

RIVERBEND PARK

ecology | experience | explore | educate | exercise | evolve



APPROACH

PARK CONCEPT (“Power of E” Concept)

What will separate Riverbend Park from any other park around the world? Why will people want to visit Riverbend Park? Obviously, the design elements will play a major role in defining the Park’s identity, but what will give these design decisions justification? It is our intention to mold the Park’s identity around several words that combine into a harmonious concept: **Ecology, Explore, Experience, Educate, Exercise, and Evolve**. These words represent the Park’s current assets, value, and, most importantly, its potential. Below we will expound upon these words, explain how they will influence our design decisions, and how they will make the park not only unique, but extraordinary.

PHASE 1 CONCEPT PHASE

PROJECT INITIATION

A major pillar of our design philosophy is collaboration. This means not only generating and sharing ideas with the current design team and the City of Rochester Hills (CRH), but also paying respect to the ideas that came before us and utilizing them where they make the most sense. Not only does this result in a more complete project, but it also saves valuable time if work doesn’t need to be completed twice. In that spirit, the designs of the Lawrence Tech students help greatly, as their ideas are what propelled this project to its current point. In addition, the documents prepared by Hubbell, Roth, and Clark, Inc. and Niswander Environmental, LLC will serve as an excellent seed for our ideas to bloom from. This is also a great opportunity to form a relationship with stakeholders both current and future. Our advantage is our team already possesses an intimate knowledge of the southern portion of the site. This will help expedite the initiation phase. We will also begin to evaluate and familiarize ourselves with the northern site parcel and formulate ideas for its inclusion in the ±117-acre Strategic Framework. In order for the overall Strategic Framework to be developed, the following initial tasks must be completed:

- **1** Meet with City Steering Committee (CSC) to define project goals and to establish coordination, identify stakeholders, reporting protocols, confirm schedule and establish deadlines
- Obtain files pertinent to the project including: CAD base plan, GIS documents, survey, legal description, topography, existing utilities and previous studies, surveys or reports, any documents prepared by Hubbell, Roth, and Clