120
Conservation Biologist	\$120
Technical/Research	\$100

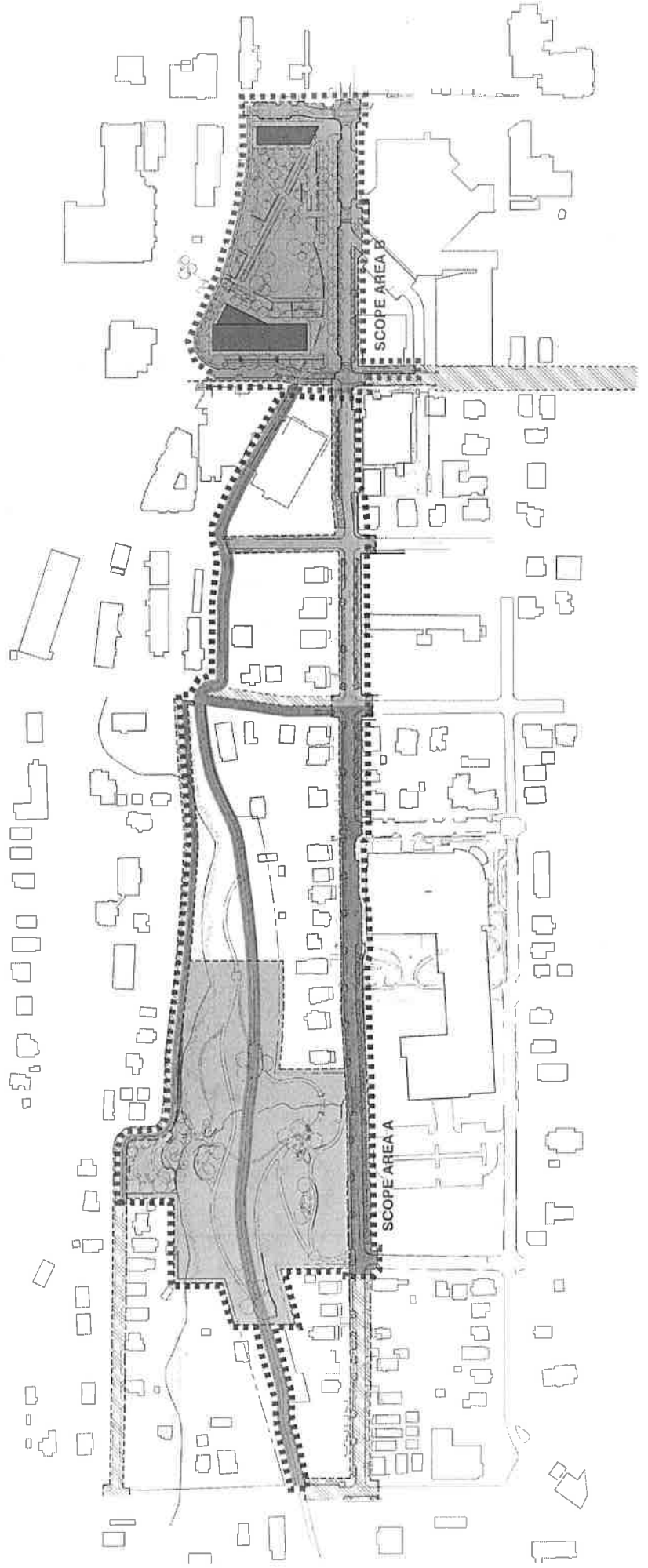
Fees for professional services are calculated using the hourly rates listed above. Travel time is billed at 50% of the regular hourly rate. Cost of Consultants employed by the Landscape Architect and Reimbursable Expenses will be billed at a multiple of One and One Tenths (1.1). Rates are subject to change annually.

# Appendix B

## PHASE 2 DESIGN TIMELINE



SCOPE AREA A: FAY JONES WOODS-STREETSCAPES-GREENWAY  
 SCOPE AREA B: WEST AVENUE CIVIC SPACE



**SHIP TO**  
City of Fayetteville  
125 W Mountain  
Fayetteville, AR 72701

**BILL TO**  
City of Fayetteville  
113 W Mountain St  
FAYETTEVILLE, AR 72701

**REPRINT PURCHASE  
ORDER**  
NO. 2018-00000554

**DATE** 08/01/2018

**VENDOR** 91345 Nelson Byrd Woltz LLC

**CONTACT**  
Nelson Byrd Woltz LLC  
310 East Market Street  
Charlottesville, VA 22902



**DELIVER BY**  
**SHIP VIA**  
**FREIGHT TERMS** 1  
**ORIGINATOR** Glenda Eden  
**RESOLUTION #** 138-18  
**PAYMENT TERMS** 30

QUANTITY	U/M	DESCRIPTION	UNIT COST	TOTAL COST												
1.0000	Each	Professional Services - Architectural and Engineering - Phase I : Landscape Architecture Services - 10/24/18 C/O #1 to correct the G/L used.  2230.631.8006-5314.00 (Professional Services :) \$618,431.00 31708.1701 (Cultural Arts Corridor Grant, Cultural Arts Corridor Grant) <table><tr><td>OPEN TOTAL COST</td><td>\$618,431.00</td></tr><tr><td>AMOUNT VOIDED</td><td>\$0.00</td></tr><tr><td>OPEN AMOUNT EXPENSED</td><td>\$170,645.32</td></tr><tr><td>OPEN AMOUNT</td><td>\$447,785.68</td></tr><tr><td>AMOUNT DISCOUNTED</td><td>\$0.00</td></tr><tr><td>OPEN AMOUNT</td><td>\$447,785.68</td></tr></table>	OPEN TOTAL COST	\$618,431.00	AMOUNT VOIDED	\$0.00	OPEN AMOUNT EXPENSED	\$170,645.32	OPEN AMOUNT	\$447,785.68	AMOUNT DISCOUNTED	\$0.00	OPEN AMOUNT	\$447,785.68	\$618,431.0000	\$618,431.00
OPEN TOTAL COST	\$618,431.00															
AMOUNT VOIDED	\$0.00															
OPEN AMOUNT EXPENSED	\$170,645.32															
OPEN AMOUNT	\$447,785.68															
AMOUNT DISCOUNTED	\$0.00															
OPEN AMOUNT	\$447,785.68															

*Judice Rennie*

PAGE 1 OF 1

<b>SUBTOTAL</b>	\$618,431.00
<b>SALES TAX</b>	\$0.00
<b>TOTAL DUE</b>	\$618,431.00

APPROVED BY \_\_\_\_\_

SPECIAL INSTRUCTIONS  
Contract #2018-00000032  
Resolution 138-18  
No Contingency approved



113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

**Resolution: 138-18**

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**File Number: 2018-0308**

**NELSON BYRD WOLTZ LANDSCAPE ARCHITECTS, LLC:**

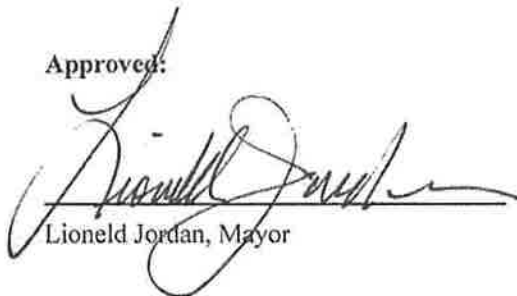
A RESOLUTION TO APPROVE A CONTRACT WITH NELSON BYRD WOLTZ, LLC FOR PROFESSIONAL LANDSCAPE ARCHITECTURAL AND ENGINEERING SERVICES ASSOCIATED WITH THE DESIGN OF THE CULTURAL ARTS CORRIDOR IN AN AMOUNT UP TO \$618,431.00 FOR PHASE 1 AND AN ESTIMATED AMOUNT OF UP TO \$881,569.00 FOR PHASE 2

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

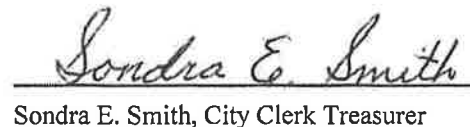
Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves a contract with Nelson Byrd Woltz, LLC for professional landscape architectural and engineering services associated with the design of the Cultural Arts Corridor in an amount up to \$618,431.00 for Phase 1: Schematic Design and an estimated amount of up to \$881,569 for Phase 2: Design Development, Construction Drawings, and Bidding Services, with the final scope of work and cost of Phase 2 to be established by a change order approved by both parties prior to the commencement of work.

PASSED and APPROVED on 6/19/2018

Approved:

  
Lioneld Jordan, Mayor

Attest:

  
Sondra E. Smith, City Clerk Treasurer





# City of Fayetteville, Arkansas

113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

## Text File

File Number: 2018-0308

Agenda Date: 6/19/2018

Version: 1

Status: Passed

In Control: City Council Meeting

File Type: Resolution

Agenda Number: C. 5

### NELSON BYRD WOLTZ LANDSCAPE ARCHITECTS, LLC:

A RESOLUTION TO APPROVE A CONTRACT WITH NELSON BYRD WOLTZ, LLC FOR PROFESSIONAL LANDSCAPE ARCHITECTURAL AND ENGINEERING SERVICES ASSOCIATED WITH THE DESIGN OF THE CULTURAL ARTS CORRIDOR IN AN AMOUNT UP TO \$618,431.00 FOR PHASE 1 AND AN ESTIMATED AMOUNT OF UP TO \$881,569.00 FOR PHASE 2

### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section I: That the City Council of the City of Fayetteville, Arkansas hereby approves a contract with Nelson Byrd Woltz, LLC for professional landscape architectural and engineering services associated with the design of the Cultural Arts Corridor in an amount up to \$618,431.00 for Phase 1: Schematic Design and an estimated amount of up to \$881,569 for Phase 2: Design Development, Construction Drawings, and Bidding Services, with the final scope of work and cost of Phase 2 to be established by a change order approved by both parties prior to the commencement of work.

City of Fayetteville Staff Review Form

2018-0308

Legistar File ID

6/19/2018

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Leif Olson

6/1/2018

Sustainability & Resilience /  
Chief of Staff

Submitted By

Submitted Date

Division / Department

**Action Recommendation:**

Staff recommends approval of a contract with Nelson Byrd Woltz Landscape Architects to provide landscape architecture services for the design of the Cultural Arts Corridor.

**Budget Impact:**

2230.631

Special Grants

Account Number

Fund

31708.1701

Cultural Arts Corridor Grant

Project Number

Project Title

Budgeted Item? NA

Current Budget \$ 1,750,000.00

Funds Obligated

\$

Current Balance

\$ 1,750,000.00

Does item have a cost? Yes

Item Cost \$ 618,431.00

Budget Adjustment Attached? NA

Budget Adjustment

Remaining Budget

\$ 1,131,569.00

V20140710

Previous Ordinance or Resolution # 258-17

Original Contract Number:

Approval Date:

Comments:





**CITY OF  
FAYETTEVILLE  
ARKANSAS**

**CITY COUNCIL MEMO**

**MEETING OF JUNE 19, 2018**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff

**FROM:** Peter Nierengarten, Sustainability Director

**DATE:** June 1, 2018

**SUBJECT:** Contract with Nelson Byrd Woltz Landscape Architects for Design Services for the Cultural Arts Corridor project.

---

**RECOMMENDATION:**

Staff recommends approval of a contract with Nelson Byrd Woltz Landscape Architects to provide landscape architecture services for the design of the Cultural Arts Corridor.

**BACKGROUND:**

In the summer of 2017 the Walton Family Foundation announced that it would be awarding Design Excellence Awards for projects that focused on public parks and green spaces. The City of Fayetteville submitted for, and received, a Design Excellence Award from the Walton Family Foundation for the design of a Cultural Arts Corridor in downtown Fayetteville in November of 2017. The Cultural Arts Corridor is envisioned as a series of interconnected public open spaces along the Razorback Regional Greenway between Prairie St. and Dickson St. The Cultural Arts Corridor contains numerous cultural and educational institutions such as the Fayetteville Public Library, Theatre Squared, Nadine Baum Studios and the Walton Arts Center. The design of the Cultural Arts Corridor is focused on four primary projects that form the overall project scope:

- The Fay Jones Parkland located west of the Fayetteville Public Library expansion project,
- The West Ave. and Dickson St. Plaza,
- Improvements to the Razorback Regional Greenway connecting the two public spaces, and
- Streetscape enhancements for selected streets within the Cultural Arts Corridor.

**DISCUSSION:**

In February of 2018 the City of Fayetteville accepted statements of qualifications from landscape architecture firms that have been pre-qualified by the Walton Family Foundation (RFQ 18-06). In May of 2018 a committee made up of city staff and elected officials selected Nelson Byrd Woltz Landscape Architects LLC of Charlottesville, Virginia to be the project lead for the design team.

Nelson Byrd Woltz (NBW) and City staff have negotiated a contract for the Schematic Design (SD) phase of the project. The scope of the SD phase of this project will be comprised of the following deliverables:

- A public engagement process that includes a minimum of four (4) site visits to conduct site reconnaissance, project startup, design workshops, community engagement meetings and schematic design presentations.
- A review of all relevant natural systems site analysis, conditions, opportunities and constraints such as; ecology, typography, hydrology, soils, etc.
- A review of all relevant built environment analysis, conditions, opportunities and constraints such as; streets, trails, sidewalks, stormwater infrastructure, history and cultural landscape.
- A review of all relevant planning and engineering regulations, standards and approval requirements.
- Meeting and collaboration with the Fayetteville Public Library expansion team to ensure congruity between that project, streetscapes, and the CAC.
- Facilitation of two water ecology workshops to explore project opportunities and constraints.
- Preparing rendered schematic plans and finished perspective renderings for use by the City in communications with stakeholders and citizens.
- Preparing a written narrative for the plan.
- Working with a Construction Manager to facilitate a Schematic Design Cost Estimate.

The Schematic Design phase is projected to be completed by November of 2018, its illustrative package, and its estimated construction cost shall serve as the basis for inclusion in a bond referendum to be administered by the City of Fayetteville to fund the proposed improvements.

**BUDGET/STAFF IMPACT:**

The maximum not-to-exceed amount authorized for Phase 1: Schematic Design for this agreement is \$618,431. The cost estimated for Phase 2: Design Development, Construction Drawings, and Bidding services is estimated at \$881,569. The detailed scope and design fee for these additional design phases services will be negotiated upon the completion of the Schematic Design phase of this project.

This project is fully funded by a grant from the Walton Family Foundation Design Excellence Program.

**Attachments:**

Nelson Byrd Woltz contract for landscape design services.

Appendix A: Scope of Work, Schedule and Fees

Appendix B: Cultural Arts Corridor Map

Appendix C: Solicitation identified as RFQ 18-06, Architectural Services for Cultural Arts Corridor

Appendix D: NBW's RFQ response

Appendix E: NBW's Certificate of Insurance



**CITY OF  
FAYETTEVILLE  
ARKANSAS**

City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
Contract – Between City of Fayetteville, AR  
and Nelson Byrd Woltz, LLC

This contract executed this 19th day of June, 2018, between the City of Fayetteville, Arkansas (City), of 113 W. Mountain, Fayetteville, AR 72701 and Nelson Byrd Woltz, LLC (NBW) of 310 East Market Street, Charlottesville, Virginia 22902, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. CITY OF FAYETTEVILLE from time to time requires professional LANDSCAPE ARCHITECTURAL and Engineering services in connection with the evaluation, design, construction drawings, bidding, and/or construction observation of capital improvement projects.
2. NBW shall serve as the professional landscape architectural consultant to the CITY in those assignments to which this Agreement applies and shall give consultation and advice to CITY during the performance of services defined in the scope of work. All services shall be performed under the direction of a licensed professional registered in the State of Arkansas and qualified in each specialty or particular field if and to the extent required by law.
3. Entire Agreement and Exhibits: The Contract documents which comprise the contract between the City of Fayetteville and NBW consist of this Contract and the following documents attached hereto and made a part hereof. Parties shall not be bound by any conditions, definitions, representations or warranties with respect to the subject matter of this Agreement other than those as expressly provided herein.
  - a. Appendices included under this agreement include the following:
    - i. Appendix A: Scope of Work, Schedule, and Fees
    - ii. Appendix B: Project Map
    - iii. Appendix C: Solicitation identified as RFQ 18-06, Architectural Services for Cultural Arts Corridor
    - iv. Appendix D: NBW's RFQ response
    - v. Appendix E: NBW's Certificate of Insurance
  - b. These Contract documents constitute the entire agreement between the City of Fayetteville and NBW and may be modified only by a duly executed written instrument signed by the City of Fayetteville and NBW.
4. NBW shall not assign its duties under the terms of this agreement without prior written consent of the City. The City hereby acknowledges the following subconsultants associated with the project as submitted: NBW shall be responsible for all sub-consultant contracts at no additional cost to the CITY. All sub-consultant shall adhere to all conditions listed in this agreement.
  - a. Flintlock, LTD – Landscape Architect
  - b. Nitsch Engineering – Civil Engineering
  - c. Olsson Associates – Civil Engineering, Soil Science, Surveying, Traffic, Geotechnical
  - d. Marty Matlock - Ecological Engineering
  - e. Rico Associates - Specifications Writer
  - f. HSA Engineering – MEP Engineer
  - g. InVeritas – Community Engagement
  - h. Pentagram – Identity and Graphics

i. Scott Eiehle – Irrigation and Landscape Consulting

5. NBW agrees to hold the City of Fayetteville harmless and indemnify the City of Fayetteville, against property damage, personal injury or death, caused by the intentional misconduct of or negligent performance of this contract by NBW or any of its agents, subconsultants, or subcontractors. This clause shall not in any form or manner be construed to waive that tort immunity set forth under Arkansas Law.
6. NBW shall furnish a certificate of insurance addressed to the City of Fayetteville within ten (10) calendar days after contract finalization, presenting insurance which shall be maintained throughout the term of the Contract. With respect to work sublet, NBW shall require the subcontractor similarly to provide insurance. In case any employee engaged in work on the project under this contract is not protected under Worker's Compensation Insurance, NBW shall provide and shall cause each Subcontractor to provide adequate employer's liability insurance for the protection of such of his employees as are not otherwise protected. Worker's Compensation coverage shall be in accordance with state law. Insurance limits and coverage shall at no time be bound for less than presented in Appendix E.
7. NBW shall furnish proof of licensure as required by all local and state agencies.
8. Terms: This contract shall be effective for the term of the project as defined in Appendix A, Scope of Work, Schedule, and Fees. This contract may be terminated by the City of Fayetteville or NBW with 30 days written notice.
9. Fees, Expenses, and Payments:
  - a. The maximum not-to-exceed amount authorized for Phase 1: Schematic Design for this agreement is \$618,431 (Six Hundred Eighteen Thousand Four Hundred and Thirty-One US Dollars). Fees shall be paid to NBW as described in Appendix A.
  - b. The cost associated for Phase 2: Design Development, Construction Drawings, and Bidding services shall not exceed \$881,569 (Eight Hundred Eighty-One Thousand Five Hundred Sixty-Nine US Dollars).
    - i. The not to exceed fees for Phase 1 and Phase 2 total \$1,500,000.00 which is acknowledged by all parties to be based on a total estimated project construction value of \$15,000,000.00, including hard and soft costs.
    - ii. NBW shall not proceed with Design Development, Construction Drawings or Bidding Services, identified as "Subsequent Phases" in Appendix A, until the final Scope of Work, Schedule and Fees are approved via change order signed and executed by all parties.
  - c. Change Orders, if any, performed on this contract shall be applicable with hourly rates presented in Appendix A.
  - d. NBW shall track, log and report hours and expenses directly related to this Agreement along with invoice for payment for each month. Invoices shall be itemized. Invoice and payment requests shall not exceed the percentage for work completed as defined by Appendix A and B.
  - e. Payment Terms: All invoices are payable upon approval and due within thirty (30) calendar days. If a portion of an invoice or statement is disputed by CITY, the undisputed portion shall be paid. CITY shall advise NBW in writing of the basis for any disputed portion of any invoice. CITY shall make reasonable effort to pay invoices within 30 calendar days of date the invoice is approved.
  - f. Monthly invoices for each calendar month shall be submitted to CITY or such parties as CITY may designate for professional services consistent with NBW's normal billing schedule. Once established, the

billing schedule shall be maintained throughout the duration of the Project. Invoices shall be made in accordance with a format to be developed by NBW and approved by CITY. Applications for payment shall be accompanied each month by the updated project schedule as the basis for determining the value earned as the work is accomplished. Final payment for professional services shall be made upon CITY'S approval and acceptance with the satisfactory completion of professional services for the Project.

- g. Prior to final payment, NBW shall provide the City with full schematic design including renderings and assist the City's third party in providing a preliminary cost estimate compared to budget.

10. Travel Expenses: Travel expenses associated with performance of this work **beyond the original scope of work** shall be considered for reimbursement subject to the following conditions and approval by City Council:

- a. All travel expenses are pre-approved by the City
- b. All expenses are in accordance with the City's most recent travel policy
- c. Travel expenses are not excessive in nature
- d. Travel expenses are of the most economical means of travel available (such as: economy class airline tickets, small compact automobiles, shuttles when available, etc.)
- e. City approved per diem rates for meals
- f. Travel expenses are not reimbursable for consultants with an office located within 50 miles of 113 W. Mountain, Fayetteville, AR 72701.

11. Liquidated Damages: N/A

12. Independent Contractor: NBW is an independent contractor of the City and shall maintain complete responsibility for applicable state or federal law on unemployment insurance, withholding taxes, social security, or other industrial, labor or discrimination law for its employees. NBW is responsible for its agents, methods and operations.

13. Notices: Any notice required to be given under this Agreement by either party to the other shall be sufficient if addressed and mailed, certified mail, postage paid, delivery, e-mail or fax (receipt confirmed), or overnight courier.

- a. City of Fayetteville: Attention: Mayor Lioneld Jordan, 113 W. Mountain, Fayetteville, AR 72701
- b. NBW: Attention: Thomas Woltz, 310 East Market Street, Charlottesville, VA 22902

14. Freedom of Information Act: City of Fayetteville contracts and documents prepared while performing city contractual work are subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville, NBW will do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. 25-19-101 et. Seq.). Only legally authorized photo copying costs pursuant to the FOIA may be assessed for this compliance.

15. Changes in Scope or Price: Changes, modifications, or amendments in scope, price or fees to this contract shall not be allowed without a prior formal contract amendment approved by the Mayor and the City Council in advance of the change in scope, cost or fees. No modification of this contract shall be binding unless made in writing and executed by both parties.

16. Applicable Law and Jurisdiction: This Agreement shall be governed by and construed in accord with the laws of the State of Arkansas. Venue for all legal disputes shall be Washington County, Arkansas.

17. Contract Administration: The Mayor or his/her Designated Representative shall be the Contract Administrator for this contract. NBW's Principal or his/her Designated Representative shall be the primary contact for all matters pertaining to this contract. The City's representative shall provide the following:

- a. Provide NBW direction and monitor the results within the limits of the contract's terms and conditions
- b. Manage issues which may arise as to quality and acceptability of services performed
- c. Judge as to the accuracy of quantities submitted by NBW in payment requests and the acceptability of the services which these quantities represent
- d. Serve as the point-of-contact for developing contract changes and amendments to be considered by City of Fayetteville.
- e. Other than the Project Manager or City of Fayetteville administration, NBW shall not take guidance or influence from any group or individual in relation to this project. All communication, both formal and informal shall be routed through the Project Manager.

18. Professional Responsibility and Standard of Care: NBW shall exercise reasonable skill, care, and diligence in the performance of services and will carry out its responsibilities in accordance with customarily accepted professional practices. The standard of care applicable to the Services provided by NBW and its agents, subcontractors and subconsultants will be the degree of skill and diligence normally employed by professional landscape architects, engineers or consultants performing the same or similar Services at the time said services are performed. CITY will promptly report to NBW any defects or suspected defects in services of which CITY becomes aware, so NBW can take measures to minimize the consequences of such a defect. CITY retains all remedies to recover for its damages caused by any negligence of NBW.

19. Period of Service: This Agreement will become effective upon the first written notice by CITY authorizing services hereunder.

- a. The provisions of this Agreement have been agreed to in anticipation of the orderly progress of the Project through completion of the services stated in the Agreement. NBW will proceed with providing the authorized services immediately upon receipt of written authorization from CITY. Said authorization shall include the scope of the services authorized and the time in which the services are to be completed. The anticipated schedule for this project is included as an Appendix.

20. Termination:

- a. This Agreement may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this Agreement through no fault of the terminating party, provided that no termination may be effected unless the other party is given:
  - i. Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
  - ii. An opportunity for consultation with the terminating party prior to termination.
- b. This Agreement may be terminated in whole or in part in writing by CITY for its convenience, provided that NBW is given:
  - i. Not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate,
  - ii. An opportunity for consultation with the terminating party prior to termination.
- c. If termination for default is effected by CITY, an equitable adjustment in the price provided for in this Agreement shall be made, but
  - i. No amount shall be allowed for anticipated profit on unperformed services or other work,

- d. If termination for default is effected by NBW, or if termination for convenience is effected by CITY, the equitable adjustment shall include a reasonable profit for services or other work performed. The equitable adjustment for any termination shall provide for payment to NBW for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by NBW relating to commitments which had become firm prior to the termination.
- e. Upon receipt of a termination action, NBW shall:
  - i. Promptly discontinue all affected work (unless the notice directs otherwise),
  - ii. Deliver or otherwise make available to CITY all data, drawings, specifications, reports, estimates, summaries and such other information and materials as may have been accumulated by NBW or its subconsultants in performing this Agreement, whether completed or in process.
- f. Upon termination under sections above CITY may take over the work and may award another party an agreement to complete the work under this Agreement. NBW shall be released and have no further legal liability to CITY or third parties for any portion of the project undertaken after termination if CITY uses NBW's work without its participation.
- g. If, after termination for failure of NBW to fulfill contractual obligations, it is determined that NBW had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of CITY. In such event, adjustments of the agreement price shall be made as provided in this agreement.

#### 21. Delays

- a. In the event the services of NBW are suspended or delayed by CITY or by other events beyond NBW's reasonable control, NBW shall be entitled to additional compensation and time for reasonable documented costs incurred by NBW in temporarily closing down or delaying the Project.
- b. In the event the services are suspended or delayed by the intentionally wrongful or negligent acts, errors or omissions by NBW, CITY shall be entitled to compensation and time for reasonable costs incurred in temporarily closing down or delaying the Project.

#### 22. Rights and Benefits

- a. NBW's services shall be performed solely for the benefit of CITY and not for the benefit of any other persons or entities.

#### 23. Dispute Resolution

- a. Scope of Paragraph: The procedures of this Paragraph shall apply to any and all disputes between CITY and NBW which arise from, or in any way are related to, this Agreement, including, but not limited to the interpretation of this Agreement, the enforcement of its terms, any acts, errors, or omissions of CITY or NBW in the performance of this Agreement, and disputes concerning payment.
- b. Exhaustion of Remedies Required: No action may be filed unless the parties first negotiate. If timely Notice is given as described in this Agreement, but an action is initiated prior to exhaustion of these procedures, such action shall be stayed, upon application by either party to a court of proper jurisdiction, until the procedures in this Agreement have been complied with.
- c. Notice of Dispute
  - i. For disputes arising prior to the making of final payment promptly after the occurrence of any incident, action, or failure to act upon which a claim is based, the party seeking relief shall serve the other party with a written Notice.
  - ii. For disputes arising within one year after the making of final payment, CITY shall give NBW written Notice at the address listed in this Agreement within thirty (30) calendar days after

occurrence of any incident, accident, or first observance of defect or damage. In both instances, the Notice shall specify the nature and amount of relief sought, the reason relief should be granted, and the appropriate portions of this Agreement that authorize the relief requested.

- iii. Negotiation: Within seven (7) calendar days of receipt of the Notice, the Project Managers for CITY and NBW shall confer in an effort to resolve the dispute. If the dispute cannot be resolved at that level, then, upon written request of either side, the matter shall be referred to the President of NBW and the Mayor of CITY or his designee. These officers shall meet at the Project Site or such other location as is agreed upon within 30 calendar days of the written request to resolve the dispute.

#### 24. Publications:

- a. Recognizing the importance of professional development on the part of NBW's employees and the importance of NBW's public relations, NBW may prepare publications, such as technical papers, articles for periodicals, promotional materials, and press releases, in electronic or other format, pertaining to NBW's services for the Project. Such publications will be provided to CITY in draft form for CITY's advance review. CITY shall review such drafts promptly and provide CITY's comments to NBW, CITY may require deletion of proprietary data or confidential information from such publications, but otherwise CITY will not unreasonably withhold approval. Approved materials may be used in a variety of situations and do not require additional review or approval for each use. The cost of NBW's activities pertaining to any such publication shall be for NBW's account.

#### 25. Responsibility of the City of Fayetteville

- a. CITY shall, within a reasonable time, so as not to delay the services of NBW:
  - i. Provide full information as to the requirements for the Project.
  - ii. Assist NBW by placing at NBW's disposal all available information pertinent to the assignment including previous reports and any other data relative thereto.
  - iii. Assist NBW in obtaining access to property reasonably necessary for NBW to perform its services under this Agreement.
  - iv. Examine all studies, reports, sketches, cost opinions, proposals, and other documents presented by NBW and render in writing decisions pertaining thereto.
  - v. Review all documents and provide written comments to NBW in a timely manner.
  - vi. The City's assigned Project Manager is the project representatives with respect to the services to be performed under this Agreement. The Project Director shall have complete authority to transmit instructions, receive information, interpret and define policies and decisions with respect to materials, equipment, elements and systems to be used in the Project, and other matters pertinent to the services covered by this Agreement.

#### 26. Ownership of Documents:

- a. All documents provided by CITY including original drawings, CAD drawings, estimates, field notes, and project data are and remain the property of CITY. NBW may retain reproduced copies of drawings and copies of other documents.
- b. Engineering and architectural documents, computer models, drawings, specifications and other hard copy or electronic media prepared by NBW or its subconsultant as part of the services shall become the property of CITY when NBW has been compensated for all services rendered, provided, however, that NBW shall have the unrestricted right to their use. NBW shall, however, retain its rights in its standard drawings details, specifications, databases, computer software, and other proprietary property. Rights to



intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of NBW.

- c. Any files delivered in electronic medium may not work on systems and software different than those with which they were originally produced. NBW makes no warranty as to the compatibility of these files with any other system or software. Because of the potential degradation of electronic medium over time, in the event of a conflict between the sealed original drawings/hard copies and the electronic files, the sealed drawings/hard copies will govern.

**27. Additional Responsibilities of NBW:**

- a. Review, approval, or acceptance of design drawings, specifications, reports and other services furnished hereunder by CITY shall not in any way relieve NBW of responsibility for the technical adequacy of the work. Review, approval or acceptance of, or payment for any of the services by CITY shall not be construed as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.
- b. NBW shall be and shall remain liable, in accordance with applicable law, for damages to CITY caused by NBW's negligent performance, except beyond the normal standard of care, of any of the services furnished under this Agreement, and except for errors, omissions or other deficiencies to the extent attributable to CITY or CITY-furnished data.
- c. NBW's obligations under this clause are in addition to NBW's other express or implied assurances under this Agreement or State law and in no way diminish any other rights that CITY may have against NBW for faulty materials, equipment, or work.

**28. Audit and Access to Records:**

- a. NBW shall maintain books, records, documents and other evidence directly pertinent to performance on work under this Agreement in accordance with generally accepted accounting principles and practices consistently applied in effect on the date of execution of this Agreement.
- b. NBW shall also maintain the financial information and data used by NBW in the preparation of support of the cost submission required for any negotiated agreement or change order and send to CITY a copy of the cost summary submitted. CITY, the State or any of their authorized representatives shall have access to all such books, records, documents and other evidence for the purpose of inspection, audit and copying during normal business hours. NBW will provide proper facilities for such access and inspection.
- c. Records shall be maintained and made available during performance on assisted work under this Agreement and until three years from the date of final payment for the project. In addition, those records which relate to any controversy arising out of such performance, or to costs or items to which an audit exception has been taken, shall be maintained and made available until three years after the date of resolution of such appeal, litigation, claim or exception.
- d. This right of access clause (with respect to financial records) applies to:
  - i. Negotiated prime agreements:
  - ii. Negotiated change orders or agreement amendments in excess of \$10,000 affecting the price of any formally advertised, competitively awarded, fixed price agreement:
  - iii. Agreements or purchase orders under any agreement other than a formally advertised, competitively awarded, fixed price agreement. However, this right of access does not apply to a prime agreement, lower tier sub agreement or purchase order awarded after effective price competition, except:

1. With respect to record pertaining directly to sub agreement performance, excluding any financial records of NBW;
2. If there is any indication that fraud, gross abuse or corrupt practices may be involved;
3. If the sub agreement is terminated for default or for convenience.

29. Covenant Against Contingent Fees:

- a. NBW warrants that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement of understanding for a commission, percentage, brokerage or contingent fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by NBW for the purpose of securing business. For breach or violation of this warranty, CITY shall have the right to annul this Agreement without liability or at its discretion, to deduct from the contract price or consideration, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingent fee.

30. Gratuities:

- a. If CITY finds after a notice and hearing that NBW or any of NBW's agents or representatives, offered or gave gratuities (in the form of entertainment, gifts or otherwise) to any official, employee or agent of CITY or related third party contractor associated with this project, in an attempt to secure an agreement or favorable treatment in awarding, amending or making any determinations related to the performance of this Agreement, CITY may, by written notice to NBW terminate this Agreement. CITY may also pursue other rights and remedies that the law or this Agreement provides. However, the existence of the facts on which CITY bases such finding shall be in issue and may be reviewed in proceedings under the Remedies clause of this Agreement.
- b. The CITY may pursue the same remedies against NBW as it could pursue in the event of a breach of the Agreement by NBW.

31. Clarification and Understanding of all parties:

- a. All parties acknowledge the City's financial contribution is limited to the Walton Family Foundation Grant, as presented and approved via Fayetteville City Council Resolution 258-17 on 12/5/2017 potential bond proceeds directly related to this project. Funds approved for this grant are not limited to expenses incurred for this agreement.

32. Permits & Licenses: NBW shall secure and maintain any and all permits and licenses required to complete this Contract.

33. Debarment Certification: NBW hereby provides debarment/suspension certification indicating compliance with the below Federal Executive Order. Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government. NBW hereby attests its principal is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

IN WITNESS WHEREOF, CITY OF FAYETTEVILLE, ARKANSAS by and through its Mayor, and NELSON BYRD WOLTZ, LLC, by its authorized officer have made and executed this Agreement as of the day and year first above written.

NELSON BYRD WOLTZ, LLC

By: Thomas L. Woltz  
Thomas Woltz, FASLA, Member

Attest: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Business Address  
310 East Market Street  
Charlottesville, VA 22902

Date Signed: 06/05/18

CITY OF FAYETTEVILLE, ARKANSAS

By: Lionel Jordan  
Mayor Lioneld Jordan

Attest: Sondra E. Smith  
Sondra E. Smith, City Clerk

Business Address  
113 W. Mountain  
Fayetteville, AR 72701

Date Signed: 6-21-2018



## **Appendix A**

### **Scope of Work, Schedule, and Fees**

#### **Cultural Arts Corridor – Fayetteville, AR**

**Professional Landscape Architecture Services:**

#### **Schematic Design**

## Project Understanding

There are four projects in the Cultural Arts Corridor (CAC) that form the project scope. They are:

- The Fay Jones Parkland
- The West Avenue and Dickson St. Plaza
- The Razorback Regional Greenway Improvements
- Cultural Arts Corridor Streetscape Enhancements

(See Appendix B for Scope Area/Extents of Design)

The following scope of work and associated fees only includes the Schematic Design (SD) phase. Additional scope articulated in this Appendix, Design Development (DD) through Bidding and Negotiation (BN) is estimated and will be updated at the end of the SD phase. We understand that these services are to correspond to the design excellence program grant from the Walton Family Foundation – see Appendix C for more information on the grant. This strategy, developed in coordination with City of Fayetteville staff, will allow flexibility to adapt the subsequent design phases to the emerging design, anticipated project budgets, and project phasing.

NBW will act as project lead of the design team for all projected phases of the project: Schematic Design (SD), Design Development (DD), Construction Documentation (CD) and Bidding and Negotiation (BN) and Construction Administration. - The following proposal is intended to clearly describe the scope elements provided by NBW and those that will be provided by sub-consultants. NBW will serve as prime consultant, organizing and leading the design team. As prime consultant, NBW will coordinate all sub-consultants and collect and submit design packages and billing directly to the City of Fayetteville.

Sub-consultants will be drawn from the following list, also included in the Letter Agreement:

- a. Flintlock, LTD – Landscape Architect
- b. Nitsch Engineering – Civil Engineering
- c. Olsson Associates – Civil Engineering, Soil Science, Surveying, Traffic, Geotechnical
- d. Marty Matlock - Ecological Engineering
- e. Rico Associates - Specifications Writer
- f. HSA Engineering – MEP Engineer
- g. InVeritas – Community Engagement
- h. Pentagonam – Identity and Graphics
- i. Scott Eiehle – irrigation and landscape consulting

The sub-consultant team will assist with design services and documentation and with facilitating submittals to regulatory agencies. The scope of each sub-consultant will vary according to priorities that develop throughout the design process.

We understand that the approved Schematic Design scheme, its illustrative package, and its estimated construction cost shall serve as the basis for inclusion in a bond referendum to be administered by the City of Fayetteville to fund proposed improvements. We anticipate that the City may seek other methods of funding and implementation to realize the design vision. Because of the unknown budget and scale of the various construction implementation scenarios, Construction Administration (CA) scope is completely omitted from this scope discussion. We assume that these services would be provided either under separate contract or as Additional Services, when the requirements of construction are better understood by all parties.

## **Project Scope – Nelson Byrd Woltz**

### **Schematic Design**

**5.5 months (mid-June – December 2018)**

#### **Scope**

- Engage the public, stakeholders, and Steering Committee groups through a series of interactive sessions to better understand aspirations and concerns, site context, and community values. This strategy includes:
  - A minimum of three (3) advertised public design meetings (Community Engagement Meetings). These sessions will be interactive and designed to allow for multiple ways for the public to provide feedback on emerging designs and options and will help the design team to better understand public expectations and aspirations.
  - In addition to the design meetings, we will work with City of Fayetteville (CoF) to identify other possible ways to share information and solicit feedback (i.e. presence at farmer's market, walks of the site) in addition to the City-planned online project website. Interactions with the public are intended to be fun and allow a broader range of the community to participate.
  - During each on-site visit, Steering Committee meetings and/or City Council Presentations will be held to review project progress, provide feedback and direction, and to determine next steps.
  - NBW will meet w/ specific stakeholders and coordinate with City Staff as required.
- Study existing planning and design principles designated for the City's Downtown and those areas relevant to the Cultural Arts Corridor (CAC).

- Review existing documents and perform site analysis. Topics could include, but not be limited to: ecology, vegetation, topography, hydrology, use, pedestrian and vehicular connections, infrastructure, history, cultural landscape, as well as opportunities and constraints.
- Develop a working set of shared design principles and program.
- Collect precedent project documentation.
- Review requirements for approvals from various agencies.
- Meet and collaborate with Library Expansion design team to ensure congruity between that project and the CAC.
- Facilitate two (2) Water & Ecology Workshops to explore the project opportunities and constraints. These on-site workshops will allow the design team and city staff to work through the range of constraints and opportunities possible through project designs.
- Develop schematic landscape architectural designs for the project areas. Prepare landscape architectural drawings for use by the City in communications with stakeholders and citizens. This will include, but not be limited to schematic plans, sections, perspectives, vignettes, and diagrams.
- Prepare a written narrative for plan.
- Provide information and coordinate with the project Construction Manager as they provide a Schematic Design Cost Estimate.
- Refine Design Development through Bidding and Negotiation scope, schedule, deliverables, and fee.
- Lead the design team in preparation of the project for Sustainable Sites Initiative (SITES) certification. This includes assessing potential points, identifying proper project boundaries, coordination with the design team, and other preparations in support of beginning the SITES effort.

#### **Travel**

- Trip #1 - Site Reconnaissance and Project Startup - Steering Committee Meeting (3 days, 4 NBW Staff)
- Trip #2 – Additional Site Reconnaissance and Listening - Community Engagement Meeting #1, Steering Committee Meeting and Water and Ecology Workshop. (4 days, 4 NBW Staff)
- Trip #3 – Site Reconnaissance and Design Workshops - Community Engagement Meeting #2, (Options and Feedback), Steering Committee Meeting, (4 days, 4 NBW Staff)
- Trip #4 – Design Workshops and Presentations - Community Engagement Meeting #3, Schematic Design presentation and feedback. Steering Committee Meeting, City Council Presentation. (3 days, 2 NBW Staff)

- The above trips account for 14 person-trips. NBW may adjust timing and allocation of these trips to best address the project needs.

#### **Deliverables**

- Schematic Design journal documenting site analysis and design studies, including hand sketches, plan variations, and studies in section and perspective
- Written project narrative
- Rendered schematic plan(s)
- Up to five (5) finished perspective renderings
- Vignettes, sections, diagrams, and other graphics necessary to convey design intent

### **Project Scope - Sub-Consultant Team**

#### **Local Landscape Architect / Flintlock**

##### **Schematic Design**

- Support NBW with local background, history, and design review throughout the design process.
- Support the team with logistical support, meeting space, and attend internal design meetings during NBW visits (4 estimated).
- Attend and participate in public engagement meetings ((3), led by NBW and Meeting Facilitator).
- Attend and participate in meetings w/ the steering committee and other local stakeholders as required. Provide written relevant updates to NBW. (15 meetings estimated)
- Facilitate documentation of streetscape opportunities and zoning requirements. Documentation to include both facing building frontages, existing R.O.W. dimensions, utility conditions, and mobility corridors. Work w/ NBW to prepare schematic options for discussion w/ the city, to include a conceptual streetscape improvement phasing plan in the corridor, coordinated with a "dig once" utility replacement or improvement plan.



## **Civil Engineer / Nitsch**

### **Schematic Design**

- Prepare for and participate in an on-site design charrette in Fayetteville. During the charrettes, Nitsch Engineering will collaborate with the Team and key stakeholders to identify local and regional challenges and opportunities associated with stormwater; and establish the vision, goals, and potential strategies for green infrastructure and landscape-integrated stormwater elements within the project focus areas; Identify specific project opportunities to be explored in DD, or that might be considered by the city as separate projects.
- Review available existing conditions plans and studies provided by the Client and Owner and make recommendations for additional studies to be performed to inform the design;
- Consult with the local civil engineer to obtain information regarding applicable codes, regulations, and ordinances pertaining to stormwater management;
- Consult with the Client and team to define the vision, goals, and strategies for green infrastructure and sustainable stormwater management;
- Provide support to the SITES strategy development (to be led by the NBW);
- Prepare a preliminary concept plan to illustrate the over-arching framework and vision for green infrastructure and landscape-integrated stormwater management within the project limits;
- Develop illustrative diagrams and imagery to illustrate specific design opportunities and strategies identified;
- Perform planning-level hydrologic calculations to confirm order-of-magnitude sizing for recommended design opportunities and strategies to align with SITES goals and regulatory requirements;
- Consult with the Client to identify specific project elements to be explored in the design development phase, or to be considered by the City as separate projects;
- Prepare a preliminary stormwater design narrative and finalize the concept plan, diagrams, and imagery for the Client's inclusion in the Schematic Design deliverable; and
- Participate in team coordination meetings via web conference. Nitsch Engineering assumes participation in up to 10 team coordination meetings via web conference during the Schematic Design Phase.

## **Civil, Soils, Surveying, Geo Technical / Olsson Associates**

### **Schematic Design**

- Work with the design team through an on-site design charrette to understand global stormwater opportunities and challenges within the project limits.

- Provide logistical support and overview of existing conditions
- Provide guidance regarding local and federal regulations
- Identify specific project opportunities to be explored in DD, or that might be considered by the city as separate projects.
- For the SD submittal, provide diagrams or imagery that illustrate opportunities and design strategies.
- Provide topographic surveying services as required for areas as determined by the design team and City of Fayetteville (3 sites estimated).
- Provide Geotechnical investigation of sites as required as determined by the design team and City of Fayetteville (No studies estimated for SD).

#### **Eco Engineering / Marty Matlock**

##### **Schematic Design**

- Work with the design team through an on-site design charette to understand global stormwater and ecological opportunities and challenges within the project limits.
- For the SD submittal, provide technical assistance to project design team.
- Review draft submittal with comments and recommendations.

#### **Specifications / Rico Associates**

##### **Schematic Design**

- Prepare outline or short form specifications for use in combination w/ SD costing exercise.

#### **Public Engagement**

##### **Schematic Design**

- Coordinate with NBW and advise the City on best strategies for public input and decision making.
- Help provide strategic direction on outreach materials (prepared by NBW and/or CoF)
- Advise on best ways for consensus building and public outreach (City will have a website dedicated to the project)
- Prepare for, facilitate, and participate in 3 public meetings on site in Fayetteville:
  - Listen to the public – August 2018

- Present options of design - September 2018
- Final SD Presentation – November 2018
- Provide (3) summary/meeting notes of key decisions, feedback and interests summarized by groups.

## **Other Potential Design Services – Not Included in Fee**

### **Neighborhood Analysis – Local Landscape Architect - Flintlock**

- Provide written report with recommended design and zoning code changes ("what do we want to see built downtown?") and identifying best opportunities within the corridor.

### **Graphics Identity – Pentagram**

- Assist City with naming of Cultural Arts Corridor. Attend 1 Community conversation and lead/guide naming discussion as appropriate.
- Develop naming strategies and prepare presentation.
- Design interpretive, directional, and area identification graphic identity for the Cultural Arts Corridor.
- Design wayfinding signage strategies within the Corridor. Coordinate with and incorporate existing City signage and Razorback Greenway.

## Fee Summary

### Schematic Design Fee

	<i>hours</i>	<i>estimated</i>	<i>% of SD Fee</i>
NBW SD Design Fee and estimated hours		247,548	40.0%
Principal	12		
Senior Associate	142		
Associate, Project Manager	331		
Designer III	357		
Designer III	357		
Designer I	446		
Conservation Biologist	71		
Technical/Research	45		
 NBW Travel and time on site (all staff levels)		79,500	12.9%
NBW Expenses		26,800	4.3%
SITES development and administration		10,000	1.6%
Finished renderings		25,000	4.0%
Administrative time /Consultant billing		10,933	1.8%
 Subtotal, NBW		399,781	64.6%
 Subconsultant fees and expenses		218,650	35.4%
 <b>Total Schematic Design Fee</b>		<b>618,431</b>	<b>100.0%</b>

Fee disbursement will be according to percentage work complete as reported by NBW every month, and will include sub-consultant fees, mark-up, and Reimbursable Expenses.

### Assumptions

- The proposed Schematic Design fee is based on the anticipated schedule and staffing indicated in this proposal. Should the scope change, we will work with the City of Fayetteville to adjust our schedule, staffing, and fee accordingly.
- NBW will *not* serve as construction project manager, nor facilitate overall construction project communication or schedule, maintain project records, or prepare change orders. This coordinating role remains TBD per discussion w/ City of Fayetteville and is dependent on construction contract structure.
- The project design is limited to the project boundary in Appendix B.
- Currently, we do not anticipate significant architecture or fountain systems within the project design scope or budget. This will not preclude either architecture or fountains as potential features within

the project design, however each of these can increase the project complexity, coordination, and design fee and would be negotiated with the City of Fayetteville as an additional expense.

- We assume that the streetscape scope will assess and provide overall Schematic Design level guidance for all streets within the CAC.
- Specific streets to be developed further in DD, CD, and BN phases include:
  - N West Avenue, W Dickson Street, and W Spring Streets adjacent to the West Avenue Lot.
  - S West Avenue and W Gregg Avenues adjacent to the Fay Jones Parkland and Fayetteville Public Library Expansion project.
- Other streets may require further study dependent on the development of the project design and budget. NBW will work with the City to ascertain whether modifications to these assumptions represent Additional Services.

#### **Additional Services**

- The proposed schedule and fees anticipate a public engagement process as outlined here. We anticipate that every visit to Fayetteville will include additional engagement and meetings. To the extent that we can make additional meetings fit within the travel as outlined, we will. If additional public meetings or presentations are necessary, we will coordinate with the CoF to determine if it should be considered as an Additional Service.
- Travel time, time on site, and expenses are specified and included in the proposed fees. Additional trips will trigger additional fees.
- Additional Services will be billed at the rates provided below. Travel is billed at ½ time. Expenses will be billed at cost and as per CoF policy.
- NBW will not be responsible for obtaining permits for removal of any wetland areas in the project site. Should this become a requirement due to the project design, the design team and Client Group will evaluate the time and documentation required and whether it requires additional services.

#### **2018 Schedule of Hourly Rates - NBW**

Principal	\$350
Associate Principal	\$250
Senior Associate	\$200
Associate II	\$180
Associate I	\$160
Designer III	\$140
Designer II	\$130
Designer I	\$120
Conservation Biologist	\$120
Technical/Research	\$100

## **SUBSEQUENT PHASES –**

### **Design Development through Bidding and Negotiation**

The following Phases, including scope, schedule and deliverables are not included in the fee above. Design Development through Bidding and Negotiation scope projected here, will be updated at the end of the SD phase.

### **Project Scope – Nelson Byrd Woltz**

#### **Design Development**

**2 months (January 2019 – February 2019)**

##### **Estimated Scope**

- Refine Schematic Design strategies based upon feedback from the CoF and the public engagement process.
- Continue engagement with the public through an additional advertised public design meeting. In addition, NBW will support public engagement activities developed through Schematic Design and those being held by the CoF for the bond initiative.
- Continue engage with stakeholders and steering committee during each visit and through web conferences as required.
- Further refine and develop the landscape architectural designs for the 4 primary project areas.
- Refine written design narrative for the project areas.
- Define material palette.
- Work with the city to prepare preliminary phasing/implementation strategies.
- Provide information and coordinate with the project Construction Manager as they provide a Design Development Cost Estimate.
- Lead the design team in preparation of the project for Sustainable Sites Initiative (SITES) certification. During DD this will include an ongoing evaluation of the project design to ensure that it meets point targets and design aspirations.

##### **Estimated Travel**

- Trip #5 – 75% DD Meeting with Steering Committee. Community Engagement Meeting #4 (3 days, 4 NBW Staff)

### **Estimated Deliverables**

- Design Development package including:
  - Updated plan and perspectives
  - Site sections and key details
  - Diagrams outlining design strategies for circulation, stormwater, planting, habitat restoration
  - Preliminary materials, grading, and planting plans
  - Updated project narrative

### **Construction Documents**

**5 months (April 2019 – August 2019)**

Construction Documentation will commence with the successful passing of the bond initiative and at the direction of CoF.

#### **Estimated Scope**

- Develop required technical documentation for construction, including Paving Plans, Layout Plans, Grading Plans, Planting Plans, Sections, Elevations, and Construction Details.
- Coordinate drawings with full sub-consultant team.
- Finalize materials palette for all landscape elements in coordination with Client.
- Facilitate and review construction specifications to accompany 50% CDs, 90% CDs, and 100% CDs (by Rico Associates).
- Meet with team and construction manager (CM) to review 50%, and 90% CDs.
- Provide information and coordinate with the project Construction Manager as they provide a Design Development Cost Estimate.
- Continue documentation and lead the design team in preparation of project materials required for Sustainable Sites Initiative (SITES) certification.
- The timing of this cost estimate will be scheduled in coordination w/ the design team and CoF.

**Estimated Travel**

- Trip #6 – 50% CD Meeting with Client Group and sub-consultants (2 days, 3 NBW Staff)
- Trip #7 – 90% CD Meeting with Client Group sub-consultants (2 days, 4 NBW Staff)

**Estimated Deliverables**

- 50% Construction Documents (drawings and specifications)
- 90% Construction Documents (drawings and specifications)
- 100% Construction Documents (drawings and specifications)

**Bidding and Negotiation**

**2 months**

**Estimated Scope**

- Respond to requests for information from building contractors.
- Prepare necessary addendums as directed and requested by the City.

**Project Scope - Sub-Consultant Team****Local Landscape Architect / Flintlock****Design Development – estimated scope**

- Provide ongoing design review and critique
- Support the team with logistical support, meeting space, and attend internal design meetings during NBW visits.
- Attend and participate in public engagement meetings ((1), led by NBW and Meeting Facilitator)
- Attend and participate in meetings w/ the steering committee and other local stakeholders as requested by NBW. (10 estimated)
- Work with NBW and Nitsch to develop streetscape improvement plans for secondary streets and for West Ave.

**Construction Documentation– estimated scope**



- Support development of CDs through review at key milestones (50%, 90%, 100%).
- Be available for necessary meetings in Fayetteville that may arise (i.e. w/ material suppliers, city officials, project construction manager). (5 estimated)

#### **Bidding and Negotiation– estimated scope**

- Provide support to NBW in navigating the Bidding and Negotiation process with CoF.

#### **Civil Engineer / Nitsch**

#### **Design Development – estimated scope**

- Attend up to one (1) team/stakeholder coordination meeting in Fayetteville;
- Develop further the design strategies for three (3) green infrastructure/stormwater project elements confirmed by the Client/City at the conclusion of the Schematic Design phase:
  - Develop the drainage infrastructure and grading associated with the project elements in coordination with the Client; and
  - Prepare plan view enlargements and detail sections (in AutoCAD format) for inclusion in the civil engineering documents to be compiled and finalized by the local civil engineer for the Design Development deliverables;
- Develop illustrative graphics to support the Client's presentation materials for communication with the City, stakeholders, and public;
- Perform preliminary hydrologic calculations to confirm the sizing requirements and outlet configurations for the project elements. Provide the preliminary hydrologic calculations to the local civil engineer for coordination; Consult with the Client to further document alignment with relevant SITES credits;
- Update the stormwater design narrative;
- Review the Design Documents prepared by the local civil engineer and provide feedback;
- Review cost estimates prepared by others and provide feedback; and
- Participate in team coordination meetings via web conference. Nitsch Engineering assumes participation in up to four (4) team coordination meetings via web conference during the Design Development Phase.

#### **Construction Documentation – estimated scope**

- Review the 50% and 90% Construction Documents and supporting stormwater calculations prepared by the local civil engineer. Prepare a brief assessment confirming the project's conformance with the project performance goals established during the Schematic Design and through the SITES strategy development; and

- Participate in team coordination meetings via web conference. Nitsch Engineering assumes participation in up to three (3) team coordination meetings via web conference during the Construction Documents phase.

#### **Civil, Soils, Surveying, Geo Technical / Olsson Associates**

##### **Design Development– estimated scope**

- Review documentation of stormwater strategies as developed by the team and as illustrated by Nitsch.
- Provide technical development of project design and submit a Design Development cad package describing civil works.
- Prepare narrative and typical details for soils profiles required by the project design.
- Provide topographic surveying services as required for areas as determined by the design team and City of Fayetteville.
- Provide Geotechnical investigation of sites as required as determined by the design team and City of Fayetteville.

##### **Construction Documentation– estimated scope**

- Prepare full CD documentation of the project sites in coordination w/ NBW as the lead, including, but not limited to:
  - Erosion and sediment control plans
  - Final Grading Plans
  - Drainage, sub-surface drainage and other stormwater plans and details
  - Streetscape details and typical sections
  - Soils plans and details
  - Specifications for applicable sections

##### **Bidding and Negotiation – estimated scope**

- Assist in answering any RFIs or clarifications during the BN process as required.

#### **Eco Engineering / Marty Matlock**

##### **Design Development – estimated scope**

- Provide technical assistance to project design team.
- Review draft submittal with comments and recommendations.

## **Specifications / Rico Associates**

### **Design Development – estimated scope**

- Review DD documents and prepare a draft specification for use in combination w/ DD costing exercise.

### **Construction Documentation – estimated scope**

- Prepare full Construction Documentation Landscape Architecture specifications. Interim submittals include 50%, 90% and 100%.
- Provide front end Division 01 documents.
- Coordinate sub-consultant sections.

### **Bidding and Negotiation – estimated scope**

- Assist in answering any questions with specifications during the BN process and issue updates/addenda as required.

## **Public Engagement**

### **Design Development - estimated**

- Prepare for, facilitate, and participate in 1 public meeting on site in Fayetteville:
  - Update on design progress – date TBD, anticipating January/February 2019
- Submissions: Provide (1) summary/meeting notes
- Assist in the preparation of a press release prior to bond referendum.

## **Irrigation**

### **Design Development – estimated scope**

- Provide technical development of project irrigation design and submit a Design Development cad package describing irrigation strategy and works.
- Provide brief irrigation narrative describing strategies.

### **Construction Documentation – estimated scope**

- Prepare CD documentation of the project sites in coordination w/ NB, including, but not limited to:
  - Irrigation plans and details
  - Specifications for applicable sections
- Update irrigation narrative.

**Bidding and Negotiation – estimated scope**

- Assist in answering any RFIs or clarifications during the BN process as required.

**MEP/ HSA Engineering****Design Development – estimated scope**

- Scope includes West Plaza (NBW does not anticipate fountain/architecture design currently), West avenue streetscape, Razorback Greenway, adjacent streetscapes.
- Provide technical development of project MEP design and submit a Design Development CAD package describing MEP strategy and works.
- Coordinate with NBW and other consultants as needed (lighting, etc.)
- Provide brief MEP narrative describing strategies.
- Provide MEP outline specifications.
- Submissions: 50% DD – draft internal submission for coordination, 100% DD to client
- 2 on site meetings, online coordination meetings as needed.

**Construction Documentation – estimated scope**

- Prepare full CD documentation of the project sites, including, but not limited to:
  - MEP plans and details
  - Lighting – control zones, load diagrams. Etc.
  - Specifications for applicable sections
- Update MEP narrative.
- Submissions: 50, 90, 100% CD
- 2 on site meetings, online coordination meetings as needed

**Bidding and Negotiation – estimated scope**

- Assist in answering any RFIs or clarifications during the BN process as required.

**Other Potential Sub-consultants**

The following sub-consultants have expertise that is not already represented in this proposal. Depending on the development of the design, this expertise may be drawn upon to complete the work:

- Lighting / Tillett Lighting Design
- Graphics, Wayfinding, Identity / Pentagram
- Fountain Design / Hydrodramatics

- Public Space Management / ETM
- Structural Engineer / BuroHappold
- Scott Eiehle / irrigation and landscape consulting
- Irrigation / James Pole
- SKEO / Community Engagement

# FAYETTEVILLE ARTS CORRIDOR



## SCHEMATIC DESIGN

Contract Negotiations - Proposal to Client June 1, 2018

Trip #1: Site Reconnaissance and Project Startup (3 days) 19-21 June 2018

Steering Committee Meeting

Trip #2: Additional Site Reconnaissance, Listening (4 days) August 2018

Community Engagement Meeting #1

Steering Committee Meeting

Trip #3: Site Reconnaissance and Design Workshops (4 days) October 2018

Community Engagement Meeting #2

Steering Committee Meeting, Water and Ecology Workshop

Client review (2 weeks)

80% SD Review with Client

Client Review (2 weeks)

Final Renderings

Final Cost Estimate

Trip #4: Design Workshops and Presentations (3 days) December 2018

Community Engagement Meeting #3

Steering Committee Meeting and City Council Presentation

Client Review (4 weeks)

## ESTIMATED DESIGN DEVELOPMENT

Trip #5: DD Kickoff Meeting (3 Days) January 2019

Community Engagement #4

100% DD and Outline Specifications

Pricing

Client Review (2 weeks)

Final Referendum Vote April 2019

## ESTIMATED CONSTRUCTION DOCUMENTS

Trip #6: 50% CD Meetings (2 days) June 2019

CD 50%

Trip #7: 90% CD Meetings (2 days) August 2019

CD 90%

100% CD and Specifications

Pricing

## PERMITTING AND BIDDING

### LEGEND

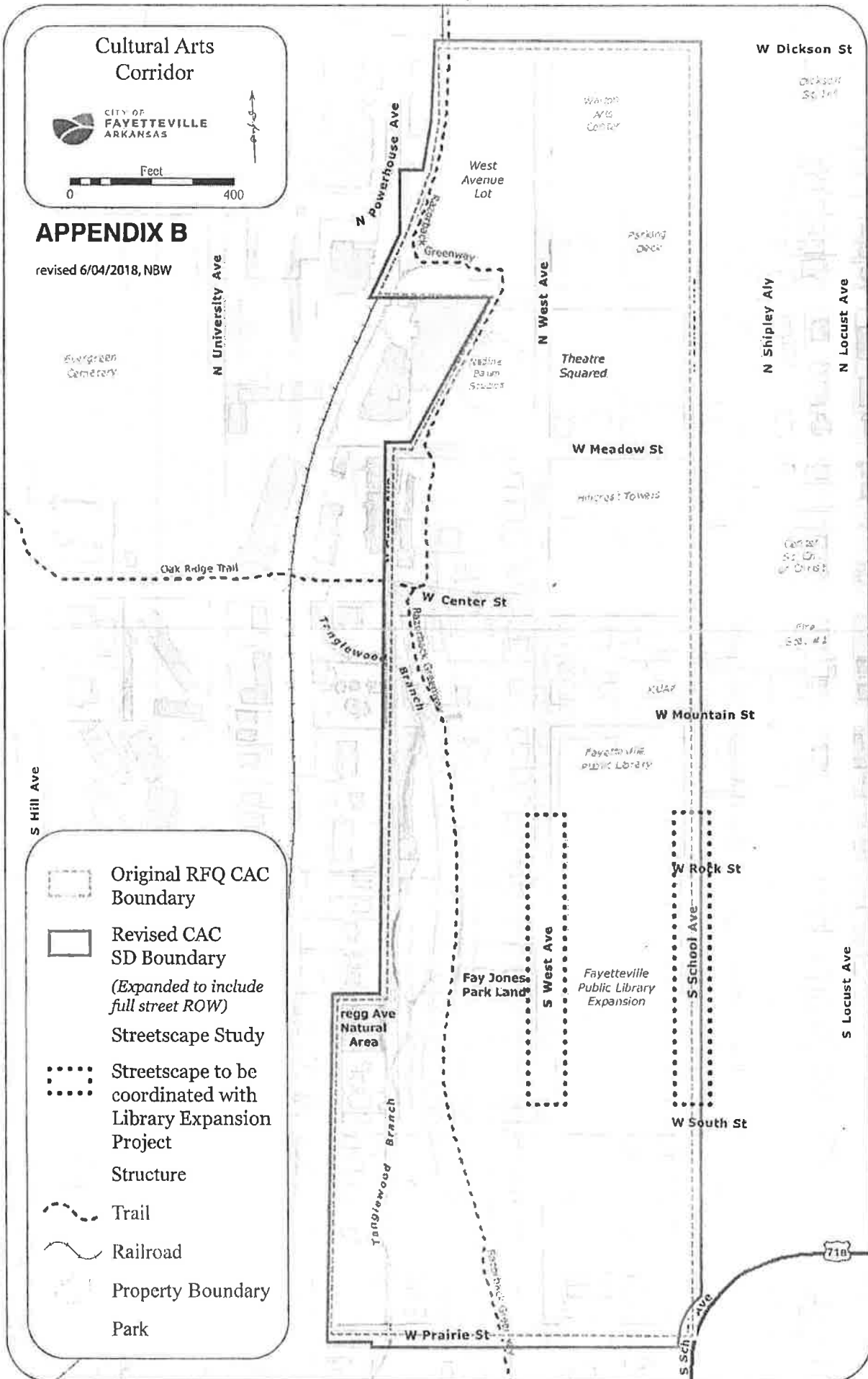
- Major Deliverable
- On Site Meeting
- Community Engagement Meeting
- Client Review Time
- GoToMeeting Presentation
- Major Presentations










# Cultural Arts Corridor



## APPENDIX B

revised 6/04/2018, NBW



-  Original RFQ CAC Boundary
-  Revised CAC SD Boundary  
(Expanded to include full street ROW)
-  Streetscape Study
-  Streetscape to be coordinated with Library Expansion Project
-  Structure
-  Trail
-  Railroad
-  Property Boundary
-  Park



CITY OF  
**FAYETTEVILLE**  
ARKANSAS

Purchasing Division, Room 306  
113 W. Mountain Street  
Fayetteville, AR 72701  
Phone: 479-575-8220

TDD (Telecommunication Device for the Deaf): 479.521.1316

## RFQ (REQUEST FOR QUALIFICATION)

REQUEST FOR QUALIFICATION: RFQ 18-06, Architectural Services for Cultural Arts Corridor

DEADLINE: Tuesday, March 06, 2018 prior to 2:00:00 PM, local time

DELIVERY LOCATION: Room 306 – 113 W. Mountain, Fayetteville, AR 72701

PURCHASING AGENT: Les McGaugh, [lmcgaugh@fayetteville-ar.gov](mailto:lmcgaugh@fayetteville-ar.gov)

DATE OF ISSUE AND ADVERTISEMENT: 02/01/18 and 02/08/18

## REQUEST FOR STATEMENT OF QUALIFICATION

### RFQ 18-06, Architectural Services for Cultural Arts Corridor

No late qualifications will be accepted. RFQ'S shall be submitted in sealed envelopes labeled with the project name, contact name, and address of the Proposer.

RFQ's shall be submitted in accordance with the attached City of Fayetteville specifications and RFQ documents attached hereto. Each Proposer is required to fill in every blank and shall supply all information requested; failure to do so may be used as basis of rejection.

Submittals shall be submitted in sealed envelopes labeled with the solicitation number, solicitation name, and the name and address of the firm.

The undersigned hereby offers to furnish & deliver the articles or services as specified, at the prices & terms stated herein, and in strict accordance with the specifications and general conditions of submitting, all of which are made a part of this offer. This offer is not subject to withdrawal unless upon mutual written agreement by the Proposer/Bidder and City Purchasing Manager.

Name of Firm: \_\_\_\_\_

Contact Person: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Business Address: \_\_\_\_\_

City: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

N/A – Copy of  
City's Solicitation

p: \_\_\_\_\_



City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
Advertisement

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City of Fayetteville, Arkansas  
Request for Statements of Qualification  
RFQ 18-06, Architectural Services for Cultural Arts Corridor

The City of Fayetteville is accepting statements of qualifications from architecture firms with experience in landscape architecture to provide professional services for the complete design of a Cultural Arts Corridor in downtown Fayetteville along the Razorback Regional Greenway. To be eligible to submit a statement of qualification, firms must be pre-qualified by the Walton Family Foundation.

To be considered, statements of qualification shall be received at the City Administration Building, City Hall, Purchasing – Room 306, 113 West Mountain, Fayetteville, Arkansas by Tuesday March 06, 2018 before 2:00:00 PM, local time.

Forms & addendums can be downloaded from the City's web site at <http://fayetteville-ar.gov/bids>. All questions regarding the process should be directed to Les McGaugh at [lmcgaugh@fayetteville-ar.gov](mailto:lmcgaugh@fayetteville-ar.gov) or (479)575-82.

Statements of qualification submitted shall be qualified to do business and licensed in accordance with all applicable laws of the state and local governments where the project is located.

Pursuant to Arkansas Code Annotated §22-9-203 The City of Fayetteville encourages all *qualified* small, minority and women business enterprises to bid on and receive contracts for goods, services, and construction. Also, City of Fayetteville encourages all general contractors to subcontract portions of their contract to *qualified* small, minority and women business enterprises.

The City of Fayetteville reserves the right to reject any or all proposals and to waive irregularities therein, and all Proposers shall agree that such rejection shall be without liability on the part of the City of Fayetteville for any damage or claim brought by any Proposer because of such rejections, nor shall the Proposers seek any recourse of any kind against the City of Fayetteville because of such rejections. The filing of any Proposal in response to this invitation shall constitute an agreement of the Proposer to these conditions.

CITY OF FAYETTEVILLE, ARKANSAS  
By: Les McGaugh  
Title: Purchasing Agent  
Ad dates: 02/01/18 and 02/08/18

City of Fayetteville  
RFQ 18-10, Architectural Services for Cultural Arts Corridor  
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City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
SECTION A: General Terms & Conditions

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1. SUBMISSION OF A STATEMENT OF QUALIFICATION SHALL INCLUDE:

- a. A written narrative describing the method or manner in which the Proposer proposes to satisfy requirements of this RFQ in the most cost-effective manner. The term Proposer shall be in reference to a firm or individual responding to this solicitation. The term proposal is used in this document as equal to statement of qualification.
- b. A description of the Proposer's experience in providing the same or similar services as outlined in the RFQ. This description should include the names of the person(s) who will provide the services, their qualifications, and the years of experience in performing this type of work. Also, include the reference information requested in this RFQ.
- c. Statement should be no more than twenty-five (25) pages; single sided, standard, readable, print on standard 8.5x11 papers. Proposers are also allowed to submit a three (3) page (maximum) executive summary. The following items will not count toward the page limitations: appendix, cover sheet, 3-page executive summary, resumes (resumes shall be no more than 1 page per person), and forms provided by the City for completion.
- d. All Proposers shall submit eight (8) identical paper copies of their statement of qualification as well as one (1) electronic copy on a properly labeled CD or other electronic media device. The electronic copy submitted should be submitted as a SINGLE FILE in format acceptable to Adobe in a save able format. Files contained on the CD or electronic media shall not be restricted against saving or printing. The electronic copy shall be identical to the original papers submitted. Electronic copies shall not be submitted via e-mail to City employees by the Proposer.
- e. Proposals will be reviewed following the stated deadline, as shown on the cover sheet of this document. Only the names of Proposer's will be available after the deadline until a contract has been awarded by the Fayetteville City Council. All interested parties understand proposal documents will not be available until after a valid contract has been executed and at that time only for the intended selection.
- f. Proposers shall submit a statement of qualification based on documentation published by the Fayetteville Purchasing Division.
- g. Proposals shall be enclosed in sealed envelopes or packages addressed to the City of Fayetteville, Purchasing Division, Room 306, 113 W. Mountain, Fayetteville, AR 72701. The name, address of the firm and Bid, RFP, or RFQ number shall be on the outside of the packaging as well as on any packages enclosed in shipping containers or boxes.
- h. Proposals must follow the format of the RFQ. Proposers should structure their responses to follow the sequence of the RFQ, if provided.
- i. Proposers shall have experience in work of the same or similar nature, and must provide references that will satisfy the City of Fayetteville. Proposer may furnish a reference list of clients for whom they have performed similar services and must provide information as requested in this document.
- j. Proposer is advised that exceptions to any of the terms contained in this RFQ or the attached service agreement must be identified in its response to the RFQ. Failure to do so may lead the City to declare any such term non-negotiable. Proposer's desire to take exception to a non-negotiable term will not disqualify it from consideration for award.
- k. Local time shall be defined as the time in Fayetteville, Arkansas on the due date of the deadline. Documents shall be received before the deadline time as shown by the atomic clock located in the Purchasing Division Office.

2. WRITTEN REQUESTS FOR INTERPRETATIONS OR CLARIFICATION:

No oral interpretations will be made to any firms as to the meaning of specifications or any other contract documents. All questions pertaining to the terms and conditions or scope of work of this proposal must be sent in writing via e-mail to the Purchasing Department. Responses to questions may be handled as an addendum if the response would provide clarification to the requirements of the proposal. All such addenda shall become part of the contract documents. The City will not be responsible for any other explanation or interpretation of the proposed RFQ made or given prior to the award of the contract.

3. **RIGHTS OF CITY OF FAYETTEVILLE IN THIS PROCESS:**

In addition to all other rights of the City of Fayetteville, under state law, the City specifically reserves the following:

- a. The City of Fayetteville reserves the right to rank firms and negotiate with the highest-ranking firm. Negotiation with an individual Proposer does not require negotiation with others.
- b. The City of Fayetteville reserves the right to select the proposal that it believes will serve the best interest of the City.
- c. The City of Fayetteville reserves the right to accept or reject any or all proposals.
- d. The City of Fayetteville reserves the right to cancel the entire request.
- e. The City of Fayetteville reserves the right to remedy or waive technical or immaterial errors in the request for statements of qualification or resulting submittal.
- f. The City of Fayetteville reserves the right to request any necessary clarifications, additional information, or proposal data without changing the terms of the proposal.
- g. The City of Fayetteville reserves the right to make selection of the Proposer to perform the services required on the basis of the original proposals without negotiation.

4. **EVALUATION CRITERIA:**

The evaluation criterion defines the factors that will be used by the selection committee to evaluate and score responsive, responsible and qualified proposals. Proposers shall include sufficient information to allow the selection committee to thoroughly evaluate and score proposals. Each proposal submitted shall be evaluated and ranked by a selection committee. The contract will be awarded to the most qualified Proposer, per the evaluation criteria listed in this RFQ. Proposers are not guaranteed to be ranked.

5. **COSTS INCURRED BY PROPOSERS:**

All expenses involved with the preparation and submission of proposals to the City, or any work performed in connection therewith, shall be borne solely by the Proposer(s). No payment will be made for any responses received, or for any other effort required of, or made by, the Proposer(s) prior to contract commencement.

6. **ORAL PRESENTATION:**

An oral presentation and/or interview may be requested of any firm, at the selection committee's discretion.

7. **CONFLICT OF INTEREST:**

- a. The Proposer represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required hereunder, as provided in City of Fayetteville Code Section 34.26 titled "Limited Authority of City Employee to Provide Services to the City".
- b. The Proposer shall promptly notify Les McGaugh, City Purchasing Agent, in writing, of all potential conflicts of interest for any prospective business association, interest, or other circumstance which may influence or appear to influence the Proposer's judgment or quality of services being provided. Such written notification shall identify the prospective business association, interest or circumstance, the nature of which the Proposer may undertake and request an opinion to the City as to whether the association, interest or circumstance would, in the opinion of

the City, constitute a conflict of interest if entered into by the Proposer. The City agrees to communicate with the Proposer its opinion via e-mail or first-class mail within thirty days of receipt of notification.

8. WITHDRAWAL OF PROPOSAL:

A proposal may be withdrawn at any time.

9. LATE PROPOSAL OR MODIFICATIONS:

- a. Proposal and modifications received after the time set for the proposal submittal shall not be considered. Modifications in writing received prior to the deadline will be accepted. The City will not be responsible for misdirected bids. Proposers should call the Purchasing Division at (479) 575-8220 to insure receipt of their submittal documents prior to opening time and date listed.
- b. The time set for the deadline shall be local time for Fayetteville, AR on the date listed. All proposals shall be received in the Purchasing Division BEFORE the deadline stated. The official clock to determine local time shall be the atomic clock located in the Purchasing Division, Room 306 of City Hall, 113 W. Mountain, Fayetteville, AR.

10. LOCAL, STATE, AND FEDERAL COMPLIANCE REQUIREMENTS:

- a. The laws of the State of Arkansas apply to any purchase made under this request for statements of qualification. Proposers shall comply with all local, state, and federal directives, orders and laws as applicable to this proposal and subsequent contract(s) including but not limited to Equal Employment Opportunity (EEO), Disadvantaged Business Enterprises (DBE), & OSHA as applicable to this contract.
- b. Pursuant to Arkansas Code Annotated §22-9-203 The City of Fayetteville encourages all *qualified* small, minority and women business enterprises to bid on and receive contracts for goods, services, and construction. Also, City of Fayetteville encourages all general contractors to subcontract portions of their contract to *qualified* small, minority and women business enterprises.

11. COLLUSION:

The Proposer, by affixing his or her signature to this proposal, agrees to the following: "Proposer certifies that his proposal is made without previous understanding, agreement, or connection with any person, firm or corporation making a proposal for the same item(s) and/or services and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action."

12. RIGHT TO AUDIT, FOIA, AND JURISDICTION:

- a. The City of Fayetteville reserves the privilege of auditing a vendor's records as such records relate to purchases between the City and said vendor.
- b. Freedom of Information Act: City contracts and documents prepared while performing City contractual work are subject to the Arkansas Freedom of Information Act. If a Freedom of Information Act request is presented to the City of Fayetteville, the (Contractor) will do everything possible to provide the documents in a prompt and timely manner as prescribed in the Arkansas Freedom of Information Act (A.C.A. §25-19-101 et. seq.). Only legally authorized photocopying costs pursuant to the FOIA may be assessed for this compliance.
- c. Legal jurisdiction to resolve any disputes shall be Arkansas with Arkansas law applying to the case.

13. CITY INDEMNIFICATION:

The successful Proposer(s) agrees to indemnify the City and hold it harmless from and against all claims, liability, loss, damage or expense, including but not limited to counsel fees, arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon, with respect to the services or any part thereof covered by this order, and such obligation shall survive acceptance of the services and payment thereof by the City.

14. VARIANCE FROM STANDARD TERMS & CONDITIONS:

All standard terms and conditions stated in this request for statements of qualification apply to this contract except as specifically stated in the subsequent sections of this document, which take precedence, and should be fully understood by Proposers prior to submitting a proposal on this requirement.

**15. ADA REQUIREMENT FOR PUBLIC NOTICES & TRANSLATION:**

Persons with disabilities requiring reasonable accommodation to participate in this proceeding/event, should call 479.521.1316 (telecommunications device for the deaf), not later than seven days prior to the deadline. Persons needing translation of this document shall contact the City of Fayetteville, Purchasing Division, immediately.

**16. PAYMENTS AND INVOICING:**

The Proposer must specify in their proposal the exact company name and address which must be the same as invoices submitted for payment as a result of award of this RFQ. Further, the successful Proposer is responsible for immediately notifying the Purchasing Division of any company name change, which would cause invoicing to change from the name used at the time of the original RFQ. Payment will be made within thirty days of invoice received. The City of Fayetteville is very credit worthy and will not pay any interest or penalty for untimely payments. Payments can be processed through Proposer's acceptance of Visa at no additional costs to the City for expedited payment processing. The City will not agree to allow any increase in hourly rates by the contract without PRIOR Fayetteville City Council approval.

**17. CANCELLATION:**

- a. The City reserves the right to cancel this contract without cause by giving thirty (30) days prior notice to the Contractor in writing of the intention to cancel or with cause if at any time the Contractor fails to fulfill or abide by any of the terms or conditions specified.
- b. Failure of the contractor to comply with any of the provisions of the contract shall be considered a material breach of contract and shall be cause for immediate termination of the contract at the discretion of the City of Fayetteville.
- c. In addition to all other legal remedies available to the City of Fayetteville, the City reserves the right to cancel and obtain from another source, any items and/or services which have not been delivered within the period of time from the date of order as determined by the City of Fayetteville.
- d. In the event sufficient budgeted funds are not available for a new fiscal period, the City shall notify the vendor of such occurrence and contract shall terminate of the last day of the current fiscal period without penalty or expense to the City.

**18. ASSIGNMENT, SUBCONTRACTING, CORPORATE ACQUISITIONS AND/OR MERGERS:**

- a. The Architect shall perform this contract. No assignment of subcontracting shall be allowed without prior written consent of the City. If a Proposer intends to subcontract a portion of this work, the Proposer shall disclose such intent in the proposal submitted as a result of this RFQ.
- b. In the event of a corporate acquisition and/or merger, the Architect shall provide written notice to the City within thirty (30) calendar days of Contractor's notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this contract, which shall not be unreasonably exercised by the City, shall include, but not be limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state, or federal laws. Action by the City awarding a proposal to a firm that has disclosed its intent to assign or subcontract in its response to the RFQ, without exception shall constitute approval for purpose of this Agreement.

**19. NON-EXCLUSIVE CONTRACT:**

Award of this RFQ shall impose no obligation on the City to utilize the vendor for all work of this type, which may develop during the contract period. This is not an exclusive contract. The City specifically reserves the right to

concurrently contract with other companies for similar work if it deems such an action to be in the City's best interest. In the case of multiple-phase contracts, this provision shall apply separately to each item.

**20. ADDITIONAL REQUIREMENTS:**

The City reserves the right to request additional services relating to this RFQ from the Proposer. When approved by the City as an amendment to the contract and authorized in writing prior to work, the Contractor shall provide such additional requirements as may become necessary.

**21. SERVICES AGREEMENT:**

A written agreement, in substantially the form attached, incorporating the RFQ and the successful proposal will be prepared by the City, signed by the successful Proposer and presented to the City of Fayetteville for approval and signature of the Mayor.

**22. INTEGRITY OF STATEMENT OF QUALIFICATION (RFQ) DOCUMENTS:**

Proposers shall use the original RFQ form(s) provided by the Purchasing Division and enter information only in the spaces where a response is requested. Proposers may use an attachment as an addendum to the RFQ form(s) if sufficient space is not available on the original form for the Proposer to enter a complete response. Any modifications or alterations to the original RFQ documents by the Proposer, whether intentional or otherwise, will constitute grounds for rejection of such RFQ response. Any such modifications or alterations a Proposer wishes to propose shall be clearly stated in the Proposer's RFQ response and presented in the form of an addendum to the original RFQ documents.

**23. LOBBYING:**

Lobbying or communicating with selection committee members, City of Fayetteville employees, or elected officials regarding request for proposals, request for qualifications, bids or contracts, during the pendency of bid protest, by the bidder/proposer/protestor or any member of the bidder's/proposer's/protestor's staff, and agent of the bidder/proposer/protestor, or any person employed by any legal entity affiliated with or representing an organization that is responding to the request for proposal, request for qualification, bid or contract, or has a pending bid protest is strictly prohibited either upon advertisement or on a date established by the City of Fayetteville and shall be prohibited until either an award is final or the protest is finally resolved by the City of Fayetteville; provided, however, nothing herein shall prohibit a prospective/bidder/proposer from contacting the Purchasing Division to address situations such as clarification and/or questions related to the procurement process. For purposes of this provision lobbying activities or communication shall include but not be limited to, influencing or attempting to influence action or non-action in connection with any request for proposal, request for qualification, bid or contract through direct or indirect oral or written communication or an attempt to obtain goodwill of persons and/or entities specified in this provision. Such actions may cause any request for proposal, request for qualification, bid or contract to be rejected.

**24. DEBARRED ENTITIES:**

By submitting a statement of qualification, vendor states submitting entity is not a debarred company with the federal, any state, or local government.

**25. OTHER GENERAL CONDITIONS:**

- a. Proposers shall provide the City with proposals signed by an employee having legal authority to submit proposals on behalf of the Proposer. The entire cost of preparing and providing responses shall be borne by the Proposer.
- b. The City reserves the right to request any additional information it deems necessary from any or all Proposers after the submission deadline.
- c. The request for statement of qualification is not to be construed as an offer, a contract, or a commitment of any kind; nor does it commit the city to pay for any costs incurred by Proposer in preparation. It shall be clearly understood that any costs incurred by the Proposer in responding to this request for statements of qualification is at the Proposer's own risk and expense as a cost of doing business. The City of Fayetteville shall not be liable for

reimbursement to the Proposer for any expense so incurred, regardless of whether or not the proposal is accepted.

- d. If products, components, or services other than those described in this bid document are proposed, the Proposer must include complete descriptive literature for each. All requests for additional information must be received within five working days following the request.
- e. Any uncertainties shall be brought to the attention to Les McGaugh immediately via telephone (479.575.8220) or e-mail ([lmcgaugh@fayetteville-ar.gov](mailto:lmcgaugh@fayetteville-ar.gov)). It is the intent and goal of the City of Fayetteville Purchasing Division to provide documents providing a clear and accurate understanding of the scope of work to be completed and/or goods to be provided. We encourage all interested parties to ask questions to enable all Proposers to be on equal terms.
- f. Any inquiries or requests for explanation in regard to the City's requirements should be made promptly to Les McGaugh, City of Fayetteville, Purchasing Agent via e-mail ([lmcgaugh@fayetteville-ar.gov](mailto:lmcgaugh@fayetteville-ar.gov)) or telephone (479.575.8220). No oral interpretation or clarifications will be given as to the meaning of any part of this request for statements of qualification. All questions, clarifications, and requests, together with answers, if any, will be provided to all firms via written addendum. Names of firms submitting any questions, clarifications, or requests will not be disclosed until after a contract is in place.
- g. At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews.
- h. Any information provided herein is intended to assist the Proposer in the preparation of proposals necessary to properly respond to this RFQ. The RFQ is designed to provide qualified Proposers with sufficient basic information to submit proposals meeting minimum specifications and/or test requirements, but is not intended to limit a RFQ's content or to exclude any relevant or essential data.
- i. Proposers irrevocably consent that any legal action or proceeding against it under, arising out of or in any manner relating to this Contract shall be controlled by Arkansas law. Proposer hereby expressly and irrevocably waives any claim or defense in any said action or proceeding based on any alleged lack of jurisdiction or improper venue or any similar basis.
- j. The successful Proposer shall not assign the whole or any part of this Contract or any monies due or to become due hereunder without written consent of City of Fayetteville. In case the successful Proposer assigns all or any part of any monies due or to become due under this Contract, the Instrument of assignment shall contain a clause substantially to the effect that is agreed that the right of the assignee in and to any monies due or to become due to the successful Proposer shall be subject to prior liens of all persons, firms, and corporations for services rendered or materials supplied for the performance of the services called for in this contract.
- k. The successful Proposer's attention is directed to the fact that all applicable Federal and State laws, municipal ordinances, and the rules and regulations of all authorities having jurisdiction over the services shall apply to the contract throughout, and they will be deemed to be included in the contract as though written out in full herein. The successful Proposer shall keep himself/herself fully informed of all laws, ordinances and regulations of the Federal, State, and municipal governments or authorities in any manner affecting those engaged or employed in providing these services or in any way affecting the conduct of the services and of all orders and decrees of bodies or tribunals having any jurisdiction or authority over same. If any discrepancy or inconsistency should be discovered in these Contract Documents or in the specifications herein referred to, in relation to any such law, ordinance, regulation, order or decree, s/he shall herewith report the same in writing to City of Fayetteville.

## 26. INSURANCE:

- a. Any project selected under this RFQ shall require professional liability insurance in the amount of \$5 million US dollars, at minimum. Such Certificate of Insurance shall list the City as an additional insured and not be required



unless firm is awarded a contract. Certificate of insurance shall be provided within 10 (ten) calendar days after contract award.

- i. Professional Liability Insurance, inclusive of errors and omissions: Minimum \$5 million
- ii. Worker's Compensation: Statutory amount
- iii. General Automotive Insurance as required by state law

**27. SELECTION CRITERIA:**

The evaluation criterion below defines the factors which will be used by the selection committee to evaluate and score responsive, responsible and qualified proposals. The evaluation factors are as follows:

- 1. 30 Points – Specialized experience and technical competence of the firm with respect to the type of professional services required
- 2. 25 Points – Capacity and capability of the firm the perform the work in question including specialized services, within the time limitations fixed for the completion of the project
- 3. 25 Points – Past record of performance of the firm with respect to such factors as control of costs, quality of work, and ability to meet schedules and deadlines
- 4. 20 Points – Firm's proximity to and familiarity with the area in which the project is located

**\*\*\*\*NOTE: Fees shall NOT be included with any statement of qualification.** Price shall not be a considered factor used to select a vendor. Price and fees will not be considered until the negotiating process and will be a factor in the award of any proposed contract. In the event the City is not able to negotiate a successful contract with the selected vendor, the City reserves the right to cease negotiations with such selected vendor and proceed on to the next selected vendor.

City of Fayetteville

RFQ 18-06, Architectural Services for Cultural Arts Corridor

**SECTION B: Special Terms & Conditions**

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**1. Grant Background:**

- a. On December 05, 2017, the Fayetteville City Council passed a resolution (Resolution 258-17) expressing thanks and to the Walton Family Foundation and to authorize Mayor Jordan to accept a design excellence program grant from the Walton Family Foundation to fund the design of an interactive outdoor cultural arts corridor along the Razorback Regional Greenway.
- b. Resolution 258-17 also authorized the City to issue a Request for Qualifications under the condition that **only firms pre-approved by the Walton Family Foundation are eligible to respond.**

**2. Submittal / Response requirement:**

- a. Due to a condition of the grant received from the Walton Family Foundation, all firms responding to this RFQ shall be pre-approved by the Walton Family Foundation. The City reserves the right to reject statements of qualification from firms which are not pre-approved by the Walton Family Foundation.
- b. Pre-approval shall be defined as pre-approval prior to the deadline established for this RFQ.

City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
SECTION C: Vendor References

The following information is required from all firms so all statements of qualification may be reviewed and properly evaluated:

COMPANY NAME: \_\_\_\_\_

NUMBER OF YEARS IN BUSINESS: \_\_\_\_\_ HOW LONG IN PRESENT LOCATION: \_\_\_\_\_

TOTAL NUMBER OF CURRENT EMPLOYEES: \_\_\_\_\_ FULL TIME \_\_\_\_\_ PART TIME

NUMBER OF EMPLOYEES PLANNED FOR THIS CONTRACT: \_\_\_\_\_ FULL TIME \_\_\_\_\_ PART TIME

PLEASE LIST FOUR (4) REFERENCES OF THE FOLLOWING TYPE: \_\_\_\_\_  
YEARS

1. \_\_\_\_\_  
CON

\_\_\_\_\_  
CITY

\_\_\_\_\_  
CON

\_\_\_\_\_  
TEL

\_\_\_\_\_  
FAX

N/A – Copy of  
City's Solicitation

\_\_\_\_\_  
E-MAIL ADDRESS

\_\_\_\_\_  
E-MAIL ADDRESS

3. \_\_\_\_\_  
COMPANY NAME

4. \_\_\_\_\_  
COMPANY NAME

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CITY, STATE, ZIP

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CITY, STATE, ZIP

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CONTACT PERSON

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E-MAIL ADDRESS

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E-MAIL ADDRESS

City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
SECTION D: Signature Submittal

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**1. Disclosure Information**

Proposer must disclose any possible conflict of interest with the City of Fayetteville, including, but not limited to, any relationship with any City of Fayetteville employee. Proposer response must disclose if a known relationship exists between any principal or employee of your firm and any City of Fayetteville employee or elected City of Fayetteville official.

If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

**PLEASE CHECK ONE OF THE FOLLOWING TWO OPTIONS, AS IT APPROPRIATELY APPLIES TO YOUR FIRM:**

\_\_\_\_\_ 1) NO KNOWN RELATIONSHIP EXISTS

\_\_\_\_\_ 2) RELATIONSHIP EXISTS (Please explain): \_\_\_\_\_

I certify that; as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true; and my organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

**2. Additional Information**

At the discretion of the City, one or more firms may be asked for more detailed information before final ranking of the firms, which may also include oral interviews. NOTE: Each Proposer shall submit to the City a primary contact name, e-mail address, and phone number (preferably a cell phone number) where the City selection committee can call for clarification or interview via telephone.

Name of Firm: \_\_\_\_\_

Name of Primary Contact: \_\_\_\_\_

Title of Primary Contact: \_\_\_\_\_

Phone#1 (cell preferred): \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**N/A – Copy of  
City's Solicitation**

3. Please acknowledge receipt of addenda for this invitation to bid, request for proposal, or request for qualification by signing and dating below. All addendums are hereby made a part of the bid or RFQ documents to the same extent as though it were originally included therein. Proposers/Bidders should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject vendor to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED

4. As an interested party on this project, you are required to provide debarment/suspension certification indicating in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

5. Signature certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

**6. SUB CONSULTANTS AND TEAM INFORMATION:**

Proposer, hereby certifies that proposals from the following consultants were used in the preparation of this statement of qualification. Proposer also agrees if the following subcontracts are approved, Proposer shall not enter into contracts with others for these divisions of the work without prior written approval from the City of Fayetteville. Proposer shall attach additional pages if necessary.

Type of Work: \_\_\_\_\_

Subcontractor's Name: \_\_\_\_\_

Arkansas License No: \_\_\_\_\_

Address: \_\_\_\_\_

Date Firm Established: \_\_\_\_\_

Percentage of Work: \_\_\_\_\_

Type of Work: \_\_\_\_\_

Subcontractor's Name: \_\_\_\_\_

Arkansas License No: \_\_\_\_\_

Address: \_\_\_\_\_

Date Firm Established: \_\_\_\_\_

Percentage of Work: \_\_\_\_\_

Questions regarding this form should be directed to the City of Fayetteville Purchasing Division.

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_

PHYSICAL ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TAX ID#: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

Signed by :

SIGNATURE: \_\_\_\_\_

PRINTED NAME : \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

N/A – Copy of  
City's Solicitation

N/A – Copy of  
City's Solicitation

### I. Project Vision

The City of Fayetteville envisions the development of a Cultural Arts Corridor along the Razorback Regional Greenway as an interactive experiential corridor flowing seamlessly from urban gathering space to woodland park linking the downtowns' cultural, educational and arts destinations to surrounding neighborhoods. The visioning, planning and design of this Cultural Arts Corridor will provide the community with an opportunity to re-imagine this area's wide variety of landscapes, destinations and points of interest. The City is committed to a sustainable and resilient design that will enhance and enrich the experiences of residents and visitors from a diversity of socio-economic backgrounds, ages, races and genders.

### II. Project Description

The City of Fayetteville is requesting qualifications from landscape architecture firms to provide professional services for the complete design of a Cultural Arts Corridor in downtown Fayetteville along the Razorback Regional Greenway. The Cultural Arts Corridor study area is roughly bounded by the Fayetteville Public Library and the Fay Jones Natural area on the south and the Walton Arts Center and Dickson Street Entertainment District on the north. The City is specifically requesting design services to improve and enhance infrastructure and public spaces on city-owned property within the Cultural Arts Corridor. The City is also very interested in evaluating project certification under the Sustainable SITES Initiative through the US Green Building Council. The City is seeking qualified landscape architecture firms approved through the Northwest Arkansas Design Excellence Program to apply for selection to complete this design work.

### III. Background

This Cultural Arts Corridor location in the heart of historic downtown Fayetteville represents the opportunity to once again re-imagine what this City can become. The history of this area is one of consistent renewal. From its industrial and commercial past along the rail corridor, to the development of the Walton Arts Center in the 1990's and the Fayetteville Public Library in the early 2000's, this area has proven resilient, constantly adapting to economic changes and cultural shifts.

Many of the City's major arts and entertainment destinations are located along the Razorback Regional Greenway within this corridor: the Walton Arts Center, Theater Squared, Nadine Baum Studios, Dickson Street Entertainment District and the Fayetteville Public Library.

The City is interested in developing the Cultural Arts Corridor through a sustainable landscape design that incorporates the six fundamental strategies that were identified in the Fayetteville Downtown Master Plan:

- *Creation of a series of interconnected special places* – develop active and green transportation linkages to the major cultural, educational, entertainment, open space and education hubs located within the downtown area.
- *A superbly walkable environment* – this should be showcased as downtown's hallmark.
- *Smart about parking* – the parking need must be met, but efficiently and sustainably, so that the sense of place is enhanced, not weakened in the process.
- *Smart rules* – the establishment of zoning and development rules that attract and secure a caliber of development worthy of downtown.
- *Special places* – recognize and encourage an experience-based economy by focusing and expanding on arts, culture, and entertainment experiences.

- *Living downtown* – it must be made a priority to get more people living downtown.

#### IV. Scope of Work

The selected firm(s) will be required to provide several deliverables specific for the four primary design components within the Cultural Arts Corridor.

1. *The Fay Jones Parkland adjacent to the Razorback Regional Greenway and the Fayetteville Public Library.* This area has the potential to showcase a transition from natural and passive spaces to a more urban environment within a small geographic space. This parkland is a natural, tranquil and contemplative environment that can also provide an excellent trail connection from the Razorback Regional Greenway to the Fayetteville Public Library expansion site which is currently under design. The topography and setting of the Fay Jones natural area presents a particularly complicated, and consequently rewarding design challenge. Preliminary discussions of possible design elements that may lend themselves to this parkland include; low impact design stormwater infrastructure, formal and informal gathering spaces, outdoor learning spaces, public art, stream bank restoration, and bicycle and pedestrian connections between the Fayetteville Public Library and the Razorback Regional Greenway.
2. *The West Avenue and Dickson St. Plaza.* The City is interested in the design of a public plaza space on the existing West Avenue parking lot. The West Avenue parking lot has been the subject of several design studies and project proposals over the years. The future programming of this parking lot could happen in any number of ways and the City is looking for a design that can accomplish multiple goals. Currently the lot contains 290 parking spaces that generate revenue for the repayment of bonds issued to fund the Spring Street Parking Deck. Ultimately, the City is looking for a development design that creates a public open space or plaza that is flexible in its' use, retains the Razorback Regional Greenway, explores parking and access solutions, and creates platted lots that can be marketed to the private sector to recover the costs associated with the public amenities created.
3. *Trail Improvements.* The Razorback Regional Greenway is a primary transportation corridor that will provide residents and visitors access to the amenities within the Cultural Arts Corridor. Pedestrians value access that is safe, comfortable, and convenient to destinations and open spaces. The City is interested in creating a "park once and walk" environment to better balance parking space scarcity during peak time periods in the Entertainment District, such as major theatrical shows. The Razorback Regional Greenway is perhaps the most important connective element that links downtowns' cultural, educational and arts destinations to each other and the surrounding neighborhoods. The natural vegetative corridor along the Razorback Regional Greenway in this location is a welcome respite from the urban development that surrounds it. This corridor can be strengthened and unified through a strong design concept, additional public art, gathering and seating areas and access to the existing natural features such as Tanglewood Branch.
4. *Street Scape Enhancements.* The Cultural Arts Corridor boundary includes a significant number of downtown streets that were laid out in a gridded street pattern. In many cases, these older streets have broken or missing sidewalk segments and they lack pedestrian scaled lighting and stormwater infrastructure. To provide superior pedestrian connectivity between the Cultural Arts Corridor, the surrounding neighborhoods and nearby amenities such as; the downtown Fayetteville Square, the Fayetteville Public High School and the University of Arkansas, pedestrian and traffic control improvements are necessary for many of the existing streets.

#### V. Deliverables

The selected firm will specifically be required to:



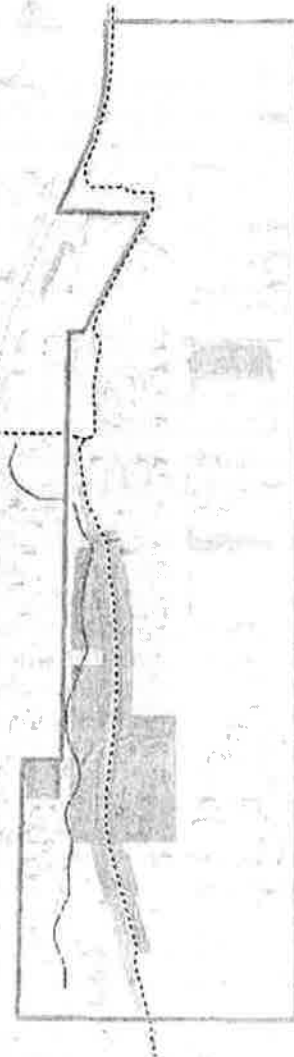
1. Prepare conceptual schematic design renderings of the Fay Jones Parkland, Razorback Regional Greenway trail corridor and the West Ave. Plaza along with preliminary construction cost estimate.
2. Design development process and approval of final design along with final construction cost estimate.
3. Prepare construction plans and specifications from the final agreed upon designs of the parklands, plazas and trail corridors.
4. Prepare detailed construction cost estimates based on the construction plans and specifications.
5. The selected firm shall be responsible for responding to questions that arise during the bidding process and shall be prepared to respond with necessary addendums during the bidding process. The actual bid process will be managed by the City of Fayetteville Purchasing Division and the City shall serve as the point of contact and issuer for all bid documentation.
6. The selected firm shall assist in the construction management and certification documentation (if the City elects to pursue SITES) of the project until completion.

#### VI. Timeline

Deliverable and Responsible Party	Completion Date
The City will open and advertise the Request for Qualification (RFQ) process with the intent to select a design firm to oversee the conceptual design process for the parklands and trails identified in the scope of work.	February 01, 2018
Deadline for firms to submit RFQ responses to the City	March 06, 2018
The City's Selection Committee will review and evaluate statements of qualifications. Qualified firms will be shortlisted to a minimum of three firms, and the selected firms will be scheduled with on-site interviews. Approved travel costs for Interviews of the selected applicants will be reimbursed by the City	March 31, 2018
The City's Selection Committee intends to select a firm and negotiate a contract.	April 30, 2018
The Fayetteville City Council will consider approval of a contract with the selected firm.	May 31, 2018
The selected firm will hold a public meeting to gather community input on parkland and trail design components, locations, etc.	July 31, 2018
The selected firm will complete schematic designs, renderings and cost estimates.	November 30, 2018
The selected firm will deliver the final construction plans, construction package and updated cost estimates.	June 30, 2019
Final site and construction plans presented and approved by the Fayetteville Planning Commission (and/or other City boards/committees)	August 31, 2019
Final site and construction plans presented and approved by the Fayetteville City Council. The City Council will also determine the components of the parkland designs that may be funded through Capital Improvement Plan budgets, Trail Funding or voter approved infrastructure bond funding.	October 31, 2019
The City Council set a date for an infrastructure bond issue.	July 31, 2019
The City will open the bidding process to select a construction firm to build the parkland and trail elements that have been identified and approved for funding.	December 31, 2019
The City will develop a construction contract, select a construction firm and begin construction.	March 31, 2020
The park and trail design elements that were fully funded will be completed according to the approved design.	December 31, 2021

# Architectural Services for Cultural Arts Corridor *Qualifications*

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**RFQ 18-06**

Submitted by:  
Nelson Byrd Woltz Landscape Architects  
March 2, 2018

NELSON  
BYRD  
WOLTZ  
LANDSCAPE  
ARCHITECTS

March 2, 2018

Les McGaugh  
City of Fayetteville, Arkansas  
Purchasing Division, Room 306  
113 W. Mountain Street  
Fayetteville, AR 72701

Dear Les McGaugh,

Please find enclosed our qualifications for the Fayetteville Cultural Arts Corridor. We are excited by the prospect of applying two decades of experience and acquired knowledge towards shepherding this unique project from visioning to actualization.

We are thankful to the Walton Family Foundation and The Northwest Arkansas Design Excellence Program for the opportunity to articulate our ideal process in service to the City of Fayetteville. Their innovative spirit and commitment to design excellence is closely aligned with the mission of our firm to connect people to the places they inhabit.

The following response is based on our understanding of the goals articulated in the Request for Qualifications and the Fayetteville Downtown Master Plan. The information provided here describes a process that will create a vibrant and dynamic network that stitches functionality with cultural, educational, and entertainment program. The future Cultural Arts Corridor can artfully balance a walkable environment with other transportation infrastructure to create a connected and radiating downtown core that will attract people and investment.

We have assembled an interdisciplinary team that can address these objectives through integrated solutions. Our team combines nationally recognized engineers and designers with local firms. Together we are capable of developing and overseeing the construction of this ambitious project. At **Nelson Byrd Woltz Landscape Architects (NBW)** we create beautiful, resilient places that are rooted and supported by their ecological and cultural contexts; local landscape architect, architect, and zoning expert **Filintlock Architecture and Landscape** is well versed in practical design solutions and would provide local knowledge and expertise. Civil engineering firm **Nitsch Engineering** is a national leader in providing creative, sustainable, and cost-saving solutions for storm-water management. Additionally, they can provide green infrastructure and transportation engineering services. Frequent collaborators **BuroHappold Engineering** would provide structural engineering and urban planning services. **ETM Associates** provide operations and maintenance strategies that would ensure the long-term success of the Corridor. This is our core team and would be supported by other sub-consultants as required.

We rely on a highly collaborative process, coordinating and synthesizing inputs from many sources to create spaces that strengthen a sense of place and well-being. Throughout the design process for the Cultural Arts Corridor, our team would respond to the history and ecology of the site and deeply engage the Fayetteville community to create a culturally relevant, socially impactful, and ecologically resilient public space. Our holistic approach extends beyond site boundaries and would allow us to create a vision for the Cultural Arts Corridor that bolsters the good work already being done in and around the City of Fayetteville.

We understand the sustainable design of a Cultural Arts Corridor in Fayetteville will be critical to its success as a viable downtown. Thoughtful improvements in circulation, trails, and streets in natural areas and in the urban corridor will provide a healthy and welcoming environment that will attract people to live and recreate in this historic place.

The Cultural Arts Corridor has the potential to provide an interface between the natural assets of the Razorback Greenway (and the impressive array of connections) with the cultural anchors of the corridor: the Walton Arts Center, TheatreSquared, and the newly expanded library, to name a few. Rarely does a community create a vision that seeks to develop the public, cultural, and commercial realm on both ecological and cultural frameworks. We hope to collaborate with the City of Fayetteville and key stakeholders to create a connected and vibrant Cultural Arts Corridor for all of its citizens.

In practical terms, our philosophy focuses on design that maximizes native plant communities and the creation of habitat, provides best practices for handling stormwater, offers beautiful places for people to relax or recreate, and fundamentally considers the cultural and ecological history of a site. All of these elements are integral to each project that NBW designs. We intuitively employ design strategies specified by the U. S. Green Building's LEED and the Sustainable SITES Initiative certification programs whether a project is striving for certification or not. In addition, habitat is created within the context of larger ecologies, native plants are emphasized, highly maintained landscape that serves little ecological purpose is minimized, and products and materials are sourced locally, as appropriate.

NBW realized the first Platinum certified project in Virginia for its design of Virginia Commonwealth University's Rice Center for Environmental Life Sciences. The Engineered Biosystems Building at Georgia Tech received a LEED Platinum rating, including a 26 out of 26 in the Sustainable Sites portion and a 10 out of 10 in Water Efficiency. Centennial Park in Nashville, which includes the restoration of Lake Watauga and the daylighting of a long-buried stream at Cockrill Spring, has allowed the park to be registered for Sustainable SITES, and is pending certification to achieve a Silver rating.

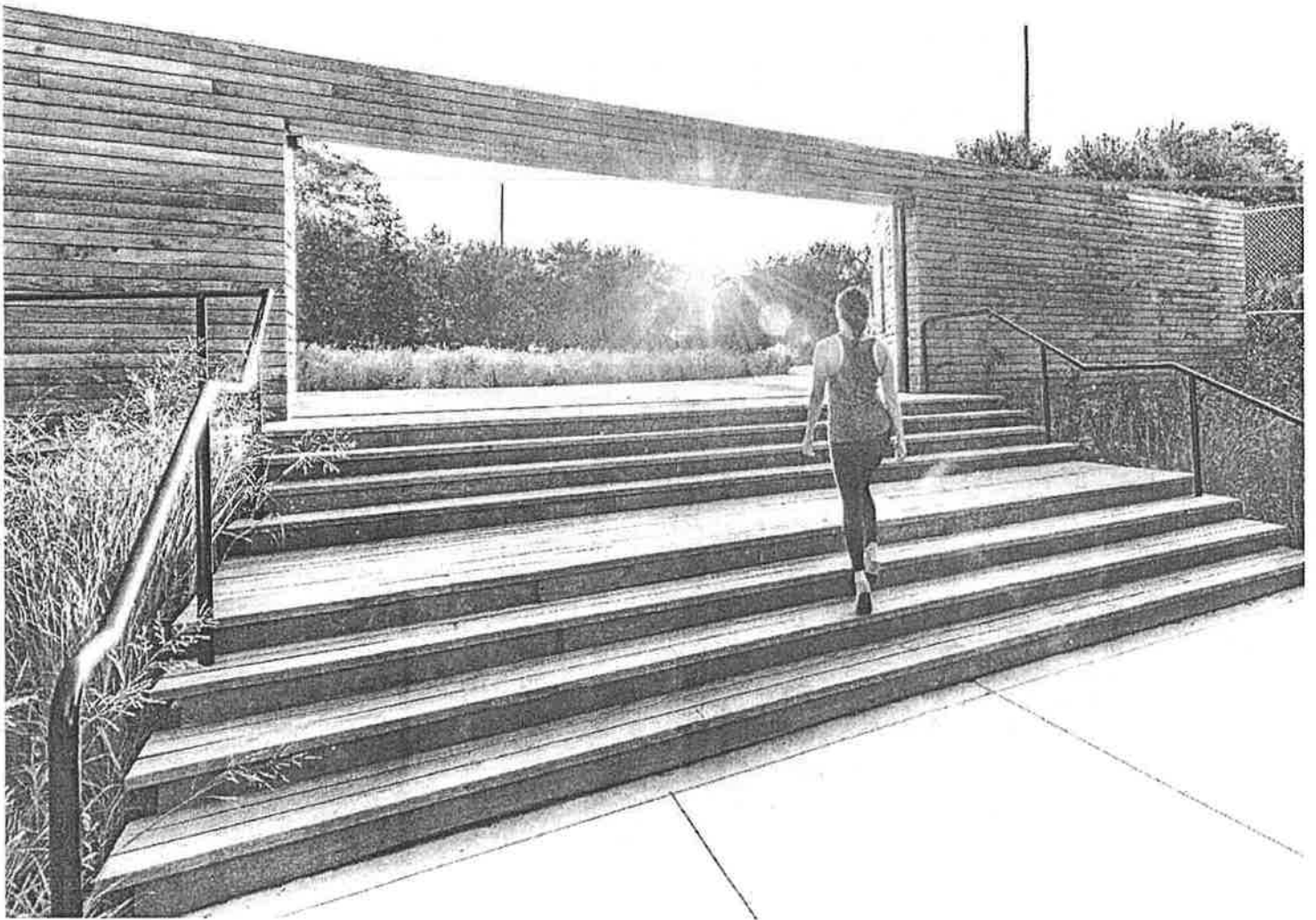
Our work creates profound connections between people and the natural world and elevates how we relate to our environment. We build for resilience, function, and beauty. By creating appealing and functional spaces, we engage the community to form profound bonds with the land and engender future generations of stewards.

Our highly accomplished team of collaborators has extensive experience creating responsive and exemplary designs that lead to exceptional places. Together, we are delighted to express our interest and present our qualifications for this opportunity. We believe that our significant experience collaborating in complex urban contexts to create beautiful and functional civic landscapes will enable us to help bring the vision for the Fayetteville Cultural Arts Corridor to life.

Sincerely,



Thomas L. Woltz, FASLA, CLARB  
Principal and Owner  
Nelson Byrd Woltz Landscape Architects



NBW, Naval Cemetery Landscape

## Our Process

Our design process engages a multi-disciplinary team of professionals who will be able to successfully address the specific requirements of the Cultural Arts Corridor design, and bring the vision to life. As mentioned in the Executive Summary, we rely on a collaborative process that would allow us to address the six fundamental strategies identified in the Fayetteville Downtown Master Plan, and would shape our process to respond to this framework:

## Creation of a Series of Interconnected Special Places

Our firm's philosophy centers on design that honors and reveals the local history and natural context of a site through a process of observation, creative interpretation, and construction to meet the goals of the Client. Initial design concepts are driven by observation and analysis of the qualities that make a site unique. In the development of a design, the firm employs a vocabulary of primarily indigenous materials, including native plants, paving, landforms, and multiple uses of water. When design is grounded in the knowledge of a place the result will be enduring and timeless. The Cultural Arts Corridor should be unique to Fayetteville.



NBW, Hobsonville Coastal Linear Park

We designed the Hobsonville Coastal Linear Park in Auckland, New Zealand, to create a landscape of discovery through navigation, one that takes visitors across place and time, through the history of both people and the landscape. Historically a place of coming and going - from a stopping point of the Maori people on fishing expeditions, to the ebb and flow of the tides and the seasonal migration of birds - this 2.5-mile walkway has much for visitors to discover. The design links the area's residential areas, parks, and open space while navigating challenging topography along the Point. Expansive views of the harbor contrast with elevated bushwalks that periodically open to framed views. The sculptural pedestrian bridges and boardwalks also allow close observation of nature while protecting the fragile coastal ecology. The result is a linear park that connects opportunities for discovery and learning through play with a series of pocket parks.

## A Superbly Walkable Environment

We understand the Cultural Arts Corridor will be the heart of downtown Fayetteville. Providing a corridor designed with pedestrian and bicycle traffic in mind - one that leads neighbors and visitors through a series of interesting and beautiful elements - will ensure that the Cultural Arts Corridor draws people in and invites them to linger. Stormwater interventions and connections to the Razorback Greenway will create a more dynamic and healthy environment for the wellbeing of all.



NBW, Lynchburg Riverfront

In Lynchburg, Virginia, we worked with City staff to create a series of achievable projects along the Riverfront. These projects, on primary, secondary, and tertiary thoroughways provide multiple spaces for recreation, interpretive facilities, and gathering. The reimagined mixed-use pedestrian corridor, restored streets, and public ways are mixed with dedicated outdoor café spaces, play areas, a large canal basin, fountains, and an events plaza. A pedestrian arts and dining corridor connects Main Street to the Riverfront.

## Smart About Parking

Considering how visitors and neighbors will get around in their cars and where they'll park them will be an important



NBW, Centennial Park

piece of the success of the Cultural Arts Corridor. At a fundamental level, we'd like to promote walking, biking, and public transportation as a means to bring people to the Corridor, but we know that people will still want to drive. Taking up the thread of the City's recent work with Nelson Nygaard, parking downtown can be a better experience for drivers while still promoting alternate modes of arrival. Parking needs to be smarter by design, with permeable paving and parking at the edges, and smarter technologically, with new recommended systems and rules allowing for a streamlined experience for drivers.

Our work at Centennial Park in Nashville has included a number of big design moves, including the daylighting of the long-buried Cockrill Spring and the installation of wetlands and a fountain, which all contribute to the improved water quality of Lake Watauga on-site. In addition we have also considered the move of the park from a car-centric 20th-century park - one with numerous parking lots located in prime locations - to a 21st-century park that prioritizes pedestrian and bike traffic. This has included consolidating parking, moving lots to the periphery of the park, and the addition of bioswales to capture water and convey it to Lake Watauga for storage.

### Smart Rules

The Fayetteville Downtown Master Plan places importance on zoning and development rules along the Corridor. Considering the site in this way will ensure that the development that happens along the Corridor also bolsters and supports the development and growth of Fayetteville's downtown. Our design would respond to the master plan vision and reinforce the zoning through material, flows, and wayfinding. The major public investment of the Cultural Arts Corridor has the potential to spur incredible private economic development alongside it. Smart, practical approaches to zoning and building codes in the Cultural Arts Corridor will ensure that the City sees the best possible private development alongside it.

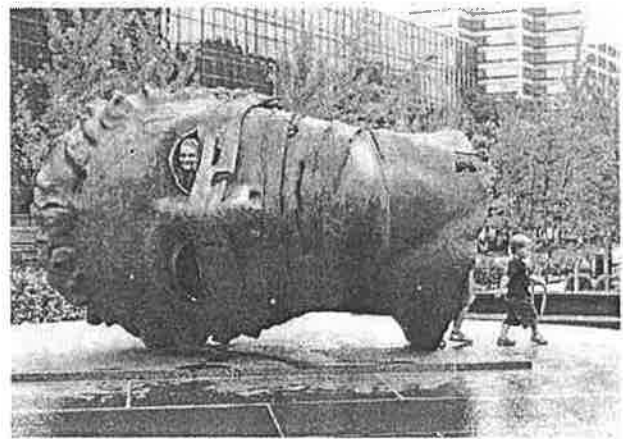


NBW, North Bethesda Market

The design and implementation of the North Bethesda Market, a six-acre high density, mixed-use urban development, has transformed a suburban parking lot into a new urban center along a major public transportation corridor in Rockville, Maryland. Anchored by Whole Foods Market, street level features retail and commercial office space with residential apartments and condominiums in high rise space above. Public plaza spaces are designed for ease of circulation with flexible areas for outdoor cafes, strolling in front of retail stores, setting up outdoor markets, and gathering for musical performances and other entertainment.

### Special Places

We are strongly committed to finding and enhancing the spirit of a place through the use of design. This requires a keen understanding of the elements and systems (ecological, social, and economic) that comprise a particular place. Our process begins with study, observation, and research informed by a series of first-hand, on-the-ground physical investigations. Spending time on-site with local experts - photographing, sketching, walking - will be critical to our understanding of the landscape. Ultimately this knowledge will inform our designs. Fayetteville's Cultural Arts Corridor would emerge from the history and conditions of the City.



NBW, Citygarden

The design and implementation of Citygarden have fully transformed what were previously vacant lots in the heart of downtown St. Louis. Now a thriving and well-loved public park, Citygarden was integral in the revitalization of the district. The design of the park recalls the local geology of river bluffs and the meanders of the Missouri and Mississippi Rivers. Integrated with these locally-significant designed elements are interactive art pieces, which invite visitors and children of all ages to engage and play with art and water. The public appreciation of the park has contributed to a reinvestment in the surrounding neighborhood blocks, as office workers and families find refuge in its dynamic spaces.



## Living Downtown

We understand the importance of a downtown Fayetteville as a place that is for everyone, a place that would support populations of different cultures, race, and at every income level. Nationally, there is a tremendous migration back to downtowns and the new Corridor can create a healthy and attractive environment that will reinforce this trend. Streetscape enhancements as well as discrete projects such as the West Avenue and Dickson Street Plaza will go a long way to creating a vibrant downtown attractive to people from all walks of life.



NBW, NoMa Green

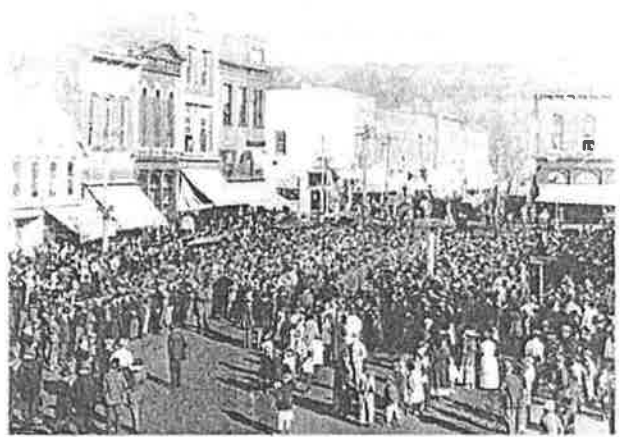
The two-acre park in the NoMa (North of Massachusetts Avenue) neighborhood of Washington DC is the site for the future NoMa Green, an NBW designed urban civic space. Located next to a historic Eckington neighborhood, along the Metropolitan Branch Trail Greenway, and between two Metro Red Line stops - it is well-positioned to act as a powerful link between two thriving neighborhoods and new mixed-use buildings. Historically, the site was a rail yard for freight and passenger trains traveling between Washington DC, Baltimore, and beyond. The design team is working towards the creation of a park that reflects the bustling energy of the site's previous eras while providing much needed recreational space and access to nature for current and future neighbors. The park will help to shape the new neighborhood's identity, serving the needs of the community and building on the history of the site and city to offer a dynamic community space for residents to call their own.

NBW has over twenty years of experience facilitating projects from master plan and conceptual phases through construction administration of public parks, cultural institutions, universities, urban plazas, and botanic gardens. Our collaborators have years of experience designing functional public spaces capable of responding to the needs of this community. Our approach is to lead the design process from Site Analysis and Schematic Design through Construction Administration of the Cultural Arts Corridor. The following provides our firm's typical design process:

### Phase 1: Site Analysis and Schematic Design

We seek to clearly understand the goals and desires of the Client Group by listening intently to a cross-section of people who are dedicated to the mission and success of

the Fayetteville Cultural Arts Corridor. We would engage the community and stakeholders throughout this phase. We believe that the process of listening to the community and reporting out the development of the design ensures a transparent process that allows for buy-in from the community.



Historic Fayetteville

Before launching into Concept Design, we believe that the Site Analysis portion of this phase provides critical information for the design process. We would begin with a review of all available documentation of the site - site surveys, USGS and Soil Conservation Service maps, historic aerial photography, historic photographs of the site, ecological studies, and the cultural history of the site and surrounding neighborhood. We would conduct site reconnaissance and observe the physical experience of the site. Some of the most important design cues are derived from a site visit - topography, hydrology, geology, biota, sun and shade, viewsheds, and physical connections to the neighborhood and streetscape, the Razorback Greenway and Fay Jones Park Land - all these elements could contribute to the tapestry of the Cultural Arts Corridor. This information, along with our design research, would define the narrative of the place and guide the overall organizational strategies for design.

The information gathered during this phase will create a series of layers that, when integrated, will become a map of the unique characteristics and qualities that define the Fayetteville Cultural Arts Corridor. Opportunities and constraints of the site are diagrammed in relation to the goals and objectives of the Client Group. Circulation studies, new programming, areas that may be developed for temporary installations and activation, and innovative stormwater strategies are tested. The conclusions that we draw from the synthesis of information will be presented as a series of diagrams, drawings, and observations.

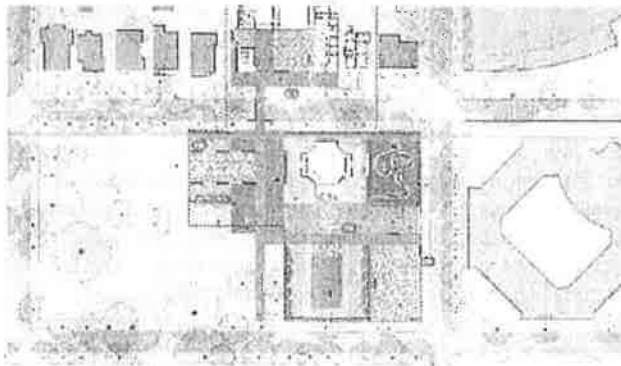
We believe that involving the community in the initial design stages of the project is paramount to achieving the Cultural Arts Corridor vision outlined in the master plan. We imagine using the public input and discovery process to generate



interest and excitement in the Cultural Arts Corridor in the Fayetteville community. Another approach is to build micro pilot projects while the larger scale design process is still in progress - these could range from sidewalk improvements, pocket gathering spaces, or temporary art installations. The use of graphics and signage can highlight the unique history and cultural significance of Fayetteville and hint at future improvements stimulating the imagination of the citizens of Fayetteville while building support. Throughout the design process we will work closely with a cost estimator or a general contractor to ensure that design excellence and project budget are balanced.

## Phase 2: Design Development

The Design Development phase would be guided by NBW to protect design intent and to ensure continuity from Schematic Design through the essential process of detailing the specific elements of the design.

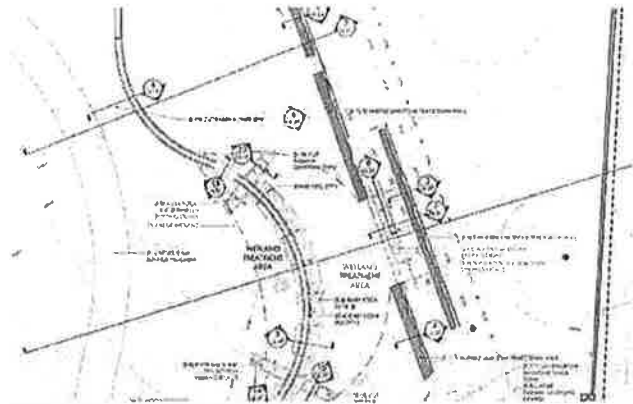


NBW, space use diagram

We would work closely with our civil team during this phase to further develop sustainable stormwater strategies for the Cultural Arts Corridor, which would convey water through the Corridor in a beautiful and functional way. These conveyance strategies would also be created with an eye towards turning this crucial infrastructural element of the site into an amenity for neighbors by tying them back to the park and greenway adjacent to the site. We would also further develop ideas for lighting, operations and maintenance, graphic elements of wayfinding and branding, and continue to tie into the existing cultural institutional anchors along the corridor.

## Phase 3: Construction Documentation

At this point in the process, the formal arrangement of the design will be complete, and the various design solutions will have been established and agreed upon by the Client Group. Stakeholder and community feedback will have been assessed and integrated, and the various strategies related to stormwater, sustainability, connectivity, pedestrian and bicycle flows, interventions, and cultural programming along the Cultural Arts Corridor will be in place. During the Construction Documentation phase, we would draw upon our extensive construction experience and documentation knowledge



NBW, Centennial Park construction document

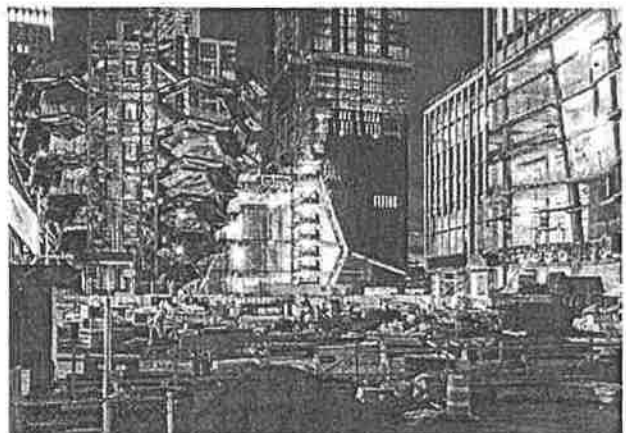
to transform the concepts into resilient and buildable elements. We will develop a comprehensive and coordinated documentation package that is thoroughly tested through techniques such as 3D modeling and physical mockups of key design elements, and 2D documentation to test for potential ambiguities and shortcomings. This phase is also an ideal time to seek feedback from a local General Contractor to highlight any issues of buildability that may arise in the field.

## Phase 4: Bidding and Negotiation

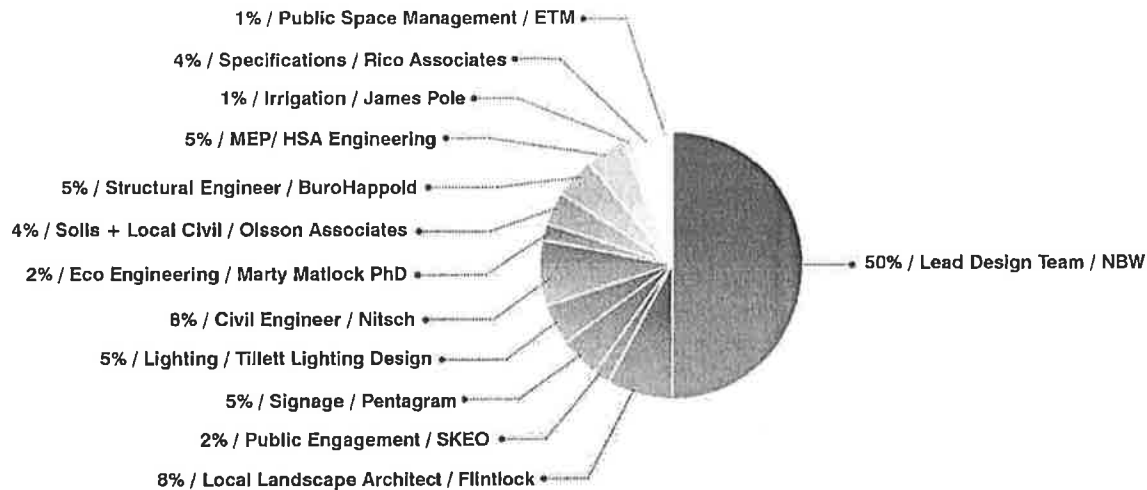
In this phase, our design team would prepare a bid package and respond to all contractor questions. We would attend bidding meetings with support from our Local Landscape Architect/Architect, Flintlock, and complete all documentation required.

## Phase 5: Construction Administration

NBW would guide the administration of the construction of the Cultural Arts Corridor. Our project team has extensive experience monitoring the construction of complex projects, and would ensure that an excellent result is achieved. On-site meetings would be scheduled at regular meetings to ensure that the original design intent and quality is maintained through the project delivery.



NBW, Hudson Yards construction photo



## Our Team

Through our years of work facilitating design projects ranging in scale, we have found that a dedicated, reliable, and creative team of consultants from multiple disciplines provides insurance that projects will succeed. In designing beautiful and functional landscapes, NBW has developed strong project management skills to lead multiple consultants, while also focusing on project efficiencies and managing budgets. For the Cultural Arts Corridor, we have strategically formed a team of highly qualified firms, with national and local presence. Our collective experience has prepared us for this caliber of work and we are committed to bringing about innovative change in downtown Fayetteville. This team would be further organized in consultation with the Client Group.

## LEAD LANDSCAPE ARCHITECT

### Nelson Byrd Woltz Landscape Architects

NBW and its collaborators have extensive experience with the design and implementation of public spaces that are conceived as the heart of a community or new development. We also have significant experience designing within the context of urban-suburban landscapes and those with issues of cultural and equitable access to nature and the public realm. NBW designs are responsive to the surrounding community, to the goals and vision of the Client Group, and provide sustainable and ecological benefits to the region.

NBW will lead the larger team of consultants to stay focused on the client goals and also honor the voices that led to the Fayetteville Downtown Master Plan. Our aim is to provide a highly successful and beautiful landscape for the City of Fayetteville through the implementation of this Cultural Arts Corridor, and we are confident in our ability to do so.

## Primary Consultants

The proposed collaboration between NBW and a primary list of consultants will allow for a unique combination of strengths during all phases of design.

## LOCAL LANDSCAPE ARCHITECT, ARCHITECT, AND ZONING EXPERT

### Flintlock Architecture & Landscape Architecture

Fayetteville-based Flintlock is a small, woman-owned multidisciplinary firm dedicated to creating beautiful, walkable, economically vibrant places. Founded by architect and landscape architect Alli Thurmond Quinlan in 2015, Flintlock's work is deeply rooted in the karst landscape of Fayetteville. Their design process combines knowledge of history and tradition with fluency in contemporary technologies and construction techniques. The result is highly functional green infrastructure that is profoundly integrated into a flexible, dynamic urban landscape. Alli Quinlan's work in urban infill housing and zoning in Fayetteville provides the larger team with on-the-ground knowledge of the unique challenges the City faces in providing more downtown housing and of practical design solutions. In addition, her expertise in the local area and knowledge of the stakeholders and community members at large will provide the client group with a trusted and recognizable voice in the design process.

## CIVIL ENGINEERING

### Nitsch Engineering

Nitsch Engineering is a Women-Owned Business Enterprise (WBE) civil engineering firm offering multidisciplinary services such as land surveying, transportation engineering, structural engineering, green infrastructure, planning, and GIS services. As a trusted advisor on some of the most sophisticated projects in the Eastern United States, Nitsch Engineering's experience on projects for complete streets, stormwater management, and Sustainable SITES. NBW has previously worked with Nitsch Engineering on The Dell at the University of Virginia, which has become a well-loved landscape on campus, and amenity for students and community members alike.

## STRUCTURAL ENGINEERING & CITIES TEAM

### BuroHappold Engineering

BuroHappold Engineering is a global engineering consultancy and leader in sustainable design and systems. Sustainability is intrinsic to the economic and social impact of BuroHappold's work. Going beyond compliance requires challenging preconceptions and taking extra steps. BuroHappold led the structural engineering of the Crystal Bridges Museum of American Art in Bentonville, Arkansas, as well as Harvard University's new Science and Engineering Complex outside Boston, Massachusetts. In addition, the firm has extensive experience working on complete streets, traffic calming, bicycle infrastructure, transit-oriented development, downtown plans, and pedestrian safety. BuroHappold's expertise and local experience on a technically complex cultural icon in Bentonville reflect the design excellence of our team members and capability to realize a superbly walkable and smart downtown. NBW has previously worked with BuroHappold on the corporate campus for Under Armour in Baltimore.

## PUBLIC SPACE MANAGEMENT

### ETM Associates, LLC

ETM Associates (ETM) specializes in Public Space Management, Public Space Design, and Project Management, with a background in landscape architecture. Principal Timothy Marshall, has significant hands-on experience with park management and operations, with over 30 years in the field. Mr. Marshall was formerly the Vice President of the Central Park Conservancy and Deputy Administrator of Central Park for more than 13 years with direct responsibility for the daily management of the Park. He was responsible for the development and implementation of the zone-based management strategy currently employed in Central Park and numerous other parks nationally. ETM has earned a reputation for practical and creative solutions to public space management issues, funding, and public/private involvement. Their role in this project will have significant input from design inception and after construction. NBW has worked with ETM Associates on several projects, including most recently Memorial Park in Houston, Texas.

## SECONDARY CONSULTANTS

The proposed working relationship between NBW and a secondary list of consultants will allow for syncopated collaboration at key phases of design, and provide a seamless transition from concept to construction. **Skeo**, as public engagement and experts, will be the design team's liaison to develop trust with the community members and ensure our design process is transparent and inclusive for all. Our partner, **HSA Engineering**, will bring the benefit of local mechanical, electrical, and plumbing knowledge having previously worked on large institutional projects in Fayetteville. Our ecological engineer, **Marty Matlock, Ph.D.** from the University of Arkansas, will bring on-the-ground knowledge of Fayetteville's unique environment and offer

specificity to the City's micro-ecology, especially as it relates to the Fay Jones Park Land and connection to the Razorback Greenway. **Olsson Associates**, a longtime collaborator of NBW, will offer critical expertise in soil engineering and local civil engineering services to ensure proper review of soils profiles, municipal permitting processes, and general design review. Our frequent collaborator, **Tillett Lighting Design Associates**, will bring a fresh perspective to urban design through thoughtful environmental lighting that considers public safety, environmental impact, and goes beyond the typical lighting fixtures. The New York-based firm, **Pentagram**, will present innovative ideas to branding, signage, and wayfinding for the Cultural Arts Corridor, and offer a keen eye to the integration of art and program as a means to activate the Corridor and generate excitement. Denton, Texas-based Irrigation Designer, **James Pole Irrigation Consultants**, offers to the team regional expertise and sustainable irrigation design for large-scale public landscapes. Our long-time collaborator and Certified Construction Specifier, Vince Rico of **Rico Associates**, maintains an expanding, custom developed library of over 200 technical specifications written for Site, Civil and Landscape Architectural projects, and is well-prepared to write the technical specifications for this project.

## ADDITIONAL COLLABORATORS

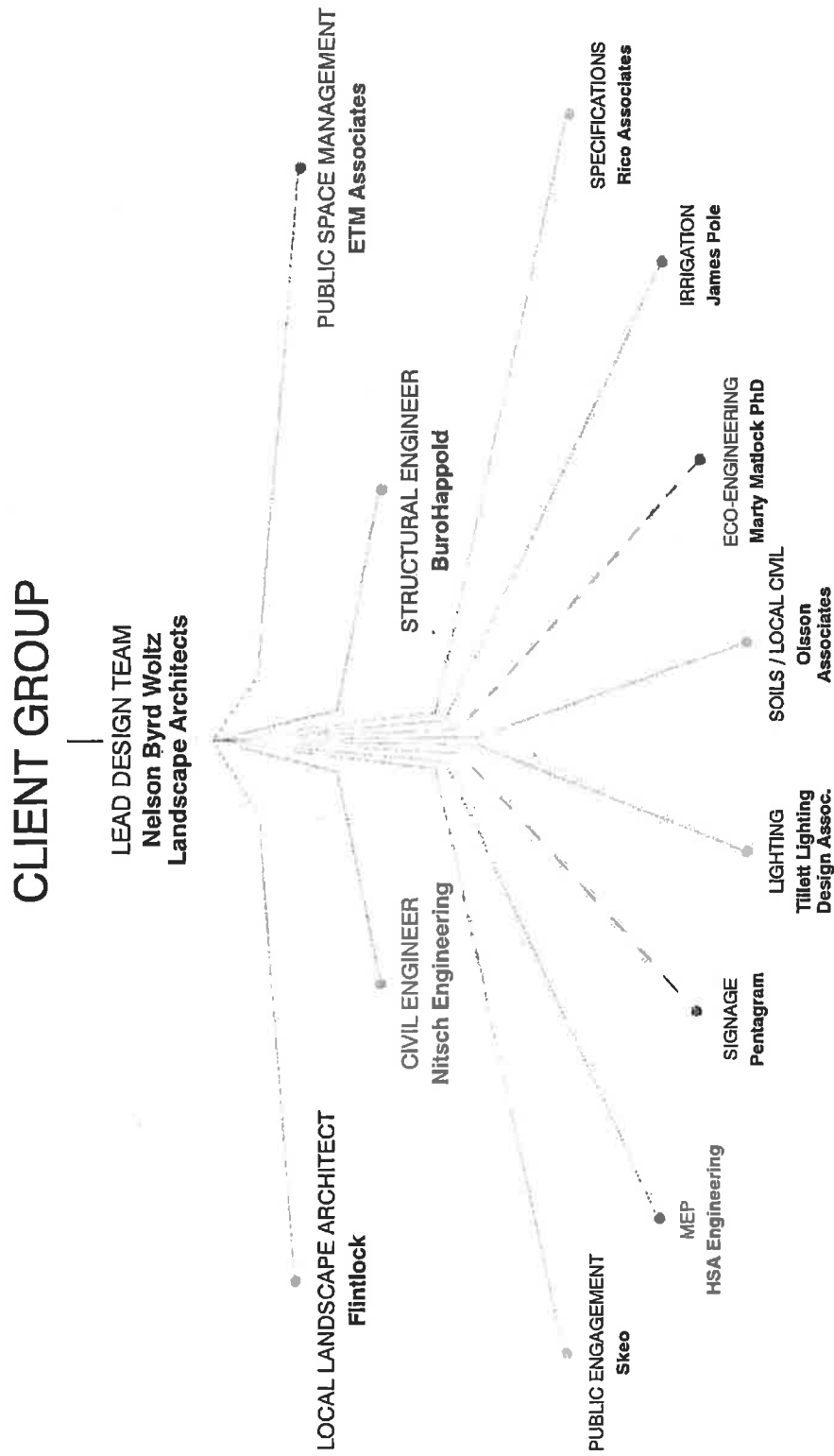
Beyond the scope of this proposal, NBW would like to recommend three additional partners for the Client Team to consider as potential key members in the design and implementation process.

The Fayetteville Downtown Master Plan remarks upon the desire to stimulate economic growth via increased office/commercial and mixed-use development. In order to support this growth, NBW recommends engaging **4b Technology**, our collaborator on Memorial Park in Houston, Texas, to provide design infrastructure for technology and IT systems capable of supporting this kind of future growth.

Our collaborator and cost-estimation firm based in New York, **SiteWorks**, could provide a series of iterative design alternatives, which would allow the Client Group to make informed decisions regarding the direction of the design, based on the realities of budget and available funding. Siteworks' experience on large-scale landscape projects would be an important skill set for costing the Cultural Arts Corridor.

**Nabholz Construction**, with experience working on the world-class Crystal Bridges Museum of American Art in Bentonville, could provide General Contracting services and provide critical construction knowledge during the construction documentation process. NBW's experience engaging with a General Contractor early in the process has proven to be a valuable step in the implementation phases of design.

Org Chart



## Staff Experience

**Thomas Woltz** would serve as Principal-in Charge. He would provide leadership and overall design direction for the Cultural Arts Corridor. He is a leading voice in the profession and was named one of Wall Street Journal's Design Innovators of the year for 2013. He is currently overseeing the construction of the Hudson Yards Public Square and Gardens project in New York City, one of the largest developments in the country. He has considerable experience in the design of a number of projects ranging from master plans to implementation for plazas, cultural institutions, parks, botanic gardens and arboreta. These include North Bethesda Market, Channelside Plaza in Tampa, the Lynchburg Riverfront, the Peabody Essex Museum, Rothko Chapel, the Aga Khan Garden at the University of Alberta Botanic Garden, Mt Cuba Center, Thomas Jefferson's Monticello, Bok Tower Gardens, NoMa Green Park, in Washington, DC, Memorial Park in Houston, and Centennial Park in Nashville. Thomas serves on the Board of Directors of TCLF (The Cultural Landscape Foundation) and the University of Virginia School of Architecture Foundation.

Senior Associate **Breck Gastinger** has considerable experience working on the design and implementation of landscapes in the public realm. He has worked on the Master Plan for the Kansas City Art Institute, the Aga Khan Garden at the University of Alberta Botanic Garden, the Dell at the University Virginia, Centennial Park in Nashville, the Hobsonville Coastal Linear Park in Auckland, the Eastwoodhill Arboretum in Gisborne, the Stewardship Plan for Thomas Jefferson's Monticello, and the University of Miami Master Plan. He served as project manager for Citygarden in St Louis, winner of the ULI Amanda Burden Urban Open Space Award.

Associate and Project Manager **Zuzana Ponca** received her MLA from University of California Berkeley and has been with NBW since 2007. Her experience includes the project management and implementation of master plans of public and institutional projects. She is currently managing construction documentation for a 2-acre public park in Washington DC, NoMa Green. Her other project experience at NBW includes the Downtown Lynchburg Implementation Plan in Lynchburg VA, Infill public spaces in downtown Tampa FL, the Powell Avenue Steam Plant Plaza in Birmingham AL, the McMillan Sand Filtration Park in Washington DC, and the Engineered Biosystems Building (EBB) landscape and the South Central Sector Plans at Georgia Tech, which was a master plan study catalyzed by two key proposed buildings on campus.

Designer **Sandra Nam Cioffi** is a licensed landscape architect. She received a BA in Humanities from the University of Chicago and a Master of Landscape Architecture from Virginia Tech's Washington-Alexandria Architecture Center. Her research into pattern-making in contemporary Islamic Gardens was awarded a 2017 Virginia ASLA Honor Award. Sandra has experience working on a wide range of projects including master plans, public parks, urban plazas, residential farms, and botanic gardens. These include the Powell Avenue Steam Plant Plaza in Birmingham AL, Bok Tower Garden in Lake Wales FL; McMillan Sand Filtration Park in Washington DC, Centennial Park in Nashville TN, the Chahar Bagh Courtyard Garden in London, England, the Master Plan for the Kansas City Art Institute, in Kansas City MO and several residential and farm projects. She is currently managing Phase 2 of the Eastern Glades at Memorial Park in Houston TX, working on the Aga Khan Garden in Edmonton, Alberta, Canada, and Downtown Tampa Redevelopment Projects in Tampa, FL.

**Thomas Baker** is NBW's Conservation Biologist. He has a BSc in Conservation Biology and an MLA from SUNY College of Environmental Science and Forestry. He has worked as a research entomologist for both Cornell University and Virginia Tech, where he led studies and management strategies for the control of invasive insects in urban forests and orchards. This research on invasive insects in urban forests served as a model for Cornell Cooperative Extension's management of the Emerald Ash Borer in urban forests. At NBW, Thomas leads ecological research and monitoring efforts for conservation projects and high-performance landscapes. Current projects include an ecological assessment and long-term monitoring plans at Spade Ranch, a 7,000-acre ranch in south Texas and biological inventorying at Mount Fair, a 900-acre property in Virginia's Blue Ridge Mountains.

## North Bethesda Market *North Bethesda, Maryland*

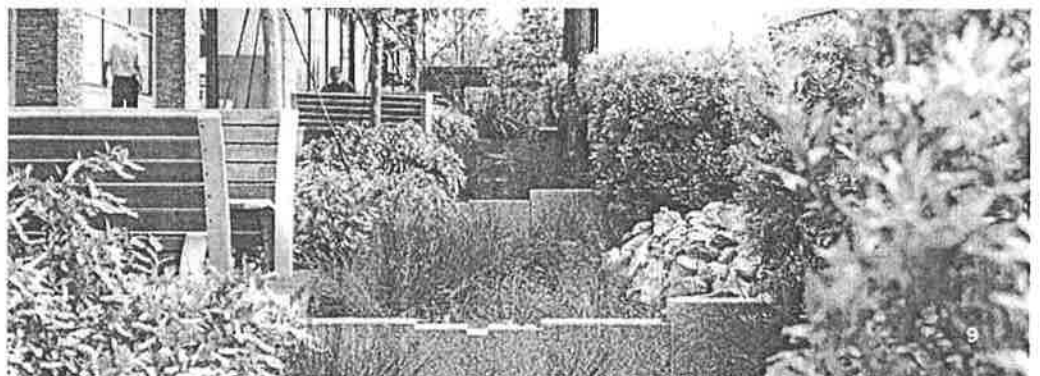
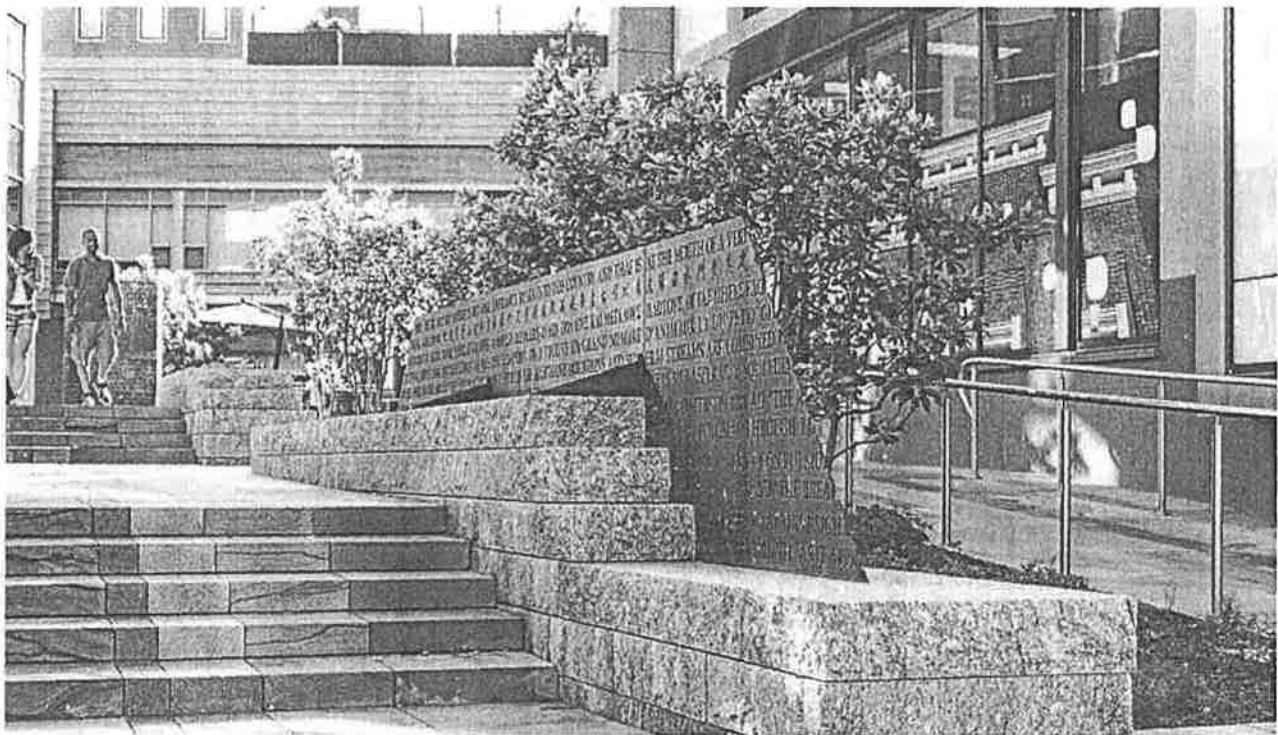
NBW Team - Thomas Woltz

North Bethesda Market is a six-acre, high density, mixed-use urban development that has transformed a suburban parking lot into a new urban center along a major public transportation corridor in Rockville, Maryland. Anchored by Whole Foods Market, street level features retail and commercial office space with residential apartments and condominiums in high rise space above.

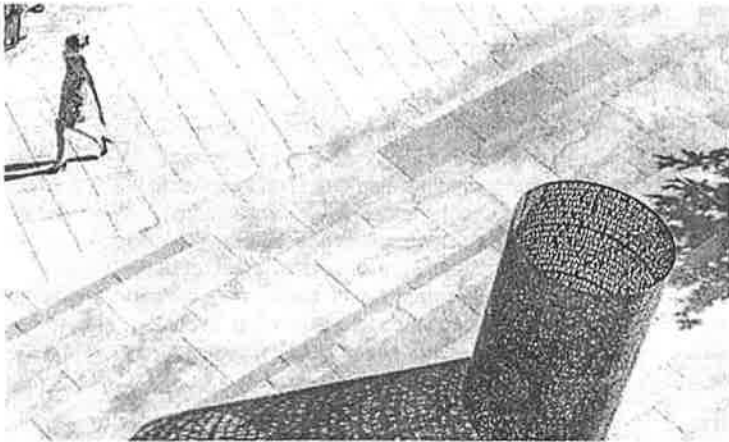
NBW designed all the public outdoor spaces associated with the project including the central plaza, a festival street for outdoor markets, and the street landscapes surrounding the project. The design takes its cues from the local geography, geology, and ecology. Located near the geographic fall line, the fountain at the center of the plaza references this proximity by emulating a waterfall. The striated stone paving is an abstract allusion to the sedimentary bedrock that is typical to the region and underlies the site. Sweetbay magnolia bogs are an unusual ecological community found only in this area; plantings in the plaza

reference this unique ecosystem. In addition, NBW collaborated with artist Jim Sanborn who created a site-specific installation in copper and stone inscribed with texts on the natural and cultural histories of the locale.

Public plaza spaces are designed for ease of circulation with flexible areas for outdoor cafes, strolling in front of retail stores, setting up outdoor markets, and gathering for musical performances and other entertainment. Several sustainable design strategies have been incorporated into the project: raingardens/bioswales to capture and filter stormwater on site; 95% native plant/tree palette comprised of species from the mid-Atlantic region; locally sourced stone for the fountain; concrete pavers manufactured in Maryland; and a 31,600 sf sedum green roof.





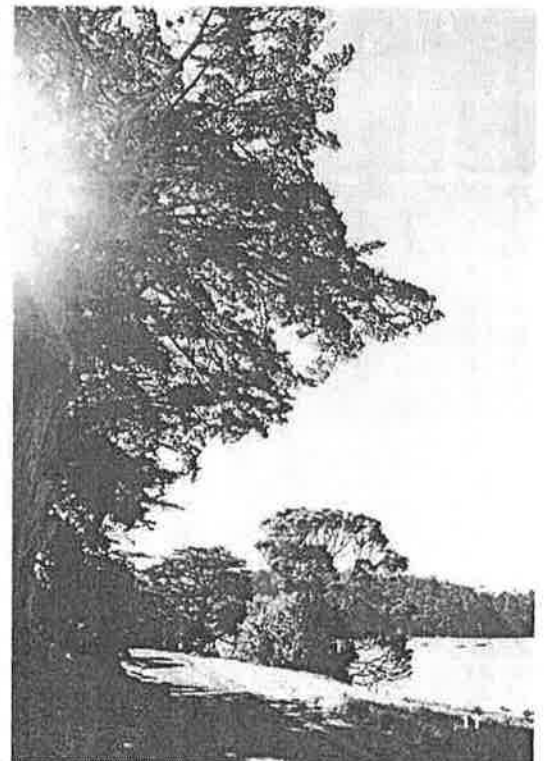


## Hobsonville Coastal Linear Park *Auckland, New Zealand*

NBW Team - Thomas Woltz, Breck Gastinger, Zuzana Ponca

The Hobsonville Coastal Linear Park - Te Ara Manawa - is designed to create a landscape of discovery through navigation, one that takes visitors across place and time, through the history of both people and the landscape. Historically a place of coming and going - from a stopping point of the Maori people on fishing expeditions, to the ebb and flow of the tides and the seasonal migration of birds - this 2.5 mile walkway along the coast has much for visitors to discover. Various Maori practices and traditions have been incorporated into the design of the park, as have traces of the site's history as a seaplane base.

NBW worked in collaboration with the New Zealand based Isthmus Group to design this new coastal linear park on the Upper Harbor, in Auckland. The design links the area's parks and open space while navigating challenging topography along the Point. Expansive views of the harbor contrast with elevated bushwalks that periodically open to framed views. The sculptural pedestrian bridges and boardwalks also allow close observation of nature while protecting the fragile coastal ecology. Opportunities for discovery and learning through play are provided at various points along the walkway through a series of pocket parks. As a welcoming and accessible place the Coastal Walkway can be used and enjoyed by people from all stages of life.



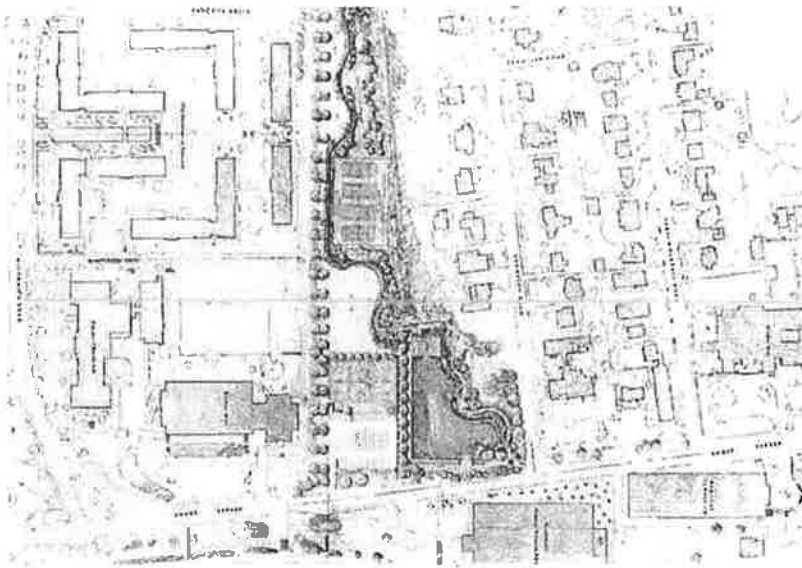


## The Dell, University of Virginia Charlottesville, Virginia

NBW Team - Thomas Woltz, Breck Gastinger (with Nitsch Engineering)

One of several major projects that NBW has completed for the University of Virginia, the 11-acre Dell is a hybrid landscape that resurrects a buried stream, transforming derelict and unused land into a state-of-the-art stormwater pond and forebay system. The park reintroduces vanishing wildlife habitat, provides multiple recreation opportunities while mediating between campus and an adjacent neighborhood, serves as a memorable entrance for visitors arriving at the University, and functions as a demonstration landscape and Virginia-native ecobotanic garden for students and faculty.

The daylighted stream cascades into a precisely calibrated stormwater pond one whose geometries reflect both the order of the University grid and the meander of the piedmont stream hydrology. The indigenous planting plan illustrates the spectrum of plant zones found in Virginia: native plants of the Coastal Plain are represented in the area around the stormwater basin; the Piedmont is represented in the intermediate stream zone; and the upland Blue Ridge is represented in the upper reaches of the restored stream. The project was a collaboration between NBW (lead designer), Biohabitats, Patton Harris Rust & Associates, and Nitsch Engineering.



## NoMa Green Washington, DC

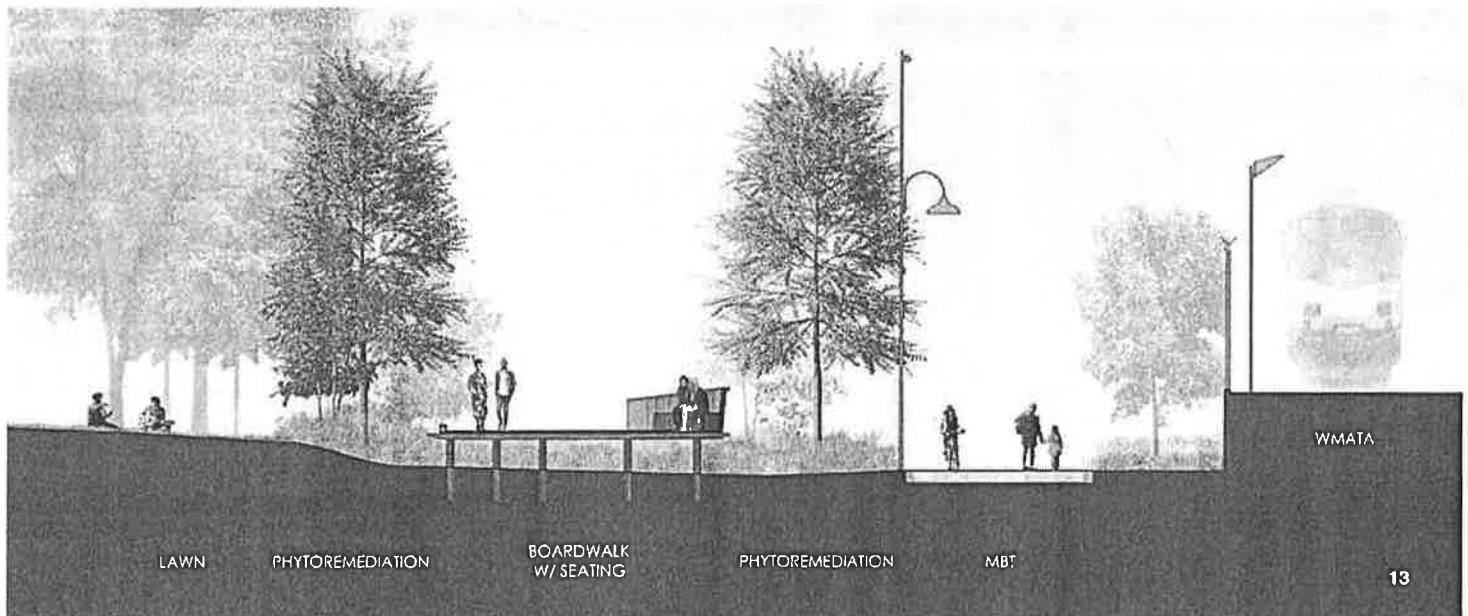
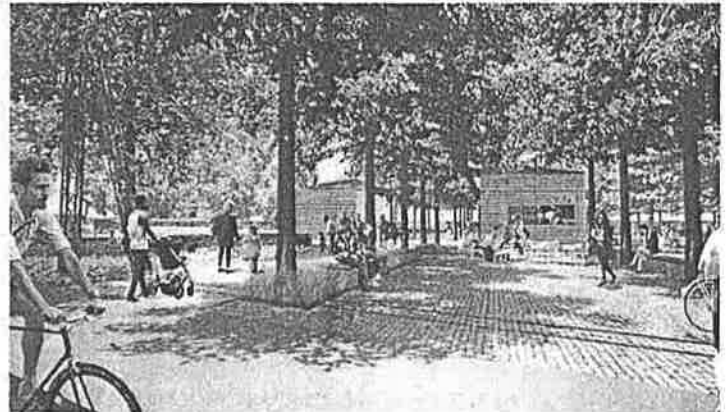
Team: NBW - Thomas Woltz, Zuzana Ponca

NBW was selected by the NoMa Parks Foundation to design a two-acre park in the NoMa (North of Massachusetts Avenue) neighborhood of Washington DC. The site for the future NoMa Green is located next to the historic Eckington neighborhood, along the Metropolitan Branch Trail (MBT), and between two Metro Red Line stops - well-positioned to act as a powerful link between two thriving neighborhoods. Historically, the site was a rail yard for freight and passenger trains traveling between Washington DC, Baltimore, and beyond. The design team is working towards the creation of a park that reflects the bustling energy of the site's previous eras while providing much needed recreational space and access to nature for current and future neighbors. Remediation of the site is necessary due to its former industrial use. The client and design team are exploring this opportunity to educate visitors to various strategies for cleaning the soil, including

phytoremediation - using plants in situ - for the removal, degradation, or containment of contaminants in soils.

Responding to robust community input, NBW's plan envisions a neighborhood backyard - a place for people to come together: to re-energize, relax, learn, and play. Key park features will include a large lawn to accommodate a summer movie series, shaded woodland planting offering a place of cool respite, a playground, picnic area, café, and a dog park.

The park will help to shape the new neighborhood's identity, serving the needs of the community and building on the history of the site and city to offer a dynamic community space for residents to call their own.

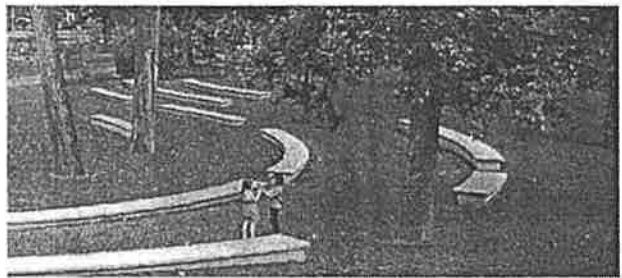


## Centennial Park Nashville, Tennessee

NBW Team - Thomas Woltz, Breck Gastinger, Sandra Nam Cioffi (with Tillett Lighting)

Centered around the historic Parthenon and the 1897 World Expo grounds, Centennial Park features a microcosm of elements common to the Nashville area. The park is rich in physical clues as to how the geology, hydrology, ecology, human culture, urban development, and public health have shaped the land on the site, and in the Nashville area. The land is embedded in these nested narratives that informed the City's formation; and it is also a living park, where present-day Nashvillians go to experience their shared culture. Musical performances, arts programs, outdoor play, and recreation areas provide a space of public gathering and relief from the suburban landscape that surrounds the park. NBW, along

with local partner Hodgson Douglas, is leading the design and implementation of the Gustafson Guthrie Nichol master plan for Centennial Park in Nashville TN. Currently under construction, Phase One includes the daylighting of Cockrill Spring. Fresh water from Cockrill Spring will be pumped into Lake Watauga, and the lake dredged to achieve a sustainable improvement in water quality. Improved pedestrian and vehicular circulation, consolidated parking, the creation of a variety of new gardens, meadow, a permanent performance venue for Musicians Corner, and the articulation of important historical connections are all facets of the first phase in the revitalization of the park.



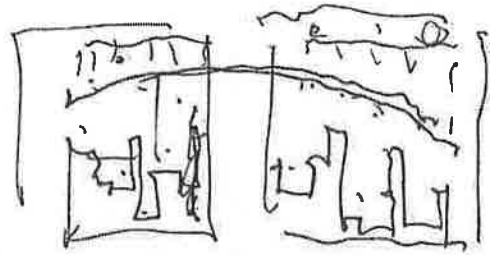


## Citygarden St. Louis, Missouri

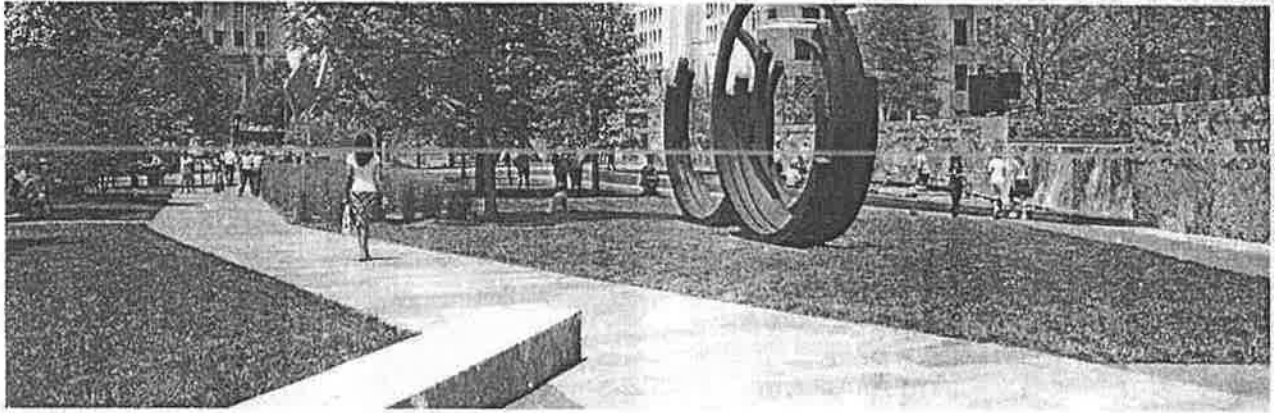
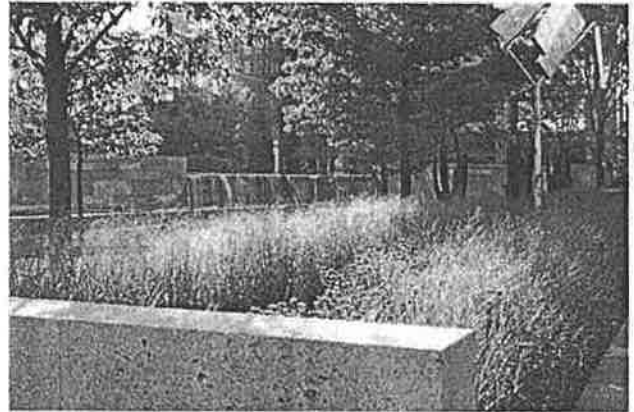
NBW Team - Thomas Woltz, Breck Gastinger

NBW was commissioned by the Gateway Foundation to design a public garden for the display of twenty-four contemporary sculptures. The result is Citygarden, a three-acre park in the heart of downtown St. Louis. The park encourages interaction with contemporary art and the region's ecology in a space of refuge and play, while creating a network of rain gardens that treat the site's stormwater. Citygarden challenges the typical ornamental palette for public landscapes by emphasizing the seasonal variety of native plants and by creating spaces of playful interaction with both water and art. Most remarkably, the public appreciation of the park has contributed to reinvestment in the surrounding neighborhood blocks, as office workers and families find refuge in its dynamic spaces. NBW led a coordinated effort with the Gateway Foundation, the City of St. Louis, the café architect, fountain consultants, and the Missouri Botanical Garden to implement the project.

The park is structured into three ecologically specific precincts: the Upland, the Floodplain, and the Lowland. The Upland precinct is bounded by a 550-foot long arcing wall of Missouri limestone which evokes the river bluffs and slow carving forces of erosion. A glass café perches atop the bluff offering prospect over the garden. The Floodplain precinct's playful spray plaza beckons visitors to cool off during hot summer days amid a field of over 100 night-lit vertical jets. Twenty species of shade trees provide refuge from summer sun, while visitors are encouraged to explore, and even touch the monumental sculptures. The Lowland precinct recalls the agricultural patterns along the river terrace's bends and oxbows. The 1,150-foot long meandering seat wall is immersed in a banded garden of perennial and shrub plantings that celebrate the region's dynamic ecology.



*Citygarden cont.*



# Washington Canal Park

## Washington, DC



Located between Capitol Hill and the Anacostia River, the three-acre Washington Canal Park covers three city blocks in the southeast quadrant of Washington, DC. The Capital Riverfront neighborhood that surrounds the park site has been undergoing major redevelopment, and the development of a public park on three parcels (two of which were used for school bus parking and one of which was partially overgrown) that were once a component of the Washington Canal system helps unite the surrounding areas.

The sustainable management of water was one of the primary objectives of the Washington Canal Park project. The goal was to include water both as a key symbolic element, as well as a functional and sustainable element. In collaboration with an interdisciplinary team, Nitsch Engineering accomplished this by incorporating appropriate sustainable solutions that value rainwater as a resource.

Nitsch Engineering conceptualized collecting rainfall runoff from the site and pavilion roofs and storing the water in underground cisterns to be reused within the Park for irrigating landscaping, flushing toilets and urinals, and replenishing the ice skating rink and fountains. Using our proprietary RainUSE™ Software, we estimated that the water demands of the Park exceed the amount of rainwater that can be collected on-site. We therefore evaluated the benefits of capturing future off-site building roof runoff from neighboring development parcels on the stormwater reuse system's ability to meet the water demands of the Park. As a result of Nitsch Engineering's assessments, stormwater pipes in adjacent streets will allow neighboring buildings to send roof runoff into the Canal Park cisterns, creating a neighborhood-scale stormwater management system. This visionary approach to stormwater management demonstrates a unique partnership between public and private entities to implement green infrastructure at a neighborhood scale.

By capturing, treating, and reusing stormwater within the site, the project aims to not only reduce the amount of water that is withdrawn from City water infrastructure, but also reduce the amount of stormwater discharged to City drainage infrastructure. Nitsch Engineering estimated that once the neighboring building roof drains have been tied into the Canal Park stormwater collection system, the design could save approximately 1.5 million gallons of potable water on average each year. The reuse of this volume of rainfall, which was previously converted to mostly direct runoff, will help minimize the region's development impact on the frequent combined sewer overflows polluting the Anacostia River.

Stormwater runoff collected from the Park's ground surfaces are being treated through linear rain gardens, which provide a visual amenity and a recreational and educational opportunity for Park visitors. Once treated, the ground-level runoff and screened roof runoff will be retained in cisterns and reused on-site. Tree box filters are also being used to treat stormwater runoff from streets adjacent to the Park.

The project earned SITES Three Star certification, as well as LEED Gold Certification.



### Project Features

- Sustainable site design
- Stormwater management systems, including rain gardens, created wetland, stormwater harvesting
- Green roofs, grey and blackwater recycling

### Client

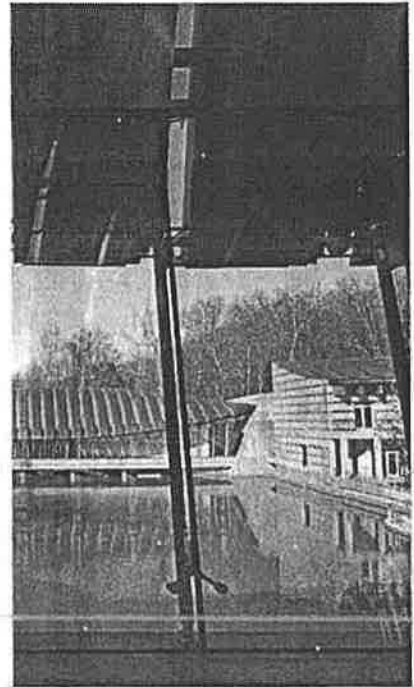
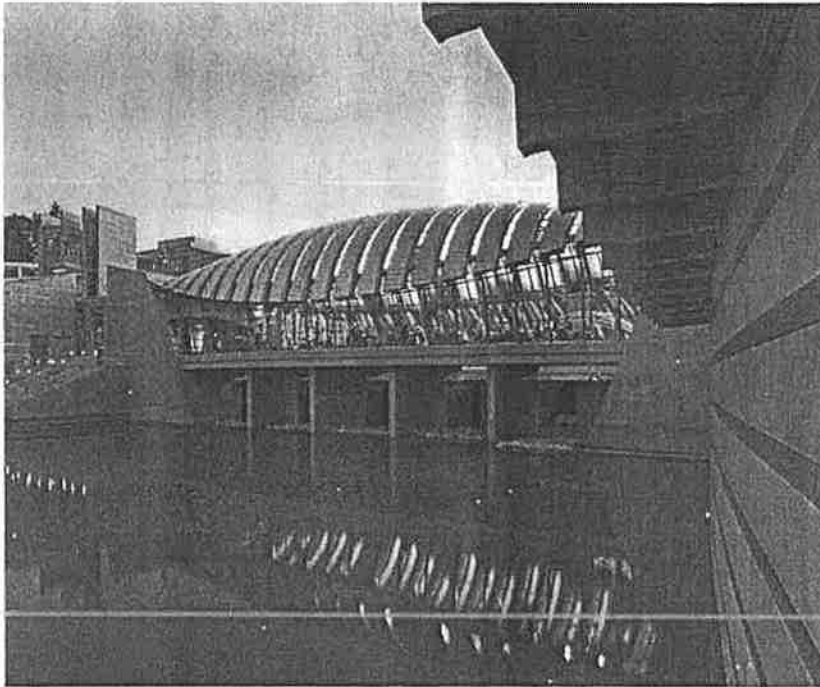
OLIN

### Completion Date

2012

## BUROHAPPOLD ENGINEERING

### CRYSTAL CLEAR DESIGN THROUGH A SPECTRUM OF SOLUTIONS



## CRYSTAL BRIDGES MUSEUM OF AMERICAN ART BENTONVILLE, AR

Crystal Bridges Museum of Art shows the beauty that can be achieved by combining a simple materials palette with complex engineering. The 201,000ft<sup>2</sup> complex consists of eight interrelated structures overlooking two man made ponds that are fed by a small stream.

Although effortless in appearance, executing the architect's design posed significant challenges to BuroHappold Engineering. Some of the buildings are cut into the hillside, while others feature hanging roofs and span the ponds like bridges, two of them even acting as a dam for the stream. To complicate matters further, they rest on fractured limestone, a fragile material that does not easily bear their weight. In response, we used reinforced concrete to strengthen the foundations beneath the limestone, while steel and glue laminated timbers were used as lightweight structural components. To realize the suspended structures never before seen in a US museum, we used post-

tensioned concrete abutments to securely anchor the cables supporting the floating roofs.

To capture the architect's vision of hanging bridges, our engineers studied geotechnical and hydrology data, and also made detailed flow and drainage calculations so that weirs could be integrated into the bridge buildings to ensure they performed their dual role efficiently. We also took the precaution of separating the abutments of these particular buildings from those of the others, so that their differential settlements and cable loads would not have a detrimental impact.

Crystal Bridges is considered one of the most ambitious and well executed museums in America. We achieved this accolade by working closely with the design team and contractors to seamlessly integrate breathtaking architecture and innovative engineering.

**CLIENT**  
Walton Family Foundation

**ARCHITECT**  
Moshe Safdie

**PROJECT VALUE**  
\$180 million

**DURATION**  
Completed in 2011

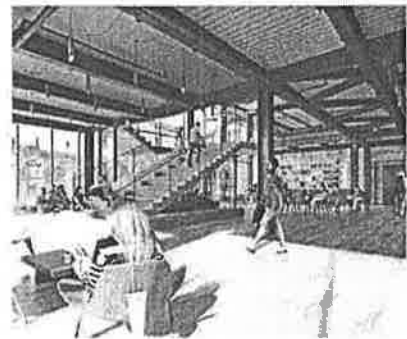
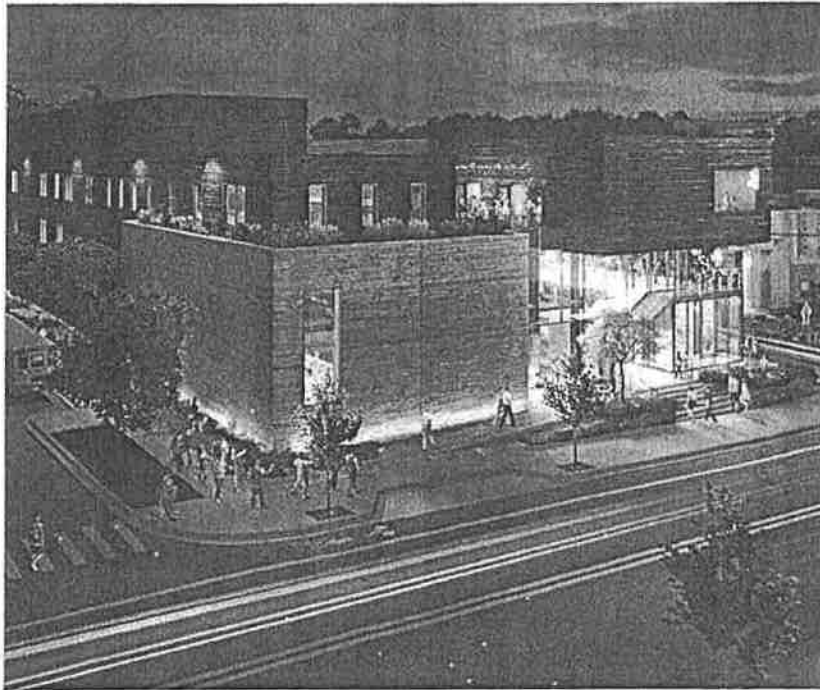
**SERVICES PROVIDED BY BUROHAPPOLD**  
Structural engineering, MEP engineering, facade engineering, sustainability consultation

Images © Timothy Hursley



## BUROHAPPOLD ENGINEERING

PROVIDING A SPACE FOR COMMUNITY AND WORLD CLASS THEATER



### THEATRESQUARED FAYETTEVILLE, AR

TheatreSquared, home to a nationally acclaimed theater and a local arts education program for adults and children, is one of the latest cultural facilities to add to the region's art scene, charged with creating a beacon for the community as well as a state of the art space for a nationally acclaimed theater company.

The current theater is operating at maximum capacity with an interest that has grown exponentially over the last few years. The new 50,000ft<sup>2</sup> venue, which will be built across the street from the current venue, will include two new performance stages with rehearsal areas, costume and prop shops, dressing rooms, a green room, and office space. The main stage will aim to design a space where the audience feels immersed in the show and will be designed to accommodate crowds from 280 to nearly 400 people. There will also be interior public spaces for informal gathering as well as a cafe open to the public.

An early consideration for the MEP design has been to meet the needs of the users of the theater – designing a space that reaches the highest performance marks while not exceeding a modest project budget. While Arkansas' art scene is undoubtedly growing, Fayetteville does not have a robust theater scene. Working with our project contractor as well as our client, we were able to inform which systems will provide the best performance and value. We held multiple meetings and mock ups to clearly explain the lifespan of certain systems verses others while also illustrating the unique needs of performing arts space and the associated systems.

Thus, a constant part of this project has been Value Engineering – a method of explaining the value of our decisions to use certain systems over others and how they best communicate with the larger designs and uses of the theater. The result will provide a space that operates at its peak for generations to come.

CLIENT  
TheatreSquared

ARCHITECT  
Marvel Architects

PROJECT VALUE  
\$34 million

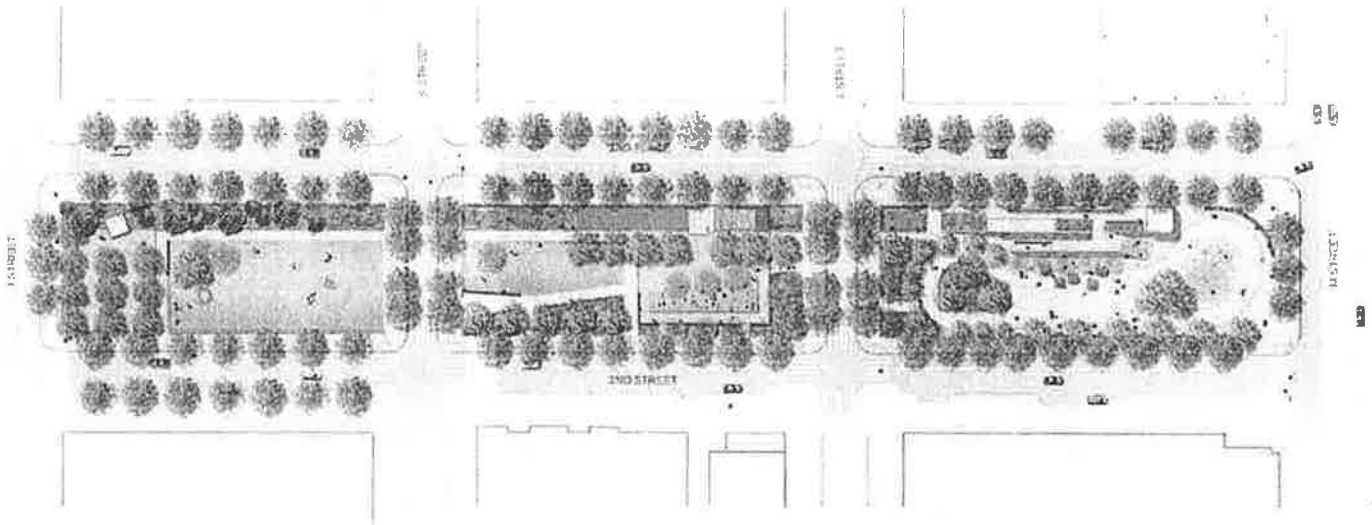
DURATION  
2016 - ongoing

SERVICES PROVIDED BY BUROHAPPOLD  
MEP engineering, IT/low voltage

Images © Marvel Architects



# CANAL PARK



## PROJECT INFORMATION

LOCATION: Washington, DC  
DATE: 2009-2012  
CLIENT: Canal Park Development Association

## PROJECT TEAM

Olin

## SERVICES

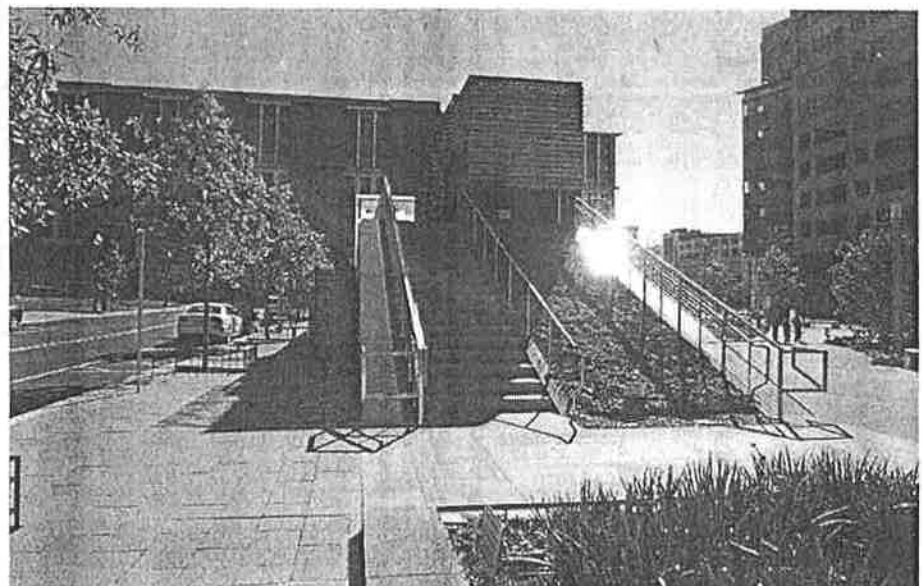
Maintenance and Operations Plan for SITES Credit 8  
Staffing Needs  
Seasonal Work Plan

## AWARDS

2013 AIA DC Chapter Design Awards Merit Award & Presidential Citation  
2015 Urban Land Institute Urban Open Space Award Finalist

Completed in 2012, Canal Park was transformed from three existing brownfield lots into a sustainable neighborhood park. Aside from a number of design awards, the park has achieved LEED Gold certification and has also received a certification level of Three Stars as a Sustainable Sites Initiative (SITES) pilot project.

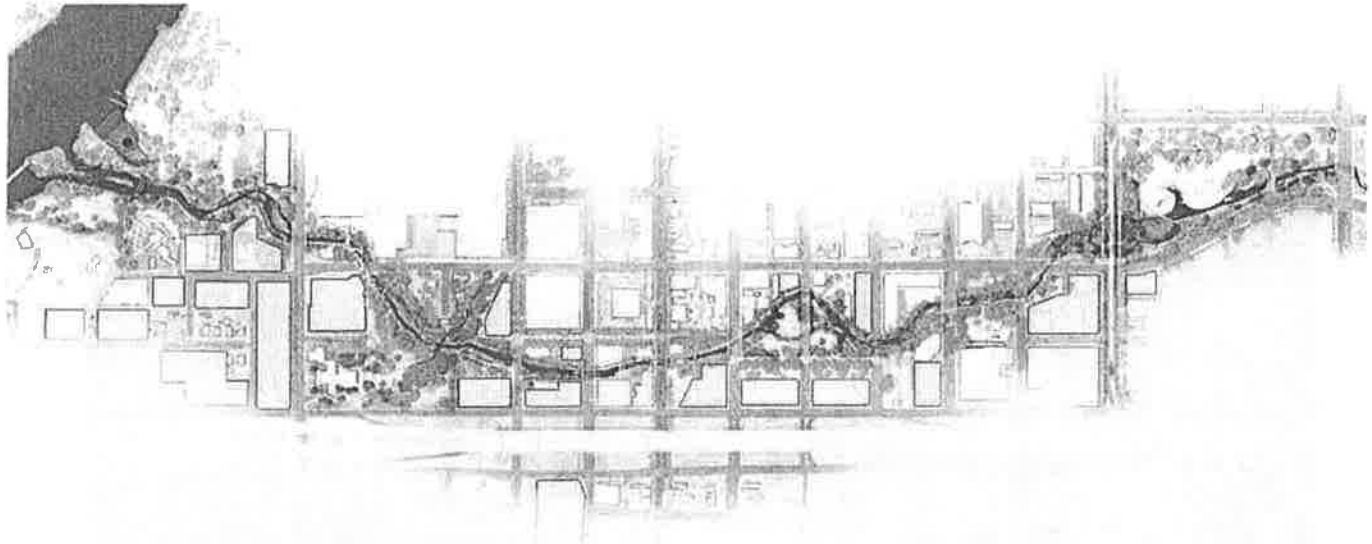
ETM Associates produced an extensive maintenance plan that fulfilled the Credit 8 Operations and Maintenance category, in addition to a few other subsection SITES requirements. ETM worked closely with Olin and the rest of the design team through all of the design phases. The maintenance and operation plan is a living document that will be reevaluated by the park staff regularly, as well as how the pattern of visitor usage will impact the park landscape. The plan will need to be adjusted and revised to reflect these needs.



**ETM ASSOCIATES, L.L.C.**

PROJECT MANAGEMENT  
PUBLIC SPACE MANAGEMENT  
PUBLIC SPACE DESIGN

# WALLER CREEK PARKS DISTRICT



## PROJECT INFORMATION

LOCATION: Austin, TX  
DATE: 2015-Ongoing  
CLIENT: Waller Creek  
Conservancy,  
City of Austin

## PROJECT TEAM

Michael Van Valkenburgh Associates, Inc

## SERVICES

Maintenance and Operations Manual  
Programming Analysis  
Management Strategies

## REFERENCE

OWNER: City of Austin  
CONTACT: Lisa Storer  
Project Manager/  
Owner's Representative  
EMAIL: storer@  
benzresourcegroup.com  
ADDRESS: 1101 East 6th Street  
Suite B  
Austin, Texas 78702  
PHONE: 512.220.9542  
BUDGET: \$163 million  
(2016 estimates)

The Waller Creek Parks District is a chain of urban parks around the restored Waller Creek in downtown Austin, offering more than 37 acres of public open space and three miles of new hiking and biking trails through the city. The maintenance and management of the parks will be a joint effort between the Waller Creek Conservancy and the City of Austin. ETM is tasked with providing a complete maintenance manual for the District that would provide detailed guidelines on managing the landscapes to the design team's desired aesthetics and also to fulfill the Section 8 requirement for the Sustainable Sites Initiative. (The overall district will be a SITES project.)

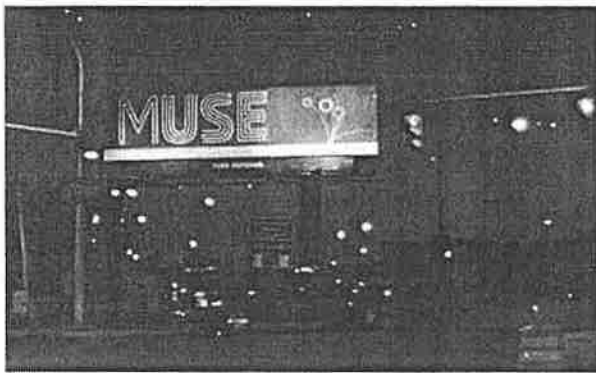
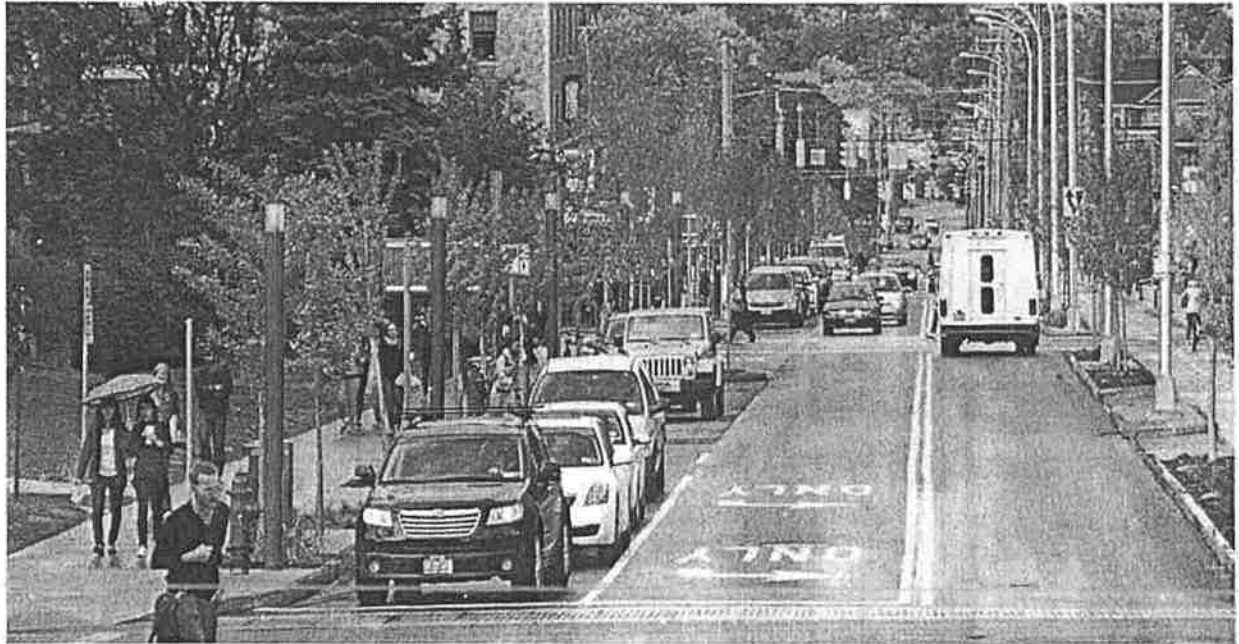
Each of the urban parks within the district will have its own unique characteristics and amenities. The creek corridor will provide a tranquil and passive experience that connects the other urban parks with hike and bike trails. The landscapes along the corridor will be managed to showcase their naturalistic character, rather than a manicured landscape as in a more "typical" parkland. In contrast, the other urban parks will offer a more traditional parkland experience, with play features and open lawn areas that will allow for both passive and recreational uses.



**ETM ASSOCIATES, L.L.C.**

PROJECT MANAGEMENT  
PUBLIC SPACE MANAGEMENT  
PUBLIC SPACE DESIGN

## SYRACUSE CONNECTIVE CORRIDOR Syracuse, New York



Envisioned as a 3 ½ mile "corridor of light," this multi-disciplinary, multi-media urban installation connects Syracuse University with the city's historic/cultural downtown. Deciding to leave the existing light fixtures in place, the design focuses on supplemental lighting. A site-specific "Kit-of-Parts" luminously defines the passage and highlights significant locations along the way. The project promotes community accessibility and interaction through pedestrian and bicycle pathways and a transit system from University Hill through downtown. In tandem with landscape and graphic design, the lighting adds color and vibrancy to the streetscape in every season, day and night.



*Transportation Project of the Year Award, The Institute of Transportation Engineers, New York Upstate Section*

*Platinum Award for Transportation Projects, The American Council of Engineering Companies*

<b>SIZE</b>	3.6 miles
<b>COST</b>	\$4.6 million
<b>DATE</b>	2012
<b>CLIENT</b>	The City of Syracuse
<b>TEAM</b>	Julia Czerniak/CLEAR Architects Olin Partnership, Landscape Designer Pentagram, Design Services

# CHAVIS PARK COMMUNITY CONVERSATION

Raleigh, North Carolina



## Client

City of Raleigh

## Time Period

March 2012 – May 2014

## Reference

David Shouse  
Parks and Recreation, NRA/Resources  
Division  
City of Raleigh, North Carolina  
(919) 996-4788  
[david.shouse@raleighnc.gov](mailto:david.shouse@raleighnc.gov)

## Budget

\$306,866

## Links

<http://chavisconversation.skeo.com>

<http://projects.skeo.com/chavis/>

“...After turning in a unanimous AYE vote [to adopt the plan], the city council gave it a standing ovation. More than the plan itself, they were applauding the process that produced it.”

## Situation

John Chavis Memorial Park, constructed in 1937, played a significant role as the only park of its size and cultural significance in the southeast region for African-Americans during Jim Crow-era segregation. Over time, the park lost much of its iconic luster, along with amenities important to the local community leading to community frustration and distrust of city staff. In 2012, the City of Raleigh began a master planning process incorporating Raleigh's new Public Participation in Park Master Planning Guidance. To manage this contentious stakeholder process, the City hired Skeo as a neutral third party who could navigate the complexities of the City's historic racial divide in order to ensure the park would have a future as a public space meeting the needs of the diverse populations in its surrounding neighborhoods.

## Solution

Skeo led an 18-month multi-stakeholder dialogue and facilitated a Public Leadership Group (PLG) composed of local stakeholders from diverse backgrounds to serve as leaders to build wider interest and investment in the park's future from the local neighborhoods and residents. Skeo led cultural competence and collaborative problem-solving trainings with the PLG and City of Raleigh staff to encourage better working relationships, which resulted in effective communication and teamwork among the PLG, the City, and the local community. To aid in effective community outreach, Skeo built an extensive website with project resources, updated announcements, and meeting information and materials. The final outcome was a vision of the park as a downtown destination celebrating the rich cultural heritage and promoting health for all ages through recreation.

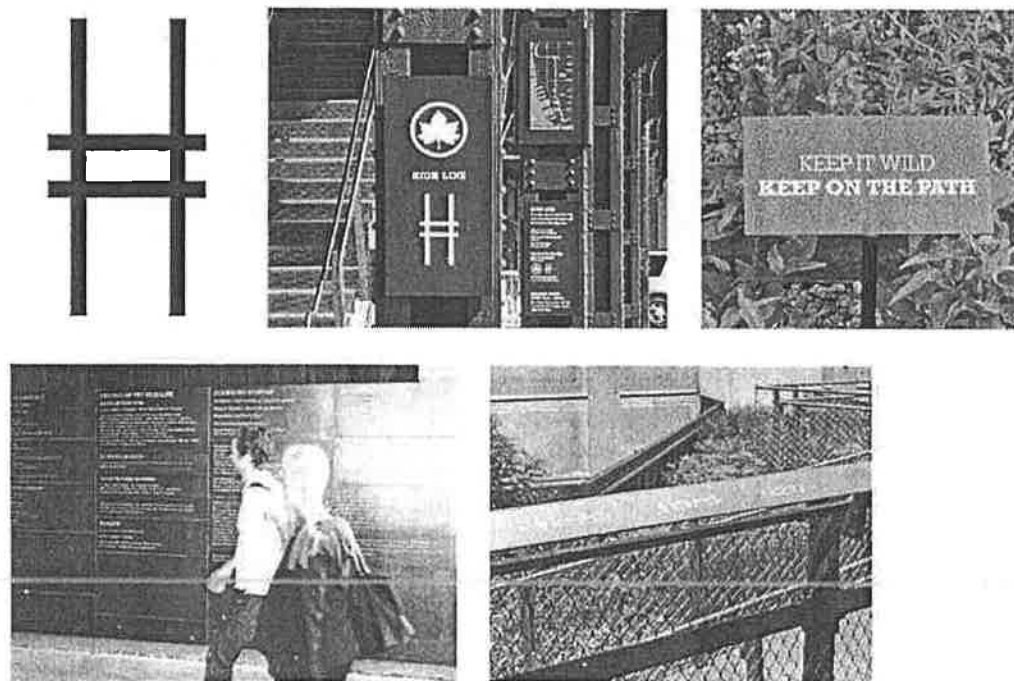
## Outcome

In May 2014, Raleigh City Council voted to unanimously adopt the revised master plan for John Chavis Memorial Park. The master plan reflects a shared vision for the park's future and a comprehensive set of design recommendations. Recently in May 2016, John Chavis Memorial Park was added to the National Register of Historic Places. As the project moved into schematic design, Skeo was retained on the design team to continue facilitating the public engagement process and maintain project support and positive community relations.



Skeo | [www.skeo.com](http://www.skeo.com)

## The High Line



Identity, Print, Signage and Environmental Graphics for **The High Line**, 2001–Ongoing  
Client: **Friends of the High Line**

Originally built for freight trains in the 1930s, the High Line is an elevated rail structure on Manhattan's West Side that has been turned into the city's most popular new park. The structure was saved from demolition by Friends of the High Line, a community-based non-profit organization that advocated for the preservation and reuse of the structure as a pedestrian promenade.

Pentagram has been the graphic consultant for Friends of the High Line since the organization began its campaign, designing the group's identity and various fundraising and promotional pieces to help gain support for the initiative. The designers created a simple, unique and highly recognizable identity for the group that subsequently became the logo for the park itself. Other projects have included the design of "Reclaiming the High Line," a book about the history and potential for the structure, and "Designing the High Line," an exhibition at Grand Central Station that displayed over 700 architectural proposals for the redevelopment.

Once the city ultimately approved the plan to revitalize and reuse the High Line as a pedestrian park and promenade, Pentagram was invited to work with the selected landscape architecture firm, James Corner Field Operations, to design the signage and environmental graphics for the structure. The program includes identification signage, maps and wayfinding. The High Line opened to the public in June 2009.

## APPENDIX



# Resumes

## Thomas Woltz FASLA, PLA, NZILA

*Principal and Owner*



Thomas Woltz is the owner of Nelson Byrd Woltz Landscape Architects. He was named the Design Innovator of the Year by the Wall Street Journal Magazine in 2013. In 2011, he was invested into the American Society of Landscape Architects

Council of Fellows, among the highest honors achieved in the profession.

During the past 20 years of practice, Woltz has forged a body of work that integrates the beauty and function of built form and craftsmanship with an understanding of complex ecological systems and breadth of landscape material and media. Under his leadership, NBW has evolved from a firm of 5 people to 45, and has expanded its mission to tackle a diverse range of scales and contexts. His design work infuses places where people live, work, and play with narratives of

### Select Experience

Hudson Yards, New York NY  
Peabody Essex Museum, Salem MA  
The Peggy Guggenheim Sculpture Garden, Venice, Italy  
Olana Strategic Design Plan, Hudson NY  
Olana Visitor Center, Hudson NY  
Buerger Center for Advanced Pediatric Care, Children's Hospital of Philadelphia, PA  
Bok Tower Gardens, Lake Wales FL  
Powell Avenue Steam Plant Plaza, Birmingham AL  
Aga Khan Garden, University of Alberta, Edmonton, Canada  
Naval Cemetery Landscape, Brooklyn NY  
Memorial Park, Houston TX  
Centennial Park, Nashville TN  
McMillan Sand Filtration Site Mixed Use Development, Washington DC  
Boy Scouts of America Summit Bechtel Reserve, Glen Jean WV  
Monticello Stewardship Plan Study, Albemarle County VA  
Naval Cemetery Landscape, Brooklyn NY  
The Georgia Institute of Technology; The Engineered Biosystems Building (EBB) and Sector Plans, Atlanta GA  
Medlock Ames Winery Conservation Master Plan, Alexander Valley CA

### Recent Lectures and Symposia

Berkshire Botanical Garden Annual Winter Lecture, 2017  
The Cultural Landscape Foundation, Leading with Landscape II, The Houston Transformation, March 2016  
LSU Coastal Sustainability Studio, "Designing The Balance: Culture, Ecology, and Performance from Urban Parks to Rural Landscapes" October 2015  
MAS Summit for the City of New York, 'Landscape, Art, and Climate'  
Sustainable Smart Cities Symposium, keynote address, October 2015

the land that inspire stewardship. Woltz was educated at the University of Virginia in the fields of architecture, landscape architecture, fine art, and architectural history. He holds master's degrees in Landscape Architecture and Architecture. After working in Venice Italy and Paris France, he returned to the United States to launch his career in landscape architecture. Woltz serves on the Boards of Directors of TCLF (The Cultural Landscape Foundation), and the University of Virginia School of Architecture Foundation.

At present, Thomas is leading NBW in the design of major public parks across the United States, Canada, England, Australia, and New Zealand including the Aga Khan Garden, (Alberta, Canada), Cornwall Park (New Zealand) Mount Cuba Center (Delaware), Memorial Park (Houston TX), and Centennial Park (Nashville TN).

The Presidential Precinct, "Magna Carta 2015: Global Empowerment through Rule of Law" March 2015  
The Cultural Landscape Foundation, "Second Wave of Modernism III", May 2015

### Education

Master of Architecture, 1996; Master of Landscape Architecture, 1997; University of Virginia  
Bachelor of Science in Architecture with three majors: Architectural Design, Studio Art and Architectural History, 1990; University of Virginia

### Professional Affiliations

Fellow, American Society of Landscape Architects  
New Zealand Institute of Landscape Architects  
The Cultural Landscape Foundation Board of Directors  
University of Virginia School of Architecture Foundation Board of Directors

### Awards

WSJ. Magazine, Design Innovator of the Year, 2013  
New York School of Interior Design, Thomas N. Armstrong III Award, 2012  
ASLA Council of Fellows investiture, Class of 2011 among the highest honors achieved in the profession of Landscape Architecture  
New York Horticultural Society Award for Excellence, 2011

### Select Project Awards

ASLA Honor Award: The Olana Strategic Landscape Design Plan, 2017  
VA ASLA Merit Award: Naval Cemetery Landscape, 2017  
NY ASLA Merit Award: Olana Strategic Landscape Design Plan, 2017  
Green GOOD DESIGN Award: Park Over GA 400, 2017  
ASLA Honor Award: Memorial Park Master Plan, 2016  
VA ASLA Honor Award, Boy Scouts of America Summit Bechtel National Scouting Reserve, 2015



**Breck Gastinger** PLA, CLARB, ASLA  
*Senior Associate*



Breck has worked at Nelson Byrd Woltz Landscape Architects since 2000, and has managed a wide range of large-scale projects from university master plans and built work, to national design competitions and urban parks. Major landscape master

plan work includes, Eastwoodhill Arboretum; Monticello, home of Thomas Jefferson in Virginia; and the multi-award winning Orongo Station Stewardship Plan in Gisborne, an ambitious plan for ecological restoration and cultural interpretation within the agricultural context of a sheep station that serves as a model for other farms in New Zealand.

Breck has been project manager for five projects in New Zealand over the past ten years, and sees that work as the formative experience of his career to date.

In addition, Breck was a Project Manager for the nationally acclaimed urban sculpture park, Citygarden in St. Louis, Missouri, that was completed in July 2009. He is currently managing other public projects at the Aga Khan Garden in Edmonton, Alberta; Canada, Burnaby Nature Park, Burnaby, British Columbia, Canada; and at Cornwall Park, Auckland, New Zealand. He has managed the recently completed the Landscape Framework Plan at the Kansas City Art Institute.

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**Select Experience**

Flight 93 Memorial, Shanksville PA  
Centennial Park, Nashville TN  
Cornwall Park Master Plan Auckland, New Zealand  
Citygarden, St. Louis MO Burnaby Nature Park, Burnaby, British Columbia, Canada  
Aga Khan Garden, University of Alberta, Edmonton, Canada  
Wildwood Community Park, Wildwood MO  
Kansas City Art Institute, Kansas City MO  
Monticello Contemplative Site, Albemarle County VA  
Monticello Stewardship Plan, Albemarle County VA  
Eastwoodhill National Arboretum Master Plan, Gisborne, New Zealand  
The Georgia Institute of Technology; The Engineered Biosystems Building (EBB), Atlanta GA Campbell Hall, University of Virginia, Charlottesville VA  
University of Miami Landscape Master Plan, Coral Gables FL  
Commerce School Rouss Hall Courtyards, University of Virginia, Charlottesville VA  
Orongo Station Stewardship Plan, Gisborne, New Zealand  
The Farm at Cape Kidnappers, Hawke's Bay, New Zealand  
Seven Ponds Farm, Albemarle County VA

**Recent Lectures**

ASLA National Conference, Denver CO "21st Century Stewardship for Master Landscapes," Fall 2014  
ASLA National Conference, San Diego CA "Restoration Ecology in Agrarian Landscapes," Fall 2014

**Education**

Bachelor of Science in Architecture, 1998; Master of Architecture, 2003; Master of Landscape Architecture, 2004  
University of Virginia, Charlottesville VA

**Professional**

Licensed Landscape Architect In the State of Virginia

**Press**

x-section – Landscape Journal at Unitec Institute of Technology Uncut | Placemaking | Issue 3

**Project Awards**

Citygarden, ULI Amanda Burden Urban Open Space Award, 2011

**Awards**

Duncan J. McCrear Award  
AIA School Medal for Design Excellence  
Stanley Abbott Award for Excellence in Landscape Architecture



## **Zuzana Ponca**

*Associate*



Prior to joining NBW in 2007, Zuzana worked for the Office of Cheryl Barton in San Francisco and Hanneli Yver Laforge (HYL) Landscape Architects in Paris, France. She received her Master of Landscape Architecture degree from

University of California, Berkeley in 2002. She received her Bachelor of Arts degree in Architectural History and German in 1996 from Tufts University after which she spent a year in the Slovak Republic on a Fulbright Fellowship researching developments in contemporary architecture in Bratislava. Projects at NBW include the master planning and

implementation for the revitalization of Downtown Lynchburg VA; the Engineered Biosystems Building (EBB) landscape and the South Central Sector Plans at Georgia Tech - a follow up master planning study catalyzed by two key proposed buildings. Current work includes a two-acre urban plaza at the Powell Avenue Steam Plant in central Birmingham; an eight-acre park and landscape for the mixed use development at the McMillan Slow Sand Filtration Site in Washington DC (repurposing of an historic Olmsted Infrastructural Landscape), and master planning for a 100-acre retreat and resort in Nelson County VA.

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### **Select Experience**

NoMa Green Park, Washington DC  
Contemplative Sciences Center at UVA, Charlottesville VA  
The Georgia Institute of Technology; The Engineered Biosystems Building (EBB) and Sector Plans, Atlanta GA  
Georgia Tech Engineered Biosystems Building Landscape, Atlanta GA  
Auburn University Landscape Master Plan, Auburn AL  
Powell Avenue Steam Plant, Birmingham AL  
McMillan Sand Filtration Site Mixed Use Development, Washington DC  
Hobsonville Development, Auckland, New Zealand  
University of Miami Landscape Master Plan, Coral Gables FL  
City of Lynchburg Riverfront Park and Downtown Revitalization projects, Lynchburg VA  
Children's Hospital of Philadelphia Ambulatory Care Center, Philadelphia PA  
Tupelo Farm Conservation Maintenance Plan, Albemarle County VA  
Montalto Conference Center, Albemarle County VA  
U.S. EPA Greening America's Capitals Program, Little Rock AK  
Rincon Park, San Francisco CA  
Marina Park, Richmond CA

### **Education**

Bachelor of Arts in Art History and German, 1996  
Tufts University, Medford MA  
Master of Landscape Architecture, 2002  
University of California, Berkeley CA

**Sandra Nam Cioffi** PLA, ASLA  
*Designer*



Sandra joined NBW in January 2013. She received a BA in Humanities from the University of Chicago and an MLA from Virginia Tech's Washington-Alexandria Architecture Center (WAAC) in 2011. Her graduate thesis work further earned her the title 2012 Virginia Tech University Olmsted Scholar and an Honor Award for the 2012 AIA/D.C. UNBUILT Competition.

During her time at NBW, Sandra has worked on a wide range of projects including the Powell Avenue Steam Plant Plaza

in Birmingham AL, Bok Tower Garden in Lake Wales FL; McMillan Sand Filtration Park in Washington DC, and several residential projects. She is currently managing Phase 2 of the Eastern Glades at Memorial Park in Houston TX, and working on the Aga Khan Garden in Edmonton, Alberta, Canada; Centennial Park in Nashville TN, the Chahar Bagh Courtyard Garden in London, England, and the Master Plan for the Kansas City Art Institute, in Kansas City MO.

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**Select Experience**

Downtown Tampa Redevelopment Projects, Tampa FL  
Kansas City Art Institute Master Plan, Kansas City MO  
Aga Khan Garden, University of Alberta, Edmonton, Canada  
Memorial Park, Houston TX  
Powell Avenue Steam Plant Plaza, Birmingham AL  
Luck Residence, Louisa Co. VA  
Centennial Park, Nashville TN  
Bok Tower Gardens, Lake Wales FL  
Belcaro Estate, Denver CO  
Kinloch Farm, The Plains VA  
Hilltop residential project in Charlottesville VA  
*Experience with previous firms:*  
Edgewood Terrace, a mixed-income public housing development in Washington D.C.  
White Flint View, mixed-use urban development project, North Bethesda MD  
Woodside Urban Park, Silver Spring MD

**Education**

Master of Landscape Architecture, 2011, Virginia Tech  
Bachelor of Arts, 2002, University of Chicago

**Professional** Licensed Landscape Architect in: VA

**Awards**

LAF University Olmsted Scholar for Virginia Tech 2012  
AIA | DC Washington UNBUILT Honor Award 2012  
ASLA Potomac Chapter Graduate Student Honor Award 2011

**Project Awards**

VA ASLA Honor Award: Pattern Research: Honoring Tradition in Contemporary Islamic Garden Design, 2017  
ASLA Honor Award: Memorial Park Master Plan, 2016

**Thomas Baker**  
*Conservation Biologist*



Thomas joined Nelson Byrd Woltz in 2018. He has a BSc in Conservation Biology (2012) and a Master's of Landscape Architecture (2017) from the State University of New York – College of Environmental Science and Forestry. Prior to his graduate studies, Thomas worked as a research entomologist for Cornell University and Virginia Tech, where he led studies and management strategies for the control of invasive insects in urban forests and orchards. This research on invasive insects in urban forests served as a model for Cornell Cooperative Extension's management of the Emerald Ash Borer in urban forests. During his graduate studies, he interned at Andropogon Associates and was the recipient of the Sussman Fellowship to study vegetation performance in bioretention

systems. His research on vegetation performance served as a baseline for adapting maintenance strategies for urban bioretention systems in upstate New York.

With an understanding of complex biological systems, Thomas serves to bridge conservation and design. At NBW, Thomas leads ecological research and monitoring efforts for conservation projects and high performance landscapes. Current projects include an ecological assessment and long-term monitoring plans at Spade Ranch, a 7,000-acre ranch in south Texas and biological inventorying at Mount Fair, a 900-acre property in Virginia's Blue Ridge Mountains.

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**Select Experience**

Mount Fair Master Plan, Albemarle County VA  
Spade Ranch Ecological Assessment, Egypt TX  
Lake Shore Master Plan, Knoxville TN  
Montpelier Design Congress, Albemarle County VA  
SUNY ESF Campus Design, Syracuse NY, *with Andropogon Associates*  
Landscape Performance Monitoring at Shoemaker Green, Philadelphia PA, *with Andropogon Associates*  
Vegetation Monitoring in Bioretention Systems, Syracuse NY  
Emerald Ash Borer Urban Forestry Management, Onondaga County NY, *with Cornell University*  
Invasive Insect Research and Management in Orchards, Frederick County VA, *with Virginia Tech*  
Invasive Insect Research and Management in Scots Pine Plantations, Upstate NY, *with State University of New York College of Environmental Science and Forestry*

**Education**

Bachelor of Science in Conservation Biology, 2012, State University of New York College of Environmental Science and Forestry  
Master of Landscape Architecture, 2017, State University of New York College of Environmental Science and Forestry



## ALLI THURMOND QUINLAN

AIA RLA LEED AP | atq@flintlocklab.com | 479.305.1807

*Local architect + landscape architect*



### BIOGRAPHY

Allison operates a multidisciplinary consulting firm based in downtown Fayetteville, Arkansas, which focuses on regional urban infill, low impact, multi-modal streetscape design, and the creation of lovable, livable places. Her previous work as a Fayetteville Planning Commissioner ensures a keen understanding of the City's codes, goals, and operations. Her years as a downtown resident have provided thorough understanding of the politics, opportunities, and pulse of the neighborhood.

### EDUCATION

- 2010 **Virginia Polytechnic Institute and State University**  
*Masters of Landscape Architecture, post-professional degree*
- 2008 **University of Oklahoma College of Architecture**  
*Bachelor of Architecture, first professional degree with high honors*

### SIGNIFICANT PROJECTS + AWARDS

- 2017 **Briarwood Accessory Dwelling Accelerator**, landscape architect + contributing architect for a cottage court of prototype accessory dwelling units that will be pre-permitted with the City of Bentonville, AR for the Bentonville / Bella Vista CDC through a WFF Design Excellence grant
- 2017 **Texarkana Art Park**, landscape architect through design development for a new urban living room grounded by Cultural Arts for Texarkana, TX. Project focus: infrastructure and city coordination, design towards public funding through a bond initiative, city code and variance analysis to allow for illegal urban framework re-installation, and streetscape re-design strategies.
- 2016 **THRIVE Argenta**, low impact development streetscapes, new public street R.O.W. design, and site design for a 4 acre mixed-use multifamily project adjacent to Main Street in North Little Rock in collaboration with the City of North Little Rock including maintenance + infrastructure agreements
- 2015 **South Street Cottages**, design and development of 18 small, vernacular single family homes on a 1.5 acre urban infill site six blocks from the downtown Square. Fayetteville, AR
- 2013 **Fayetteville Food City 2030**, urban agriculture model for Fayetteville, AR *(with UACDC)*  
*American Institute of Architects Honor Award, American Society of Landscape Architects National Design Award Award of Merit, 2014 Congress for New Urbanism Charter Awards*
- 2013 **Public Housing**, public housing and urban agriculture, Kigali, Rwanda *(with UACDC)*  
*Grand Prize, 2013 Congress for New Urbanism Charter Awards*
- 2013 **Little Rock Creative Corridor**, re-development plans for Little Rock's Main Street *(with UACDC)*  
*American Architecture Award, Merit Award Arkansas Chapter, American Society of Landscape Architects*
- 2012 **Half Street**, two block curb-less Low Impact Development streetscape design, Washington, DC for Landscape Architecture Bureau (, *Merit Award, American Society of Landscape Architects, Potomac Chapter, Merit Award American Institute of Architects, Washington DC Chapter*

### PROFESSIONAL REGISTRATIONS & AFFILIATIONS

- 2017 - Incremental Development Alliance, *Faculty Member*
- 2016 - 2017 American Society of Landscape Architects Arkansas Chapter, President *(Board Member 2012 - 2017)*
- 2016 - 2018 City of Fayetteville, *Planning Commissioner*
- 2016 - 2017 Partners For Better Housing, *Board Member*
- 2014 - 2017 University of Arkansas FJSAD Dept. of Landscape Architecture *Visiting Professor*
- 2015 - City of Fayetteville Construction Board of Adjustments, *Appointed Member*
- 2015 - Registered Landscape Architect, State of Arkansas No 9052
- 2015 - Registered Architect, State of Arkansas No 9034

# Nicole Holmes, PE, LEED AP BD+C

## Senior Project Manager, Green Infrastructure Planning



### Years of Experience

- 16 in industry
- 16 at Nitsch Engineering

### Registration

- Massachusetts: Professional Engineer (Civil) #46669, 2006
- Connecticut: Professional Engineer (Civil) #26019, 2007
- Rhode Island: Professional Engineer (Civil) #9390, 2010
- Virginia: Professional Engineer (Civil) #48420, 2011
- Washington, DC: Professional Engineer # 907690, 2014
- LEED Accredited Professional Building Design + Construction, 2006

### Education

- B.S., Civil Engineering, Northeastern University, 2001
- Boston Chamber of Commerce, Future Leaders Program, 2008

### Professional Affiliations

- USGBC Massachusetts
- American Rainwater Catchment Systems Association
- Society for College and University Planning

During her career, Nicole has developed an expertise in providing civil engineering and site development services, primarily in providing sustainable site design and consulting for various projects around the world. This has included innovative stormwater management designs and master planning services at the University of Virginia, Harvard University, Yale University, Princeton University, and Washington Canal Park in D.C. She is an experienced user of AutoCAD, Hydraflow and HydroCAD software packages. In addition, Nicole is one of the creators of Nitsch Engineering's proprietary RainUSE® software program, a rainfall reuse simulation program that simulates scenarios to optimize rainfall capture and reuse systems.

### Representative Projects

**Washington Canal Park, Washington, D.C.:** Project Manager for sustainable site design/ consulting services for a new three-acre park. Designed stormwater management systems that provide 'water' sustainability, including rain gardens, a created wetland, and stormwater harvesting for site irrigation. Investigated features such as green roofs and grey and blackwater recycling for the park pavilions. Acted in advisory role to the local civil engineering firm during Construction Document Phase of the project.

**Environmental Center at Frick Park, Pittsburgh, PA:** Project Manager for design of the new Environmental Center at Frick Park, which aims to meet the highest possible standards for green design in the building and the landscape. Provided sustainable design and consulting services associated with the stormwater/water management systems for the project. Developed an understanding of the regional and local environmental issues and explored a range of strategies aimed at preserving and restoring the Park's ecosystem, and addressing Living Building Challenge imperatives.

**South River Park, Marshfield, MA:** Project Manager for planning, permitting, and civil engineering services for the new 1.6-acre park that provides the community with open space, restored landscaping, 1,000 feet of walking paths, a new Veterans Monument, a parking lot, and a new boardwalk with an overlook of the adjacent South River. Designed the civil engineering and stormwater management components of the park, including Low Impact Development (LID) stormwater techniques including permeable pavers for the parking lot; two rain gardens to filter stormwater runoff from the shade shelter, walkways, and the monument area; vegetated swales; native vegetation; and level spreaders.

**MIT Sustainable Campus Stormwater and Landscape Ecology Plan, Cambridge, MA:** Project Manager for the development of the Massachusetts Institute of Technology's (MIT's) Sustainable Stormwater and Landscape Ecology Plan. The Plan envisions a future campus where every surface and space is enhanced to address urban environmental issues such as stormwater runoff and urban heat island, and that is adaptable to provide campus resiliency to future climate change impacts such as extreme temperature and precipitation conditions, and flooding. All the while, the performative landscape will help enhance the quality of life on campus and in the City of Cambridge through a network of green infrastructure.



#### Years of Experience

- 11 in industry
- 7 at Nitsch Engineering

#### Registration

- Massachusetts: Professional Engineer (Civil), 48495, 2009
- LEED Accredited Professional, Building Design + Construction, 2009
- Certified Professional in Stormwater Quality, 2012

#### Education

- B.S., Biological Systems Engineering, Virginia Polytechnic Institute, 2004, Land and Water Resources Concentration
- M.S., Biological and Agricultural Engineering, North Carolina State University, 2006; Minor: Water Resources Engineering

In her 11 years of experience in the field of civil and water resources engineering, Jenn has designed site layout, grading, and utility systems for educational, commercial, and residential projects. She specializes in tailoring sustainable stormwater management techniques to site-specific conditions in urban environments, including public open space, roadways, and private and public developments. This includes the design of green infrastructure practices, including bioretention, stormwater wetlands, and porous pavement.

#### Representative Projects

**South River Park, Marshfield, MA:** Project Engineer responsible for permitting municipal park redevelopment project on an environmentally-sensitive site adjacent to the South River. Prepared Notice of Intent and successfully permitted the project through the Marshfield Conservation Commission. Also provided construction administration services.

**MIT Sustainable Campus Stormwater and Landscape Ecology Plan, Cambridge, MA:** Project Manager for the development of the Massachusetts Institute of Technology's (MIT's) Sustainable Stormwater and Landscape Ecology Plan. The Plan envisions a future campus where every surface and space is enhanced to address urban environmental issues such as stormwater runoff and urban heat island, and that is adaptable to provide campus resiliency to future climate change impacts such as extreme temperature and precipitation conditions, and flooding.

**DC Water Green Infrastructure Streetscape, Washington, D.C.:** Senior Project Engineer for the design of a high-performance streetscape retrofit. The design includes a variety of innovative strategies that retain and detain stormwater. Designed a number of complete street concepts, including roadway sharrows and stormwater curb extensions that will serve as traffic calming measures and narrow pedestrian crossings.

**Boston Architectural College, Green Alley, Boston, MA:** Project Designer providing support for civil engineering services for the design of a green alley project (Public Alley 444) in collaboration with the Boston Architectural College (BAC) and City of Boston's Public Works Department.

**North Allston Subwatershed Restoration Plan, Boston, MA:** Project Engineer responsible for providing environmental planning, civil engineering, and sustainable site consulting services to help identify opportunities for green infrastructure and Low Impact Development (LID) with a goal of improving stormwater management and restoring the natural hydrologic regime in dense urban neighborhood.

**Gallery Automotive Dealership, Rockland and Hingham, MA:** Project Engineer for an approximately 50,000-square-foot automotive dealership building including showroom and service space for BMW and MINI along with 468 parking/inventory spaces. Designed the site to include a significant amount of new porous asphalt located in the vehicle inventory storage areas. Provided extensive permitting through the Zoning Board of Appeals, Planning Board, and Conservation Commissions in both Towns.

## **Marty D. Matlock** Ph.D., P.E., B.C.E.E.

*Executive Director, University of Arkansas Office for Sustainability*

*Professor of Ecological Engineering*



Dr. Marty Matlock is Executive Director of the University of Arkansas Office for Sustainability and Professor of Ecological Engineering in the Biological and Agricultural Engineering Department. He received his Ph.D. in Biosystems Engineering from Oklahoma State University, is a registered professional engineer, a Board Certified Environmental Engineer, and a Certified Ecosystem Designer. Dr. Matlock has co-authored three books and more than 50 peer-reviewed manuscripts. Dr. Matlock's research focuses on technologies and processes to increase the resilience of ecosystem services in human-dominated ecosystems. He works in urban, agricultural, and rural systems to solve complex

problems associated with land use, water quality, and nutrient cycling. He works with ecologists, engineers, architects, social and political scientists, agricultural scientists, economists, and business leaders to create new understanding and framing of vexing ecosystem challenges. His interdisciplinary work has been recognized by the leading organizations in architecture, landscape architecture, and sustainable design with over 30 national and international awards. He coordinates academic, research, outreach, and facilities efforts in sustainable systems across the University of Arkansas campus. He serves on the USEPA Science Advisory Committee, previously served on the US Secretary of Agriculture's Committee for the 21st Century, is Chairman of the Cherokee Nation Environmental Protection Commission, and serves as sustainability science advisor for 12 food and agricultural product companies.

### **Educational Background**

- Ph.D.** Biosystems Engineering, 1996. Oklahoma State University, Stillwater, Oklahoma.  
United States Department of Agriculture Water Science National Needs Fellow.  
Dissertation Title: A Lotic Ecosystem Trophic Status Index using the Periphytic Community as a Bio-Indicator.
- M.S.** Plant Physiology (Department of Botany), 1999. Oklahoma State University, Stillwater, Oklahoma. Thesis Title: Identification of the Mechanism of Aluminum Toxicity in Wheat Roots.
- B.S.** Soil Chemistry (Department of Agronomy), 1984. Oklahoma State University, Stillwater, Oklahoma.

### **Professional Experience**

Executive Director, Office for Sustainability (July 2012 – Present) University of Arkansas, Fayetteville, Arkansas.  
Professor of Ecological Engineering, Biological and Agricultural Engineering Department (July 2009 – Present) University of Arkansas, Fayetteville, Arkansas.  
Director, Center for Agricultural and Rural Sustainability, UA Division of Agriculture (November 2007 – August 2013) University of Arkansas, Fayetteville, Arkansas.  
Associate Professor of Ecological Engineering, Biological and Agricultural Engineering Department (August 2003 – June 2009) University of Arkansas, Fayetteville, Arkansas.  
Assistant Professor, Biological and Agricultural Engineering Department (August 2001 – 2003) University of Arkansas, Fayetteville, Arkansas.  
Assistant Professor, Agricultural Engineering Department, (May 1996– August 2001) Texas A&M University, College Station, Texas.  
Post-Doctoral Fellow (January 1996 – May 1996) Oklahoma State University, Stillwater, OK.  
USDA National Needs Fellow/Graduate Research Assistant (November 1992 – January 1996) Oklahoma State University, Stillwater, Oklahoma.  
Vice-President and Director of Laboratories (September 1990 – November 1992) Stover Biometric Laboratories, Inc., Stillwater, Oklahoma.

### **Professional Certifications**

- **Professional Engineer**, License Number 88864, Texas Board of Professional Engineers, Austin, TX, 2001 – Present.
- **Certified Ecological Designer**, American Ecological Engineering Society, 2011-2016
- **Board Certified Environmental Engineer**, American Academy of Environmental Engineers, 2011-Present
- **Certified Senior Ecologist**, Ecological Society of America, 2007-2012

### **Publications**

#### **Peer Reviewed/Refereed Journals**

Thomson, A. M., S. Ramsey, E. Barnes, B. Basso, M. Eve, S. Gennet, P. Grassini, B. Kliethermes, **M. Matlock**, E. McClellan, E. Spevak, C. S. Snyder, M. D. Tomer, C. van



## James Pole Irrigation Consultants

*James Pole, Owner*  
Texas State L.I.C. #658

James Pole Irrigation Consultants  
100 N. Locust Street, #3, Denton, Texas 76201  
james@jamespoleirrigation.com  
p. 940.243.2364  
f. 940.382.2475

Project Assignment/Role this project: design and specification of landscape irrigation.

Years experience: with this Firm:19 years; with Other Firms:19 years

### Education:

Bachelor of Science, Stephen F. Austin State University, 1979  
Major: Forestry ( Watershed Management Option ) / Minor: Horticulture

### Active Registration & Professional Associations:

Licensed Landscape Irrigator # 658 / 1979 / Texas  
Irrigation Association, member.  
Texas Turf Irrigation Association, member  
Dallas Irrigation association, member, former officer  
Certified Texas Irrigation Auditor, Texas A&M Univ. System

### Experience and qualifications relevant to the proposed project and proposed role:

1. Over thirty eight years of experience working with leaders of the irrigation industry in Texas, as a design team member and contract administrator of individual projects ranging in size up to an irrigation construction value of over \$1 million.
2. Currently providing ongoing irrigation consulting / design services for numerous private and municipal development projects throughout Texas and the United States.
3. Design / specification of projects incorporating central computer / satellite control, pumping stations, water efficient equipment to include "ET" controls, rainwater harvesting and irrigation with reclaimed water.

### Reference Projects: LEED Certified

Name: AMD Lonestar  
Location: Austin, Texas  
L.A.: TBG Partners  
Type: LEED GOLD - Private Corporate Campus site irrigated with captured rain and a/c condensate water.

Name: UNT Football Stadium Complex  
Location: Denton, Texas  
L.A.: Caye Cooke and Associates  
Type: LEED PLATINUM  
Sports Complex including stadium, administrative offices, training, academic and recreational spaces.

Name: Research Forest Lakeside  
Location: Houston, Texas  
L.A.: Clark Condon  
Type: LEED SILVER  
Corporate Business Park irrigated with captured water, weather-based controls and high efficiency equipment.

Name: Dell Children's Hospital  
Location: Austin, Texas  
L.A.: TBG Partners  
Type: LEED PLATINUM  
Medical Center Facility irrigated with reclaimed water.





**LINNAEA TILLETT, PhD, Principal**

Dr. Linnaea Tillett is principal of Linnaea Tillett Lighting Design Associates, which she founded in 1983. A lighting designer with a doctorate in environmental psychology, she has extensive experience in public landscape and sculpture. Combining design and social science, Dr. Tillett crafts highly nuanced lighting programs that are ecologically sensitive while engaging issues of safety and the aesthetics of the night. Her innovative approach incorporates a thorough understanding of the perceptual, behavioral and psychological effects of light.



**JANET GARWOOD, Associate and Project Manager**

Janet's interest in the ability of light to define space and affect emotion has brought her to the lighting design profession from a comprehensive career in landscape architecture. Prior to joining Linnaea Tillett Lighting Design Associates, she designed and documented interior lighting. Janet now uses her landscape architecture background to bring a broader understanding of landscape to her work with light. Janet received a BS degree in Environmental Design and Planning / Landscape Architecture from Rutgers University and is a licensed landscape architect in the state of New Jersey.

**M. Scott Archer, PE, LEED AP, BD+C****Principal Mechanical Engineer**

B.S.M.E. University of Arkansas, 1992

M.S.M.E. University of Arkansas, 1995

**Professional Experience**

Mr. Archer's 20 years' experience in HVAC, mechanical, plumbing design and HVAC controls contracting has provided him an excellent knowledge of the industry and allowed him to provide complete project management assistance for all clients. Mr. Archer is a principal engineer with the responsibility of client and owner contacts, as well as, quality control oversight of mechanical and plumbing design. His project experience has included the design of churches, athletic facilities, civic auditoriums, schools, commercial and financial buildings.

**Project Experience****UAFS Health & Wellness****Fort Smith, AR**

Principal engineer responsible for the overall quality control of the mechanical system design and code compliance. This facility includes several recreational areas for basketball, intramural sports, fitness classes and multipurpose spaces. It also includes an elevated jogging track and cardiovascular/free weight areas. This facility is under construction to be completed June of 2016.

**College of Osteopathic Medicine****Fort Smith, AR**

Principal engineer responsible for the overall quality control of the mechanical system design, plumbing design and code compliance. The main floor of this facility included classroom, library, two lecture halls, multipurpose spaces, student lounges, offices, a café, small group study rooms. The second floor includes multiple types of labs equipped with the latest technological teaching aids.

**Champions Hall****University of Arkansas****Fayetteville, AR**

Principal engineer responsible for the overall quality control of the mechanical system design, plumbing design and code compliance. The 63,000 s.f. design included classrooms, laboratories, offices and student lounges. It was designed with energy saving features reflected in the HVAC and lighting systems. This facility is projected to obtain a LEED Silver certification.

**Jean Tyson Child Development Study Center****University of Arkansas****Fayetteville, AR**

Principal engineer responsible for the overall quality control of the mechanical system design, plumbing design and code compliance. The design for this 24,000 s.f. facility included a geothermal HVAC system and a rainwater cistern for grey water usage. This project is registered with the GBCI and has a LEED Gold rating.

**Physical Therapy Department****University of Arkansas Medical Science****Fayetteville, AR**

Principal engineer responsible for the overall quality control of the mechanical system design, plumbing design and code compliance. The mechanical design for this facility included a VAV system with hot water reheat. The overall design included several classrooms and labs in addition to bathrooms and locker rooms.

**Robert P. May, PE**

**Principal Mechanical Engineer**  
B.S.M.E. University of Arkansas, 1999

**Professional Experience**

Mr. May's 13 years of experience in HVAC, mechanical, and HVAC controls contracting has provided him an excellent knowledge of construction techniques necessary for assisting coordination of design team efforts. Mr. May is a principal engineer with the responsibility of managing project mechanical and plumbing design and drafting. His project experience has included the design of churches, commercial buildings, financial buildings, and schools.

**Project Experience****College of Osteopathic Medicine****Fort Smith, AR**

Principal engineer responsible for the overall facility mechanical system design, plumbing design and code compliance. The main floor of this facility included classroom, library, two lecture halls, multipurpose spaces, student lounges, offices, a café, small group study rooms. The second floor includes multiple types of labs equipped with the latest technological teaching aids.

**Champions Hall****University of Arkansas****Fayetteville, AR**

Principal engineer responsible for the overall facility mechanical system design, plumbing design and code compliance. The 63,000 s.f. design included classrooms, laboratories, offices and student lounges. It was designed with energy saving features reflected in the HVAC and lighting systems. This facility is projected to obtain a LEED Silver certification.

**Jean Tyson Child Development Study Center****University of Arkansas****Fayetteville, AR**

Principal engineer responsible for the overall facility mechanical system design, plumbing design and code compliance. The design for this 24,000 s.f. facility included a geothermal HVAC system and a rainwater cistern for grey water usage. This project is registered with the GBCI and is projected to attain a LEED Gold rating.

**Siloam Springs High School****Siloam Springs, AR**

Principal engineer responsible for the overall facility mechanical system design, plumbing design and code compliance. This extensive facility is a 297,800 s.f. high school that included a gymnasium, performing arts auditorium, lecture hall, science laboratories, kitchen with serving area, field house, greenhouse and agriculture building. The mechanical design features a modular central plant, high efficiently frictionless compressors, heat recovery chillers and VAV dampers with occupancy sensors. Construction was completed in fall 2011.

**Physical Therapy Department****University of Arkansas Medical Science****Fayetteville, AR**

Principal engineer responsible for the overall facility mechanical system design, plumbing design and code compliance. The mechanical design for this facility included a VAV system with hot water reheat. The overall design included several classrooms and labs in addition to bathrooms and locker rooms.

Fort Smith, Arkansas      Conway, Arkansas

**HSAConsultants.com**



## **Nathan Wilson, PE**

### **Mechanical Engineer**

B.S.M.E. University of Arkansas, 2005



#### **Professional Experience**

Mr. Wilson joined HSA in December 2004. Before he joined HSA, Mr. Wilson worked for a local HVAC company as both a service technician and an installer. His knowledge of construction techniques provides an important background that allows him to apply real-life experience to his designs in order to provide efficient and practical solutions for clients. He designs mechanical and plumbing systems for a variety of projects and coordinates critical aspects of projects with consultants and product specialists.

#### **Project Experience**

##### **Bentonville West High School**

**Bentonville, AR**

Principal engineer responsible for the overall mechanical system design, plumbing design and code compliance. This design included classrooms, a culinary kitchen, science labs and athletic facilities. The MEP portion of this design included DDC controls, a VAV system with hot water reheat utilizing condensing boilers and air cooled rotary-screw water chillers.

##### **Osage Creek Elementary/Creekside Middle School**

**Bentonville, AR**

Principal engineer responsible for the overall mechanical system design, plumbing design and code compliance. The HVAC design for this project included a DX VAV systems with energy recovery and condensing boilers for hot water reheat.

##### **Harrison High School & Middle School**

**Harrison, AR**

Principal engineer responsible for the overall mechanical system design, plumbing design and code compliance. The high school project consisted of two phases and when complete will have split systems, DDC control system, packaged roof top air units and a state-of-the-art kitchen. In addition, it included single zone VAV RTU's for the Auditorium and Gym. The middle school design included DDC controls, central-station air-handling units, gas furnaces, roof top units and an energy recovery ventilator for outside air pretreatment.

##### **Heritage High School**

**Rogers, AR**

Engineer responsible for the overall mechanical system design, plumbing design and code compliance. The HVAC design for this 330,000 sq. ft. project included a DX Rooftop VAV systems with hot water reheat and Trane controls.

##### **Champions Hall**

**University of Arkansas**

**Fayetteville, AR**

Engineer responsible for the mechanical system design, plumbing design and code compliance. The 63,000 s.f. design included classrooms, laboratories, offices and student lounges. It was designed with energy saving features reflected in the HVAC and lighting systems. This facility is projected to obtain a LEED Silver certification.

**Charles E. Raef, PE****Principal Electrical Engineer**

B.S.E.E. University of Arkansas, 1973

University of the Ozarks, 1970-1971

Vanderbilt University, 1967-1969

**Professional Experience**

Mr. Raef owned and operated an electrical construction company for 17 years. During this time, he specialized in heavy industrial construction. As an electrical contractor, he was responsible for design/build projects to include design, estimating project management, labor management and quality control. In 1990 he made a career change desiring to use his education and experience in the design field rather than the contracting field. This allows Mr. Raef to manage his projects with a practical awareness as well as with engineering skills. He has responsibility for managing all electrical design activities.

**Project Experience****Jean Tyson Child Development Study Center**

University of Arkansas

Fayetteville, AR

Principal engineer responsible for the overall facility electrical system design and code compliance. The design for this 24,000 s.f. facility included many energy saving features. This project is registered with the GBCI and has a LEED Gold rating.

**College of Osteopathic Medicine**

Fort Smith, AR

Principal engineer responsible for the overall electrical system design and code compliance. The main floor of this facility included classroom, library, two lecture halls, multipurpose spaces, student lounges, offices, a café, small group study rooms. The second floor includes multiple types of labs equipped with the latest technological teaching aids.

**UAFS Health & Wellness**

Fort Smith, AR

Principal engineer responsible for the overall facility electrical system design and code compliance. This facility includes several recreational areas for basketball, intramural sports, fitness classes and multipurpose spaces. It also includes an elevated jogging track and cardiovascular/free weight areas. This facility in under construction to be completed June of 2016.

**Bentonville High School**

Bentonville, AR

Principal engineer responsible for the overall facility electrical system design and code compliance. The design for this 310,000 s.f. facility included classrooms, gymnasium, band room, science laboratories, lecture hall and a kitchen with a serving area. The design included wiring for the latest classroom electronic teaching aids.

**Champions Hall**

University of Arkansas

Fayetteville, AR

Principal engineer responsible for the overall facility electrical system design and code compliance. The design for this 63,000 s.f. facility included classrooms, science laboratories, offices and student lounges with efficient lighting fixtures. This facility is projected to obtain a LEED silver certification.

Fort Smith, Arkansas

Conway, Arkansas

**HSAConsultants.com**



## VERNICE MILLER-TRAVIS, M.A.

### Senior Facilitator

Ms. Miller-Travis is nationally recognized for her expertise in facilitating collaborative design and consensus among diverse stakeholders to resolve environmental and cultural conflicts. Vernice is a senior member of the Community Planning and Revitalization Group of Skeo Solutions. She provides technical expertise for collaborative planning and design services in area-wide brownfields revitalization, Superfund site reuse, community sustainability and environmental justice. She is sought after for her expertise in brownfields redevelopment and equitable development, community revitalization, collaborative problem solving, multi-stakeholder design and planning, and environmental justice. Her professional interests have focused on environmental restoration and the inclusion of low-income, people of color and indigenous communities in environmental decision making at the federal, state, local, and tribal levels.

### Education

M.A., Revson Fellowship, Graduate School of Architecture & Urban Planning  
Columbia University

B.A., Political Science  
Columbia University School of General Studies

### Qualifications

Leading practitioner in the fields of environmental justice and equitable development.

Collaborative problem solving and multi-stakeholder decision-making.

Cross-cultural conflict mediation and consensus building.

Brownfields and hazardous waste site remediation and reuse.

Sustainable land-use development and community planning.

Greenspace design.

### Relevant Experience

Proven experience in designing collaborative community processes that integrate technical information, local expertise, constraints, and community goals into a shared plan for moving from vision to actioning.

Proven experience facilitating discussion and joint problem-solving among a range of stakeholders including developers, property owners, elected officials, regulatory agencies, attorneys, technical experts and community representatives.

Facilitated the Public Leadership Group for the Chavis Community Conversation for the City of Raleigh, North Carolina's Department of Parks, Recreation and Cultural Resources, to create a revised master plan for the historic John Chavis Memorial Park.

Facilitated the Northern Birmingham Community Coalition through a community revitalization and leadership development process. This effort is a component of EPA Region 4's Superfund Reuse Planning Initiative at the 35th Avenue Superfund site in Northern Birmingham, Alabama. Also, co-facilitated Collaborative Problem-Solving training that led to the formation of the Coalition from leadership of four neighborhoods that were previously at odds and a "Telling Our Story" training that explored the power of re-framing a story to change a narrative and helped develop buy-in for implementation of the Coalition's *Northern Birmingham Revitalization Action Plan*.

Facilitated the public engagement process for the Raleigh Walkable Watershed project (Raleigh, North Carolina). Skeo designed and facilitated a process for local government and community organizations to improve water quality and the quality of life in the lower watershed of Little Rock Creek.

Co-facilitated Collaborative Problem-Solving trainings for numerous communities and organizations seeking to grow their capacity to address intractable challenges and build consensus on solutions for moving forward, including the Chavis Park Community Conversation (Raleigh, North Carolina), the Northern Birmingham Community Coalition (Birmingham, Alabama) and Project URGE (Rochester, New York).

Co-designed and facilitated West Baltimore Moving Forward: Implementing Solutions for Reinvestment, Renewal and Revitalization through technical assistance provided by U.S. EPA's Office of Sustainable Communities for the Harlem Park/Edmondson communities to expand opportunities through Transit Oriented Development.

Currently working with the Georgetown Climate Center to engage the underserved community of Watts Branch to help them fight against the effects of climate change through education of and participation in two of the District's leading climate initiatives: Climate Ready DC and Clean Energy DC.





## MIRANDA MAUPIN, M.L.A.

### Senior Planner

As Lead for the Community Planning and Revitalization Group, Miranda provides oversight and strategic direction for community planning including sustainable policies and guidance, equitable development and revitalization. During her time at Skeo, Miranda has served over 100 communities with a range of services including development of concept plans and action agendas, land use planning, design charrettes, stakeholder outreach and engagement, and facilitation. By integrating partnership and capacity building throughout the planning and design process, Miranda seeks to build authentic community support and consensus for planned design implementation and long-term stewardship.

### Education

M.L.A., Landscape Architecture  
University of Washington

B.S., English Literature  
U.C., Santa Barbara

A.S., Environmental Horticulture  
Santa Barbara City College

### Qualifications

More than 20 years of experience in sustainable revitalization planning, community engagement and facilitation.

Served over 100 communities in developing conceptual site designs, community and neighborhood plans, guidance tools, legislation, policies, programs and capital projects to forward local revitalization, sustainability and smart growth initiatives.

Extensive expertise in facilitating collaborative community processes that integrate technical information, local expertise, site constraints and community goals into a joint reuse plan for moving from vision to action.

Technical expertise in community-based planning and green infrastructure

Experience advising on equitable development planning for communities challenged with environmental justice concerns, including health disparities, environmental risks and lack of basic amenities.

Experience facilitating discussion and joint problem-solving among a range of stakeholders including developers, property owners, elected officials, regulatory agencies, attorneys, technical experts and community representatives.

### Relevant Experience

Project lead for an 18-month community-based revitalization planning effort for a severely impacted environmental justice community of Birmingham, AL. In support of EPA Region 4, led project team in coalition formation, land use assessment, capacity building and a series of working sessions to identify partners and near-term action items to improve access to health care, healthy food and neighborhood services.

Provided strategic direction, facilitation and oversight for the Paradise Creek reuse framework in Portsmouth, VA, resulting in a set of priorities supporting community amenities, green infrastructure and economic development.

Currently serving as Skeo's principal and program manager for EPA's Greening America's Communities Oklahoma City project as well as the OSC Sustainability Principles for Duluth, Minnesota.

Spearheaded Skeo's Walkable Watershed Initiative and provided oversight for seven projects resulting in green neighborhood scale infrastructure concept plans outlining priorities for pedestrian improvements and green infrastructure illustrated by cross-sections and plan views along with before and after images.

Served as project lead for the Richmond Green Infrastructure Assessment to evaluate vacant lands for integrating green infrastructure that brought together an interdepartmental team in identifying green infrastructure strategies.

As former Strategic Advisor for City of Seattle, developed green infrastructure policy and guidance and led inter-disciplinary teams to integrate green infrastructure into large scale redevelopment projects.

Served as editor for EPA's Urban Waters Partnership Handbook, which outlines a six-step partnership process and provides case studies and EJ tips for building effective partnerships to better protect and enhance urban waterways.

Provided community engagement and education to support green infrastructure investments for the City of Berkeley, CA.

Provided project oversight for the East Side Neighborhood Revitalization process in Freeport, IL, which resulted in a green infrastructure framework to reduce flooding and improve local infrastructure and public health for this environmental justice community.

Served as consultant lead for Equitable Brownfield Redevelopment Guidance for Tribal Communities - a Community Revitalization guidebook funded by EPA Office of Sustainable Communities.

Drafted a Community Action Roadmap for the Office of Transportation and Air Quality to support near-ports communities with a framework, steps, resources and tips for reducing environmental impacts and improving quality of life.





## ALISA HEFNER, M.L.A.

### Senior Planner

As Senior Planner, Alisa leads and facilitates community-based land use planning and revitalization projects. Alisa is highly experienced in providing planning assistance and charrette facilitation to advance sustainability design in local communities. Her skills include consensus building and collaborative problem-solving facilitation, site design, recreational and park programming and amenities, site analysis, concept plan design, stakeholder involvement, charrette facilitation, and spatial GIS analysis and mapping. Alisa develops visualization tools to facilitate discussions with multi-stakeholder groups and communities to inform plans regarding community goals, environmental risk, future use, green infrastructure and open space.

### Education

M.L.A., Landscape Architecture  
NC State University

B.S., Landscape Horticulture  
NC State University

### Qualifications

Over 14 years of experience in planning, community engagement and charrette facilitation.

Works with multidisciplinary teams to develop neighborhood scale plans and schematics.

Technical experience in landscape architecture, green infrastructure, environmental planning, place-based visualization, community engagement tools, and facilitation.

Project manager on more than 40 community-based projects to develop park, open space, green infrastructure and neighborhood revitalization strategies.

Leads Skeo's green infrastructure practice area.

Develops methods and tools for local government staff and practitioners.

Coordinating consultant for EPA Urban Waters Federal Partnership Regional Coordinator network.

### Relevant Experience

Lead designer and co-facilitator for the Chavis Park Community Conversation project in Raleigh, North Carolina, an 18-month master planning project for a historically significant African American park during segregation. Helped design outreach and engagement process to restore relationships between the community and the city. Worked with a diverse group of stakeholders to develop a shared vision for the revitalization for this culturally significant park, resulting in a shared agreement around cultural heritage preservation and connecting the park with the surrounding downtown area through an enhanced trail system.

As lead for the Paradise Creek industrial corridor reuse framework (Portsmouth, Virginia), facilitated charrettes to develop a concept plan to spark investment in underutilized properties, enhance pedestrian connections in this former industrial corridor and identify green infrastructure opportunities to integrate into anticipated street improvements.

Mid-Atlantic Walkable Watershed coordinator and project lead for six Walkable Watershed projects that identify community-based, neighborhood scale green infrastructure schematics to improve water quality and pedestrian and trail amenities. Identified street improvements and green infrastructure strategies to integrate into a community-based neighborhood plan. Developed visualizations to help stakeholders identify best suite of strategies to address environmental and community goals.

Served as project lead on the Skeo and Perkins+Will design team for EPA's Greening America's Communities Oklahoma City project. Working with EPA, the City, local organizations and the community, the design team developed innovative transportation and stormwater management approaches to respond to community needs, address flooding and protect and enhance the historic built environment and sense of place.

Designed and facilitated a charrette for the waterfront Quincy Smelter site in Michigan. Developed a reuse framework including several mixed-use scenarios to guide cleanup and future development. The framework has leveraged multiple local, state and federal investments towards realizing a cultural and natural heritage tourism destination.

Prior to joining Skeo, contracted by the National Park Service to conduct cultural landscape assessments and develop conservation plans to protect historic and natural resources, including cultural landscapes and environmentally sensitive areas. Responsibilities included conducting assessments of significant historic resources and cultural landscapes and developing preservation treatment plans.

Technical design lead for the LaCasa reuse plan, a riparian brownfield property in Goshen, IN. Identified reuse potential based on contamination, state standards and cleanup options. Suitability analysis supported a charrette process resulting in a concept plan linking the adjacent neighborhood, a regional trail system and recreational park amenities. A significant outcome of the process included building partnerships among key agency staff, programs and resources for implementation.







## ETM ASSOCIATES, L.L.C.

PROJECT MANAGEMENT  
PUBLIC SPACE MANAGEMENT  
PUBLIC SPACE DESIGN

# TIM MARSHALL, PLA, FASLA

## PRINCIPAL



### EDUCATION

1983  
Rutgers University  
BS of Landscape Architecture

### PROFESSIONAL EXPERIENCE

1997 - present  
ETM Associates, LLC

1983 - 1997  
Central Park Conservancy

### LICENSURE

NY, MD, NJ (AS00087200)

### PROFESSIONAL AFFILIATIONS

American Society of Landscape  
Architects, Fellow

City Parks Alliance, Board of  
Directors

Department of Landscape  
Architecture, Rutgers University, Co-  
Chair of Alumni Advisory Committee

Timothy Marshall has extensive hands-on experience with park management and operations, with over 30 years in the field. Mr. Marshall was formerly the Vice President for the Central Park Conservancy and Deputy Administrator of Central Park for more than 13 years with direct responsibility for the daily management of the Park. He was responsible for the development and implementation of the zone-based management strategy currently employed in Central Park and numerous other parks nationally. With ETM, he provides creative problem solving for park management and operations, funding and public/private involvement. Mr. Marshall has been a registered Landscape Architect since 1989 and was elevated to the ASLA Council of Fellows in 2016.

## SELECTED PROJECTS

### Institutions:

2016-Ongoing	Indianapolis Museum of Art; Indianapolis, IN
2016-Ongoing	Houston Botanic Garden; Houston, TX
2014-Ongoing	Memorial Park; Houston, TX
2016-2017	Texas Medical Center; Houston, TX
2015-2016	Long Center; Austin, TX
2013-2017	Houston Arboretum and Nature Center; Houston, TX
2012	Corporate Campus; Cupertino, CA
2010-2011	Myriad Botanical Gardens; Oklahoma City, OK
2008	Art Park; Abu Dhabi, UAE

### Large Scale/Campus/System-wide:

2014-Ongoing	Downtown Denver Master Plan; Denver, CO
2016-2017	Bentonville Parks and Recreation Master Plan; Bentonville, AR
2016-2017	SSPRD Master Plan; South Suburban District, CO
2012-2016	Shelby Farms; Memphis, TN
2013-2015	Houston Bayou Greenways; Houston, TX
2011-2015	Tulsa Central Park; Tulsa, OK
2008-2010	Queen Elizabeth Olympic Park; London, UK
2008	Prospect Park; Brooklyn, NY

### Urban Parks:

2016-Ongoing	Buckhead Park; Atlanta, GA
2014-Ongoing	Hudson Park and Boulevard Block 4; New York, NY
2013-Ongoing	Waller Creek; Austin, TX
2012-Ongoing	Hudson Yard East; New York, NY
2014-2017	Grand Junction; Westfield, IN
2014	Hemisfair Play Escape; San Antonio, TX
2013	Maggie Daley Park; Chicago, IL
2013-2015	Franklin Park; Washington DC
2012-2017	Republic Square Park; Austin, TX
2008-2013	Hudson Park and Boulevard Block 1-3; New York, NY
2008-2012	Canal Park; Washington, DC
2008-2009	Klyde Warren Park; Dallas, TX
2007-2009	High Line; New York, NY
2006-2008	Discovery Green Park; Houston, TX



## ETM ASSOCIATES, L.L.C.

PROJECT MANAGEMENT  
PUBLIC SPACE MANAGEMENT  
PUBLIC SPACE DESIGN

### TSZTING (Désirée) LIU



#### ROLE

Project Manager  
O+M Specialist:  
Lead Operations Analyst

#### EDUCATION

2004  
Rutgers University  
BS of Landscape Architecture

#### PROFESSIONAL EXPERIENCE

2005 - present  
ETM Associates, LLC

Désirée is a project manager who has over ten years of experience in public space management. She has experience working with a wide range of projects, from small scale urban parks to large scale public space. Désirée's research and analysis provides clients with a clear understanding of existing issues and offers viable solutions with which to prevent and resolve problems that may arise given the complex nature of designing and managing public spaces. Her work addresses a full spectrum of unique constraints and challenges that public spaces present. These elements have included economic feasibility studies, development of program calendars, analysis of special events needs and their impact on the landscape, long-term landscape maintenance plans, facility recommendations, and consultation with regards to park amenities, such as food concessions and restrooms.

#### PROFESSIONAL EXPERIENCE

- ETM ASSOCIATES, L.L.C. 2005-present  
Landscape Designer & Project Manager  
ETM Associates, L.L.C. specializes in Public Space Design, Public Space Management and Project Management. The firm provides a high level of experience and expertise in the disciplines of historic landscape preservation, landscape architecture, park planning, park management and public space funding.

#### SELECTED PROJECTS

Institutions:	
2014-Ongoing	Memorial Park; Houston, TX
2016-2017	Indianapolis Museum of Arts; Indianapolis, IN
2013	Houston Arboretum and Nature Center (Master Plan) ; Houston, TX
2012	Corporate Campus; Cupertino, CA
2010-11	Myriad Botanical Gardens; Oklahoma City, OK
2008	Art Park; Abu Dhabi, UAE
Large Scale/Campus/System-wide:	
2015-Ongoing	Moncus Park at the Horse Farm - Lafayette, LA
2013-2015	Houston Bayou Greenways; Houston, TX
2011-2015	The Gathering Place; Tulsa, OK
2008-2010	Queen Elizabeth Olympic Park; London, UK
2008	Prospect Park; Brooklyn, NY
2007-2009	Hampton Parks Maintenance Study; Hampton, VA
Urban Parks:	
2014-Ongoing	Waller Creek Park District; Austin, TX
2016-2017	Calder Plaza; Grand Rapids, MI
2014-2015	Hudson Park and Boulevard Block 4; New York, NY
2013-2015	Hudson East; New York, NY
2014	Hemisfair Civic Park & Yanaguana Gardens; San Antonio, TX
Elevated/Built on Structures Parks:	
2013	606/ Bloomingdale Trail; Chicago, IL
2013	Maggie Daley Park; Chicago, IL
2008-10	Hudson Park and Boulevard Block 1-3; New York, NY
2008-09	Klyde Warren Park; Dallas, TX
2007-09	High Line; New York, NY
2006-08	Discovery Green Park; Houston, TX



## ETM ASSOCIATES, L.L.C.

PROJECT MANAGEMENT  
PUBLIC SPACE MANAGEMENT  
PUBLIC SPACE DESIGN

## THERESA HYSLOP



### ROLE

Project Manager  
O+M Analyst  
Landscape Architecture

### EDUCATION

2015  
Rutgers University  
BS of Landscape Architecture

### PROFESSIONAL EXPERIENCE

2015 - present  
ETM Associates, LLC

### PUBLICATIONS

Living Laboratories for the Cook/  
Douglass Campus: Enhancing  
Educational Opportunities and Campus  
Environment (George H. Cook Thesis;  
winner of NJASLA Student Merit Award  
2016)

Hoefler, W., Gallagher, F., Hyslop,  
T., Wibbelt, T., Ravit, B. Unique  
landfill restoration designs increase  
opportunities to create urban open  
space. Environmental Practice, vol.18  
issue 2. June 2016, pp 106-115.

Theresa one of the newest member of ETM, joining the team in the fall of 2015. She graduated Summa Cum Laude with a Bachelor of Science in Landscape Architecture from Rutgers University. At Rutgers, Theresa completed a George H. Cook Thesis on how the campus could be fully utilized for teaching and research as a living laboratory.

Theresa brings her experience in research, design and analysis to her projects at ETM. Her attention to detail and drive to understand the key challenges and opportunities for a site helps clients to develop successful projects, no matter the location or scale.

### PROFESSIONAL EXPERIENCE

- ETM ASSOCIATES, L.L.C. 2015-present  
Landscape Designer & Project Manager  
ETM Associates, L.L.C. specializes in Public Space Design, Public Space Management and Project Management. The firm provides a high level of experience and expertise in the disciplines of historic landscape preservation, landscape architecture, park planning, park management and public space funding.

### SELECTED PROJECTS

#### Master Plans:

- |              |                                                                        |
|--------------|------------------------------------------------------------------------|
| 2016-Ongoing | VanPlay (Vancouver Parks Master Plan); Vancouver, ON                   |
| 2016-17      | Houston Botanic Gardens; Houston, TX                                   |
| 2016-17      | South Suburban Park & Recreation District Master & Strategic Plans; CO |
| 2015-16      | The Outdoor Downtown; Denver, CO                                       |
| 2015-16      | Long Center Master Plan; Austin, TX                                    |

#### Urban & Waterfront Parks:

- |              |                                                      |
|--------------|------------------------------------------------------|
| 2017-Ongoing | Grand River Corridor; Grand Rapids, MI               |
| 2017-Ongoing | The Underline; Miami, FL                             |
| 2016-17      | Jones Plaza; Houston, TX                             |
| 2016-17      | Mount Vernon Place; Baltimore, MD                    |
| 2016-17      | Wayzata Lake Effect; Wayzata, MN                     |
| 2015-Ongoing | Pacific Park; Brooklyn, NY                           |
| 2015-16      | McMillan Slow Sand Filtration Site; Washington, D.C. |

#### Elevated/Built on Structures Parks:

- |              |                                         |
|--------------|-----------------------------------------|
| 2016-Ongoing | Presidio Tunnel Tops; San Francisco, CA |
| 2016-Ongoing | Buckhead Park; Atlanta, GA              |
| 2016-Ongoing | Hance Park; Phoenix, AZ                 |



**Paula Scher**  
*Partner*

Paula Scher is one of the most acclaimed graphic designers in the world. She has been a principal in the New York office of the distinguished international design consultancy Pentagram since 1991, where she has designed identity and branding systems, environmental graphics, packaging and publications for a wide range of clients that includes, among others, Citibank, Microsoft, Bloomberg, Shake Shack, the Museum of Modern Art, Tiffany & Co, the High Line, the Public Theater, the Metropolitan Opera, the Sundance Institute and the Philadelphia Museum of Art.

During the course of her career Scher has been the recipient of hundreds of industry honors and awards; she is a recipient of the National Design Award for Communication Design, the AIGA medal and the Chrysler Award for Innovation in Design, among others. Scher has served on the Public Design Commission of the City of New York from 2006-2015. She is an established artist exhibiting worldwide, and her designs are in the permanent collection of the Museum of Modern Art, the Cooper Hewitt National Design Museum, the Library of Congress, the Victoria and Albert Museum and other institutions. She is the author of "Make It Bigger" (Princeton Architectural Press, 2002) "MAPS" (Princeton Architectural Press, 2011) and "Works" (Unit Editions, 2017). Scher holds a BFA from the Tyler School of Art and a Doctor of Fine Arts Honoris Causa from the Corcoran College of Art and Design, the Maryland Institute College of Art and Moore College of Art and Design. A documentary on her and her work can be seen in the 2017 Netflix series Abstract: The Art of Design.



**Rory Simms**

*Associate Partner*

Rory Simms is an Associate Partner, Graphic Designer at Pentagram. Originally from Dublin, Ireland, he studied at IADT Dún Laoghaire where he received a BFA in Visual Communication Design. Since joining Pentagram Rory has worked on broad range of projects with clients such as: The Public Theater, The Philadelphia Museum of Art, The Quad Cinema, Jazz at Lincoln Center, Miami Science Museum, Nicollet, République Records, among others. Rory is a member of the AIGA (American Institute of Graphic Arts), ADC (Art Directors Club), and the SEGDC (Society of Experiential Graphic Design).



**Sarah McKeen**  
*Project Manager*

Sarah McKeen is a Project Manager for Paula Scher's team at Pentagram, specializing in Environmental Graphics and Signage projects. Her clients include, Citigroup, Jazz at Lincoln Center, New York University, Scholastic Inc., Planned Parenthood, among others. Prior to joining Pentagram, Sarah worked at Gensler Chicago in the Environmental Graphic and Brand Group where she spent many years designing and implementing a brand and signage program for a large hospital system. Before focusing on Environmental Graphics and Signage, Sarah practiced commercial Interior Design, specializing in corporate headquarters. She worked for Gensler in Chicago and New York and the architecture firm Morgan Gick McBeath & Associates, outside of Washington DC. Sarah is originally from Bloomington, Indiana and she holds a Bachelor of Design from the University of Florida in Interior Design.

Ph.D. in Civil Engineering  
University of Arkansas, 1995

**Professional Registrations**

- Professional Engineer, AR # 10628
- Certified Flood Plain Management, 2005 to Present

**Years of Professional Experience**

1998 to Present

**Years of Professional Experience**

1995 to Present



## Chris Brackett, PE, CFM

Senior Engineer

### Experience Summary

Chris is certified in floodplain management, and specializes in stormwater management, drainage and floodplain issues for both civil site and roadway design. He has 23 years of experience in the development of reports, plans and specifications for projects involving site and roadway design. In addition, Chris has significant experience with land development projects, including the necessary infrastructure design to accommodate the development. In addition, he performs land and subdivision water and sewer design for private and public clients.

As well, he has extensive experience in the planning processes of numerous municipalities and developments. His responsibilities in this area have involved every phase of development from preliminary engineering and/or drainage reports, facilities planning and design, specifications, contracts, bidding, inspection, construction and project management. Chris has been responsible for overall design services for several major roadway projects involving roundabouts, extension and widening, utilities relocations, signalization, tunnels and greenway pedestrian/biking trails.

### Drainage and Stormwater Management

- University of Arkansas, Project Engineer for University of Arkansas Drainage Projects - Various Locations; Fayetteville, AR
- University of Arkansas, Project Engineer for Renovation of the Pi Kappa Alpha Fraternity House; Fayetteville, AR
- University of Arkansas, Project Engineer for Sidewalk erosion control and drainage improvements at the law building; Fayetteville, AR

### Site Planning

- Springdale School District, Project Engineer for Civil site, utilities and drainage design for bus maintenance and fuel center; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage design for School of Innovation; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage design for Springdale High School; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage design for both Tyson and Walker Elementary Media Centers; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage design for Springdale High Athletic Fields; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage for Bull Dog Stadium; Springdale, AR
- Springdale School District, Project Engineer for Civil site, utilities and drainage for Har-Ber Athletic Park; Springdale, AR

### Parking & Street Design (Including Extensive Drainage and Utilities)

- University of Arkansas, Project Engineer for Beechwood Remote Parking Feasibility Study and Phases 1A & 1B; Fayetteville, AR
- University of Arkansas, Project Engineer for Beechwood Remote Parking Phase 1A & 1B; Fayetteville, AR
- University of Arkansas, Project Engineer for Baum East Parking Lot Reconfiguration and Improvements; Fayetteville, AR
- University of Arkansas, Project Engineer for Martin Luther King Blvd. Campus Entrance Improvements; Fayetteville, AR
- Rogers Community Development, Design Engineer for Pinnacle Hills Parkway Extension; Rogers, AR
- Rogers Community Development, Design Engineer for Bellview Road widening and drainage improvements; Rogers, AR

**Education**  
 Bachelor of Science in Civil Engineering  
 University of Arkansas, 1997

**Professional Registrations**  
 Professional Engineer, AR # 12012  
 Professional Engineer, OK # 23466

**Affiliations**  
 Arkansas Society of Professional Engineers  
 National Society of Professional Engineers  
 American Water Works Association

**Awards**  
 ACEC/A Grand Conceptor Award for Engineering Excellence for Bentonville Water Master Plan Update, 2011  
 ACEC/A Engineering Excellence Award for Springdale Water & Sewer Master Plan, 2013

**Olsson Professional Experience**  
 2018 to Present

**Years of Professional Experience**  
 2018 to Present



## Chris Hall, PE Senior Engineer

### Experience Summary

Chris's design expertise is in the area water modeling and master planning. As well, his knowledge of hydrology has been utilized for numerous streambank flood mitigation projects.

He has 19 years of experience providing engineering services for the analysis of water and wastewater systems. He has produced multiple award-winning hydraulic models and master plans for clients.

His responsibilities also involve writing preliminary engineering reports, drainage reports, developing construction drawings and specifications, bidding projects, and administering construction contracts.

Chris also provides engineering design and management for water distribution facilities and is responsible for numerous large-scale water transmission systems, water tanks, booster pump stations and water treatment facility upgrades.

### General Civil Engineering Examples

- Arkansas Department of State Parks & Tourism, Project Engineer for Lee Creek Flood Mitigation Measures; Devil's Den State Park, AR
- Arkansas Department of State Parks & Tourism, Project Engineer for Devil's Den Campground and Day-Use areas; Devil's Den State Park, AR
- Arkansas Department of State Parks & Tourism, Project Engineer for Withrow Springs State Park Campsites; Huntsville, AR
- Arkansas Water Utilities, Project Manager for Turtle Creek flood mitigation measures; Rogers, AR
- Carroll-Boone Water District, Project Manager for Keels Creek flood mitigation measures; Eureka Springs, AR

### Hydraulic Modeling and Master Planning

- City of Fayetteville, Project Manager for Hydraulic water system modeling; Fayetteville, AR
- City of Gravette, Project Manager for Hydraulic water system modeling; Gravette, AR
- City of Rogers, Project Manager for Hydraulic water system modeling; Rogers, AR
- City of Springdale, Project Manager for Hydraulic water system modeling; Springdale, AR
- Carroll-Boone Water District, Senior Engineer for Hydraulic modeling/water master plan; Eureka Springs, AR
- City of Batesville, Senior Engineer for Hydraulic modeling/water master plan; Batesville, AR
- City of Fayetteville, Senior Engineer for Hydraulic modeling/water master plan; Fayetteville, AR
- City of Jonesboro, Project Engineer for Drainage Model; Jonesboro, AR
- City of Lowell, Project Engineer for Drainage Model; Lowell, AR
- City of Springdale, Project Engineer for Drainage Model; Springdale, AR
- City of Springdale, Project Engineer for Sanitary Sewer Evaluation Study; Springdale, AR
- Carroll-Boone Water District, Project Manager for Hydraulic water system modeling; Eureka Springs, AR
- City of Batesville, Project Manager for Hydraulic water system modeling; Batesville, AR
- City of Bentonville, Project Manager for Hydraulic water system modeling; Bentonville, AR
- City of Bethesda, Project Manager for Hydraulic water system modeling; Bethesda, AR
- Clarksville Light & Water Company, Senior Engineer for Hydraulic modeling/water master plan; Clarksville, AR
- Springdale Water Utilities, Senior Engineer for Hydraulic modeling/water and sewer master plan; Springdale, AR



Education  
 • Bachelor's Degree in Civil Engineering  
 University of Arkansas, Fayetteville, AR 1972

Professional Certifications  
 • Professional Engineer, AR, #2243  
 • Professional Engineer, OK, #2834  
 • Professional Engineer, MS, #2440161  
 • Professional Engineer, TN, #1010712

Olsson Professional Experience  
 • 2018 to Present

Years of Professional Experience  
 • 1988 to Present



## Lane Crider, PE, LEED® AP

Local Business Development Leader

### Experience Summary

Lane has focused his 30-year career in facilities planning, design and project management for municipal civil engineering projects. He is a registered professional engineer in Arkansas, Missouri, Oklahoma and Tennessee; and maintains LEED Certification (Leadership in Energy and Environmental Design).

His responsibilities have included writing preliminary engineering reports, developing construction drawings and specifications, bidding projects, administering construction contracts, preparing Operations and Management manuals.

Lane has experience in stormwater management, civil site design, wetland remediation, street and storm sewer design, stormwater management, 404 permitting and water and wastewater system design. He has also overseen projects that include the planning and design of wastewater treatment facilities, odor-control facilities, infiltration/inflow analyses, detailed analyses of flow monitoring data, sanitary sewer system rehabilitation, and water/wastewater studies and master planning.

### General Civil Engineering Examples

- University of Arkansas, Project Manager for civil site design of Pi Kappa Alpha Fraternity House; Fayetteville, AR
- City of Fayetteville, Project Manager for Woolsey Wet-Prairie Wetland Mitigation Site Plan; Fayetteville, AR

### Water and Wastewater System Design

- City of Fayetteville, Project Manager for Phosphorous Removal Study for West Side Wastewater Treatment Plant; Fayetteville, AR
- City of Fayetteville, Project Manager for 10-MGD West Side Wastewater Treatment Plant; Fayetteville, AR
- Batesville Water Utility, Project Manager for Water and Sewer Master Plan; Batesville, AR
- Batesville Water Utility, Project Engineer for improvements and modifications of water treatment facilities; Batesville, AR
- Batesville Water Utility, Project Engineer for Water Distribution Facilities Plan; Batesville, AR
- Batesville Water Utility, Project Engineer for Water treatment plant improvements including the construction of a clearwell, associated process piping, and refurbishing of two existing clearwells; Batesville, AR
- Bentonville Utilities, Project Manager for South Slope Sewer Study; Bentonville, AR
- City Corporation, Project Manager for Biosolids Disposal Study; Russellville, AR
- City of Prairie Grove, Project Manager for ARRA funded Prairie Grove Wastewater Treatment Plant; Prairie Grove, AR
- City of Siloam Springs, Project Manager for Water System Long-Range Plan; Siloam Springs, AR
- City Water and Light, Project Manager for Northeast Growth Area Planning Study; Jonesboro, AR
- City Water and Light, Project Manager for Water Source Master Plan; Jonesboro, AR
- City of Rogers, Project Engineer for wastewater collection system expansion through environmentally sensitive terrain, approximately 19 miles; Rogers, AR

**Theodore A. Hartsig CPSS**

*Senior Soil Scientist/Natural Resources Restoration, Olsson Associates, Overland Park, KS*



Ted is a certified professional soil scientist with more than 30 years of experience in natural resources management and restoration, including extensive experience in stormwater management and ecosystem restoration. He is a registered Envision

Sustainability Professional. Ted has contributed to the development of soil and plant management strategies in both urban and rural landscape projects, including research and design of stormwater infiltration systems in BMPs, plant establishment and maintenance, and construction techniques to develop and maintain successful, sustainable soil profiles. His experience includes working with the professional design teams for the design and construction of native landscapes at the George W. Bush Library in Dallas, the Jefferson National Expansion Memorial (Arch) in St. Louis, soils for native landscapes at Notre Dame University, and redevelopment of

Tulsa's Riverside Park. Ted has developed and conducted several workshops for the design and construction of stormwater BMPs, native landscapes, sustainable cities, and soil restoration and management. He has a B.S. degree in Biology/Plant Physiology from Northern Arizona University (1978) and M.S. degree in Soil Science from Kansas State University (1984).

Recent projects include:

**Memorial Park, Houston, Texas – 2016-2018:** Mr. Hartsig is the lead soil scientist in support of NBW's design and construction of landscape features of Memorial Park in Houston, Texas. He designed design and construction specifications that will rehabilitate existing soils for use in the new landscape.

**NoMa Park Design, Washington, D.C. – 2016-2018:** Mr. Hartsig is supporting NBW as the lead soil scientist for the design of the NoMa Green Park in Washington, D.C. This park is one of the first new green spaces in a highly urbanized, residential area of the D.C. area that is anticipated to have high pedestrian use, bringing new recreation opportunities to families in the area.

**George W. Bush Presidential Center – 2010-2012:** Lead soil scientist for design and restoration of native Texas soils for establishment of Texas prairie for the 19-acre park associated with the Presidential Center.

**St. Louis Gateway Arch National Park – 2012-present:** Lead soil scientist for design and restoration of soils for restoration of the Gateway Arch landscape restoration.

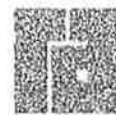
**University of Notre Dame Sculpture Park – 2011 – 2013:** Lead soil scientist for design and restoration of native soils for establishment of an art park amidst native prairie vegetation at the University of Notre Dame, South Bend, Indiana.

**City of Tulsa Gathering Place (Riverside Park) – 2012-present:** Lead soil scientist for design and restoration of native and specialized landscape soils for construction of Tulsa's premier park along the Arkansas River.

**City of Westminster, Colorado Water Re-Use and Park Irrigation Program 2010-2011:** Investigated and determined landscape limitations and mitigation of poor soil conditions coordinated with use of post-industrial use recycled water for City Parks Program.

**City of Austin, Texas, Waller Creek Corridor Park Development – 2014-present:** Lead soil scientist for soil reconstruction and specialized soils for an urban greenway along Waller Creek in downtown Austin.

**Apple Computers – 2015-present:** Soil scientist retained for design and restoration of soils for high-use and native landscape features on the campuses for these high-technology companies.



VINCENT P. RICO ASSOCIATES  
SPECIFICATIONS CONSULTANT FOR THE LANDSCAPE ARCHITECT



**Vincent P. Rico**

RLA, CCS

Specifications Consultant for  
the Landscape Architect

**EDUCATION:**

Graduated from Syracuse University in 1980 with a Bachelor of Science degree and from the State University of New York, College of Environmental Science and Forestry in 1981 with a Bachelor of Landscape Architecture 5 year degree.

**PROFESSIONAL EXPERIENCE:**

**RICO ASSOCIATES (29 years)**

Specifications Consultant for the Landscape Architect  
Boston, Massachusetts

**INDEPENDENT PRIVATE PRACTICE – 6/89 to Present**

Providing a full range of consulting specification services specifically tailored to Landscape Architects, both on a national and international level.

**SASAKI ASSOCIATES, INC.**

Watertown, Massachusetts

LANDSCAPE ARCHITECT- (Part time Consultant) – 10/91 to 5/99

SPECIFICATIONS WRITER (Full time Employee) – 8/83 to 5/87

Assisted in establishing an office-wide CSI format Master Specification System through the use of computer and word processor capabilities. Developed, edited, organized, and reviewed construction specifications for sophisticated large scale architectural, landscape architectural, and civil engineering projects. TQC committee member responsible for coordinating master specifications with office wide standard details.

**G.S.G. CORP.**

Holliston, Massachusetts

LANDSCAPE ARCHITECT – 5/87 to 5/89

**DIRECTOR OF CONSTRUCTION DIVISION**

Developed and managed the Construction Division, including landscape design/build, site and landscape construction and irrigation divisions. Responsible for directing residential and commercial design, scheduling, estimating, bidding, and job costing, budget preparation, personnel, equipment purchases and equipment costing. Identified the need for, and initiated the implementation of an overhead recovery cost estimating system with related bidding strategy and job costing. Other responsibilities included writing Standard Procedure Manuals for planting, construction, maintenance, and irrigation.

**CITY OF NEW YORK DEPARTMENT OF PARKS**

Corona, New York

LANDSCAPE ARCHITECT – 4/81 to 8/83

**ESTIMATOR/SPECIFICATIONS WRITER**

Responsibilities included preparation of schematic and final cost estimates and writing and assembling complete contract specifications for large and small scaled urban open spaces, playgrounds, and parks. Reviewed consultant contract drawings, cost estimates, and specifications, and participated in progress meetings and subsequent contract bid reviews.

**CERTIFICATIONS:**

**REGISTERED LANDSCAPE ARCHITECT (LA)**

Massachusetts and Connecticut

**CERTIFIED CONSTRUCTION SPECIFIER (CCS)**

The Construction Specifications Institute  
May 1985

## BUROHAPPOLD ENGINEERING



CRAIG SCHWITTER

PE

### POSITION

Partner

### SPECIALISM

Structural Engineering

### QUALIFICATIONS

Master of Science, Civil  
Engineering, Massachusetts  
Institute of Technology (1991);  
Bachelor of Science, Civil  
Engineering, Johns Hopkins  
University (1989)

### ACCREDITATIONS

Professional Engineer (PE):  
New York, Connecticut, DC,  
Massachusetts, New Jersey and  
15 other states

### MEMBERSHIPS

American Society of Civil  
Engineers; American Concrete  
Institute; American Institute of  
Steel Construction; National  
Council of Examiners for  
Engineering and Surveying;  
Structural Engineers Association  
of New York

### BUROHAPPOLD

1994 – present

Craig Schwitter is a principal who founded the first North American BuroHappold Engineering office in New York City 20 years ago. Under his leadership, the global firm has expanded to multiple cities throughout the United States and now totals nearly 240 staff regionally. Craig is a champion of integrated engineering and the appropriate use of technology, which allows his projects to be flexible, efficient, and engaging for users. Focused on creating innovative structures for the built environment, Craig has led the successful delivery of many iconic projects that have transformed cities throughout the world, including Crystal Bridges Museum of American Art, an award winning, technically complex cultural icon that has spurred cultural growth in Bentonville, AR, as well as Harvard University's new Science and Engineering Complex outside Boston, MA which, when completed, will be among the most cutting-edge teaching and research facilities in the world.

Craig's portfolio of signature engineering projects span across sectors – from cultural, higher education, and civic developments to transportation, stadia, and master planning initiatives. Recognized as a pioneering thought leader, Craig currently serves on the Lower Manhattan Cultural Council Board and frequently speaks at national industry conferences and events. He also lectures at colleges and universities throughout the country, and is an Associate Professor at Columbia University's Graduate School of Architecture, Planning, and Preservation.

### KEY PROJECT INFORMATION

Crystal Bridges Museum of American Art  
*Bentonville, AR*

National Cowboy & Western Heritage Museum  
*Oklahoma City, OK*

National 9/11 Memorial Museum Pavilion  
*New York, NY*

Cleveland Museum of Natural History  
*Cleveland, OH*

Isabella Stewart Gardner Museum  
*Boston, MA*

Constitution Gardens Pavilion  
*Washington, DC*

Sterling and Francine Clark Art Institute  
*Williamstown, MA*

Colby College Art Museum  
*Waterville, ME*

Sperone Westwater Gallery  
*New York, NY*

Parrish Art Museum  
*Water Mill, NY*

United States Institute of Peace  
*Washington, DC*

Navy Pier  
*Chicago, IL*

Pier 17  
*New York, NY*

## BUROHAPPOLD ENGINEERING



### MICHAEL KING

RA

### POSITION

Principal

### SPECIALISM

Mobility and Urban Design

### QUALIFICATIONS

Master of Architecture, Columbia University; Urban Design Studio, Washington University, Barcelona Spain; Bachelor of Arts, Architecture, Washington University, St Louis

### ACCREDITATIONS

Registered Architect (RA), New York

### PUBLICATIONS

2017. "Legibility and Continuity in the Built Environment." Chapter in *Community Wayfinding: Pathways to Understanding*. New York, NY: Wiley

2014. "To Cross or Not to Cross: Examining the Practice of Determining Crosswalks." *Institute of Transportation Engineers Journal*. New York, NY

2014. "Street, Not Highway, Design." *Urban Design*. Issue 140. New York, NY

2014. "Real Urban Intersection Design." *Institute of Transportation Engineers Journal*. New York, NY

### BUROHAPPOLD

2017 – present

Michael King joined BuroHappold Engineering as a principal in 2017. Michael specializes in the interplay between mobility and urban design. Originally trained in architecture, Michael has always had a passion for the life between buildings – with a nod to Jan Gehl. The Department of Transportation owns and operates the space between buildings (i.e. the streets) in New York City so he went to work there. He taught himself traffic planning and safety and became the agency's first Director of Traffic Calming. After a research sabbatical in Germany at the Research Institute for Regional and Urban Development, Michael joined the private sector.

Michael's work has taken him across the United States and around the globe. He has projects realized in New York, Santa Monica, Rio de Janeiro, Dar es Salaam, Abu Dhabi, and Guangzhou. The work includes complete streets, traffic calming, bicycle infrastructure, road diets, transit-oriented development, downtown plans, and pedestrian safety. He has written extensively on the subject, including authoring "Complete Streets Chicago" and co-authoring the "Urban Street Design Guide of the National Association of City Transportation Officials." He is a proponent of the Socratic method of discovery and has organized and lead numerous training workshops, from Florianópolis to Kampala to Manila. He served on the national Safe Routes to School Task Force in 2008, was recognized as the Professional of the Year by the Association of Pedestrian and Bicycle Professionals in 2013, and was given the key to the city of Manila in 2016.

### KEY PROJECT INFORMATION

University of North Carolina - Wilmington, Campus Master Plan Update  
*Wilmington, NC*

Port Authority Bus Terminal Competition  
*New York, NY*

New Haven Bicycle and Pedestrian Gap Analysis\*  
*New Haven, CT*

Improving Conditions for Pedestrians Study\*  
*Bangkok, Thailand*

Tubman Triangle Pedestrian Safety Study\*  
*New York, NY*

Bronx 5 Intersection Safety Report\*  
*Bronx, NY*

Farragut Square Pedestrian Safety and Access Study\*  
*Washington, DC*

Galveston Bicycle and Pedestrian Conceptual Plan\*  
*Galveston, TX*

Temple University Landscape Master Plan and Traffic Analysis\*  
*Philadelphia, PA*

Traffic Circulation and Gateways to the City's Downtown\*  
*New Rochelle, NY*

St. Louis MetroLink Transit-oriented Development Study\*  
*St. Louis, MO*

Bicycle Facilities Plan Update\*  
*Madison County, IL*

\*experience prior to joining BuroHappold

## BUROHAPPOLD ENGINEERING



Cristobal Correa joined BuroHappold's New York office in 1998. A willingness to cross borders and boundaries to satisfy his interest in state of the art structural engineering has led Cristobal to design tension structures, facades, art installations, long span structures, and temporary buildings as well as more traditional buildings of concrete and steel. Cristobal served as the lead structural engineer on one of the most ambitious and well executed museums in America - Crystal Bridges Museum of American Art in Bentonville, Arkansas. Over the course of his career, Cristobal has acquired experience working collaboratively with architects building in East and Southeast Asia, Europe, Latin America, the Middle East, and the United States. As project director, he assures the quality and timeliness of the work produced and is responsible for managing teams of structural engineers. Cristobal is also a professor at Pratt Institute and has previously served as a guest critic at a number of universities, including Columbia, Cornell, Harvard, Parson's School of Design, Princeton, University of Pennsylvania, and Yale.

### KEY PROJECT INFORMATION

#### CRISTOBAL CORREA

PE

#### POSITION

Associate Principal

#### SPECIALISM

Structural Engineering

#### QUALIFICATIONS

Master of Science, Structural Engineering, Massachusetts Institute of Technology (1987); Bachelor of Science, Civil Engineering, Universidad de Chile (1985)

#### ACCREDITATIONS

Professional Engineer (PE): Connecticut, Massachusetts, New Jersey, New York, Washington

#### MEMBERSHIPS

Structural Engineers Association of New York; Open House New York

#### BUROHAPPOLD

1998 - present

Crystal Bridges Museum of American Art  
*Bentonville, AR*

Cleveland Museum of Natural History  
*Cleveland, OH*

United States Institute of Peace  
*Washington, DC*

Nomadic Museum  
*New York, NY*

National 9/11 Memorial Museum Pavilion  
*New York, NY*

Snug Harbor Children's Museum  
*Staten Island, NY*

Battery Park City Seaglass Carousel  
*New York, NY*

Campus of Antiquities Canopies  
*Jerusalem, Israel*

Poe Park Visitor Center  
*Bronx, NY*

Marianne Boesky Gallery  
*New York, NY*

Performance Space 122  
*New York, NY*

New Amsterdam Pavilion  
*New York, NY*

Glen Oaks Public Library  
*Queens, NY*

## BUROHAPPOLD ENGINEERING



### WOLF MANGELSDORF

Dipl Ing (Arch) Dipl Ing (Civil) CEng MStructE

### POSITION

Director

### DISCIPLINE

Structural and Civil Engineering

### QUALIFICATIONS

Dip Ing (Architecture);

Dip Ing (Civil Engineering).

### LANGUAGES

Italian, French, English, German.

### MEMBERSHIPS

Member of the Institute of  
Structural Engineers

### BUROHAPPOLD

2002 – present

Wolf Mangelsdorf is a partner and structural engineer who recently moved from BuroHappold Engineering's London office to New York. Since joining the firm in 2002, Wolf has been instrumental in leading large multidisciplinary teams on some of the most structurally complex projects around the world including Zaha Hadid's City of Dreams development in Macau and the Battersea Power Station Master Plan in London. Wolf is charged with ensuring the highest level of design and technology methodologies and integrating those with the wider global practice. Additionally, he is the Global Discipline Director for structural engineering, responsible for cultivating the next generation of engineers.

With more than two decades of experience, Wolf brings creativity, enthusiasm and a willingness to design solutions never done before to meet his clients' aspirations. His ingenuity has enabled him to engineer signature buildings and landmarks such as the Museum of Transport in Glasgow, Scotland and the roof to the Médiacité retail center in Liege, Belgium. An expert in the field, Wolf has written, lectured and presented extensively on the topic of structuring strategies for complex geometries. He is currently leading BuroHappold's modular technology solutions, which includes a unique engineering design system that is faster and more flexible than traditional methods. Trained as an architect and civil engineer, Wolf has a varied background having worked for an architectural practice upon graduation in Germany before moving to London in 1997. He is fluent in English, German, Italian and French.

### KEY PROJECT INFORMATION

Glasgow Riverside Museum  
*Glasgow, UK*

Cutty Sark Conservation  
*Greenwich, UK*

Battersea Power Station Masterplan  
*London, UK*

Wembley Stadium Masterplan  
*London, UK*

5 Broadgate  
*London, UK*

Bouldrewood Campus, Southampton Building 176  
*Southampton, UK*

Wembley Regeneration, Plot W03  
*London, UK*

Wembley Regeneration, Plot W05  
*London, UK*

49 Park Lane  
*London, UK*

Lots Rd Power Station Redevelopment  
*London, UK*

Bee'ah Headquarters  
*Emirate of Sharjah, UAE*

# Forms



CITY OF  
**FAYETTEVILLE**  
ARKANSAS

Purchasing Division, Room 306  
113 W. Mountain Street  
Fayetteville, AR 72701  
Phone: 479-575-8220

TDD (Telecommunication Device for the Deaf): 479.521.1316

## RFQ (REQUEST FOR QUALIFICATION)

REQUEST FOR QUALIFICATION: RFQ 18-06, Architectural Services for Cultural Arts Corridor

DEADLINE: Tuesday, March 06, 2018 prior to 2:00:00 PM, local time

DELIVERY LOCATION: Room 306 – 113 W. Mountain, Fayetteville, AR 72701

PURCHASING AGENT: Les McGaugh, [lmcgaugh@fayetteville-ar.gov](mailto:lmcgaugh@fayetteville-ar.gov)

DATE OF ISSUE AND ADVERTISEMENT: 02/01/18 and 02/08/18

## REQUEST FOR STATEMENT OF QUALIFICATION

### RFQ 18-06, Architectural Services for Cultural Arts Corridor

No late qualifications will be accepted. RFQ'S shall be submitted in sealed envelopes labeled with the project name, contact name, and address of the Proposer.

RFQ's shall be submitted in accordance with the attached City of Fayetteville specifications and RFQ documents attached hereto. Each Proposer is required to fill in every blank and shall supply all information requested; failure to do so may be used as basis of rejection.

Submittals shall be submitted in sealed envelopes labeled with the solicitation number, solicitation name, and the name and address of the firm.

The undersigned hereby offers to furnish & deliver the articles or services as specified, at the prices & terms stated herein, and in strict accordance with the specifications and general conditions of submitting, all of which are made a part of this offer. This offer is not subject to withdrawal unless upon mutual written agreement by the Proposer/Bidder and City Purchasing Manager.

Name of Firm: Nelson Byrd Woltz Landscape Architects

Contact Person: Tim Popa

Title: Communications Director

E-Mail: tpopa@nbwla.com

Phone: 434.984.1358

Business Address: 310 East Market Street

City: Charlottesville

State: Virginia

Zip: 22902

Signature: *Thomas L. Woltz*

Date: March 2, 2018



City of Fayetteville  
RFQ 18-06, Architectural Services for Cultural Arts Corridor  
SECTION C: Vendor References

The following information is required from all firms so all statements of qualification may be reviewed and properly evaluated:

COMPANY NAME: Nelson Byrd Woltz Landscape Architects

NUMBER OF YEARS IN BUSINESS: 33 HOW LONG IN PRESENT LOCATION: 4

TOTAL NUMBER OF CURRENT EMPLOYEES: 45 FULL TIME 44 PART TIME 1

NUMBER OF EMPLOYEES PLANNED FOR THIS CONTRACT: 5 FULL TIME \_\_\_\_\_ PART TIME \_\_\_\_\_

PLEASE LIST FOUR (4) REFERENCES THAT YOU HAVE PREVIOUSLY PERFORMED CONTRACT SERVICES FOR WITHIN THE PAST FIVE (5) YEARS (All fields must be completed):

1. Memorial Park: Uptown Houston

COMPANY NAME

Houston Texas 77056

CITY, STATE, ZIP

Sarah Newbery, Project Manager

CONTACT PERSON

713.621.2011

TELEPHONE

713.622.4678

FAX NUMBER

snewbery@uptown-houston.com

E-MAIL ADDRESS

2. Centennial Park: Nashville Metro Parks and Recreation

COMPANY NAME

Nashville, Tennessee 37219

CITY, STATE, ZIP

Tim Netsch, Asst. Dir. for Planning and Facilities Dev.

CONTACT PERSON

615.862.8400

TELEPHONE

615.862.8414

FAX NUMBER

tim.netsch@nashville.gov

E-MAIL ADDRESS

3. Duke Water Reclamation Pond: Duke University

COMPANY NAME

Durham, North Carolina 27708

CITY, STATE, ZIP

Mark Hough

CONTACT PERSON

919.684.3989

TELEPHONE

919.660.4294

FAX NUMBER

mark.hough@duke.edu

E-MAIL ADDRESS

4. NoMa Green: NoMa Parks Foundation

COMPANY NAME

Washington, D.C. 20002

CITY, STATE, ZIP

Stacie West, Director of Parks Projects

CONTACT PERSON

202.810.0091

TELEPHONE

NA

FAX NUMBER

swest@nomaparks.org

E-MAIL ADDRESS

## 1. Disclosure Information

If, to your knowledge, no relationship exists, this should also be stated in your response. Failure to disclose such a relationship may result in cancellation of a purchase and/or contract as a result of your response. This form must be completed and returned in order for your bid/proposal to be eligible for consideration.

☒ 1) NO KNOWN RELATIONSHIP EXISTS

2) RELATIONSHIP EXISTS (Please explain):

## 2. Additional Information

Name of Firm: Nelson Byrd Woltz Landscape Architects

Name of Primary Contact: Tim Popa

Title of Primary Contact: Communications Director

Phone#1 (cell preferred): 434.984.1358 Phone#2: 718.908.3435

E-Mail Address: [tpopa@nbwla.com](mailto:tpopa@nbwla.com)

3. Please acknowledge receipt of addenda for this invitation to bid, request for proposal, or request for qualification by signing and dating below. All addendums are hereby made a part of the bid or RFQ documents to the same extent as though it were originally included therein. Proposers/Bidders should indicate their receipt of same in the appropriate blank listed herein. Failure to do so may subject vendor to disqualification.

ADDENDUM NO.	SIGNATURE AND PRINTED NAME	DATE ACKNOWLEDGED
N/A		

4. As an interested party on this project, you are required to provide debarment/suspension certification indicating in compliance with the below Federal Executive Order. Certification can be done by completing and signing this form.

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

5. Signature certifies that neither you nor your principal is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department or agency.

**6. SUB CONSULTANTS AND TEAM INFORMATION:**

Proposer, hereby certifies that proposals from the following consultants were used in the preparation of this statement of qualification. Proposer also agrees if the following subcontracts are approved, Proposer shall not enter into contracts with others for these divisions of the work without prior written approval from the City of Fayetteville. Proposer shall attach additional pages if necessary.

Type of Work: Local Landscape Architect / Architect

Subcontractor's Name: Flintlock Ltd.

Arkansas License No: 9052 (LA) / 9034 (Arch) / LL197 (Firm)

Address: 128 E. Lafayette Ave, Fayetteville, AR 72701

Date Firm Established: 2015

Percentage of Work: 8%

Type of Work: Civil Engineering

Subcontractor's Name: Nitsch Engineering

Arkansas License No: NA

Address: 2 Center Plaza, Suite 430 Boston MA 02108

Date Firm Established: 1989

Percentage of Work: 8%

Type of Work: Mobility and Pedestrian Flow Consultant / Structural Engineering

Subcontractor's Name: BuroHappold Consulting Engineers

Arkansas License No: 1320 (Firm) / Craig Schwitter PE AR License # 12338

Address: 100 Broadway Floor 23, New York, NY 10005

Date Firm Established: 1998

Percentage of Work: 5%

Type of Work: Operations and Management Consulting

Subcontractor's Name: ETM Associates, LLC

Arkansas License No: NA

Address: 1202 Raritan Avenue, Highland Park, NJ 08904

Date Firm Established: 1997

Percentage of Work: 1%

Type of Work: Community Engagement

Subcontractor's Name: Skeo Solutions (Skeo)

Arkansas License No: NA

Address: 100 10th Street NE, Suite 101, Charlottesville VA 22902

Date Firm Established: 1996

Percentage of Work: 2%

Type of Work: Environmental Graphics Consultant

Subcontractor's Name: Pentagram Design

Arkansas License No: NA

Address: 250 Park Avenue South, 12th Floor, New York , NY 10003

Date Firm Established: 1972

Percentage of Work: 5%

Type of Work: Lighting Design  
Subcontractor's Name: Linnaea Tillett Lighting Design Associates  
Arkansas License No: NA  
Address: 15 Maiden Lane, Suite 508, New York, NY 10038  
Date Firm Established: 1983  
Percentage of Work: 5%  
Type of Work: MEP Engineering  
Subcontractor's Name: HSA Engineering Consulting Services  
Arkansas License No: COA 359  
Address: 7405 Ellis Street, Fort Smith, AR 72916  
Date Firm Established: 1995  
Percentage of Work: 5%

Type of Work: Soil Science Consultant and Civil Engineering  
Subcontractor's Name: Olsson Associates  
Arkansas License No: 1010  
Address: 7301 West 133rd Street, Overland Park, KS 66213 / 302 E Millsap Rd, Fayetteville AR 72703  
Date Firm Established: 1956  
Percentage of Work: 4%  
Type of Work: Ecological Engineering  
Subcontractor's Name: Marty Matlock, PhD., PE, BCEE  
Arkansas License No: NA  
Address: 1139 Sunset Drive, Fayetteville, AR 72701  
Date Firm Established: 2002  
Percentage of Work: 2%

Type of Work: Landscape Irrigation Design

Subcontractor's Name: James Pole Irrigation Consultant

Arkansas License No: NA

Address: 100 N. Locust Street, Suite 3, Denton, TX 76201

Date Firm Established: 1998

Percentage of Work: 1%

Type of Work: Specifications Consultant

Subcontractor's Name: Rico Associates

Arkansas License No: NA

Address: 92 Lake Street, Shrewsbury, MA 01545

Date Firm Established: 1989

Percentage of Work: 4%

Questions regarding this form should be directed to the City of Fayetteville Purchasing Division.

NAME: Thomas L. Woltz, PLA, FASLA

COMPANY: Nelson Byrd Woltz Landscape Architects

PHYSICAL ADDRESS: 310 East Market Street, Charlottesville, VA 22902

MAILING ADDRESS: Same as above

TAX ID#: 20-0559239

DUNS#: 937690345

PHONE: 434.984.1358

FAX: 434.984.4158

E-MAIL: tpopa@nbwla.com

Signed by:

SIGNATURE: 

PRINTED NAME : Thomas L. Woltz, PLA, FASLA

TITLE: Owner and Principal

DATE: March 2, 2018



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/31/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	CONTACT NAME: PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279 E-MAIL ADDRESS: admin@amesgough.com
INSURED  Nelson Byrd Woltz LLC 310 East Market Street Charlottesville, VA 22902	INSURER(S) AFFORDING COVERAGE INSURER A: Charter Oak Fire Insurance Company A++ (XV) 25615 INSURER B: Phoenix Insurance Company A+, XV 25623 INSURER C: Travelers Indemnity Company, A++, XV 25658 INSURER D: Travelers Casualty & Surety Co. of America A++, XV 31194 INSURER E: INSURER F:

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			6801J31095A	05/29/2018	05/29/2019	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 EMPLOYEE BENEFIT \$ 1,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			3623M252	05/29/2018	05/29/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			9982Y284	05/29/2018	05/29/2019	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A	UB-5K320282	05/29/2018	05/29/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Professional Liab.			106526805	05/29/2018	05/29/2019	Per Claim/Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
The City of Fayetteville is included as additional insured with respect to General Liability when required by written contract.

## CERTIFICATE HOLDER

## CANCELLATION

City of Fayetteville 113 W Mountain Street Fayetteville, AR 72701	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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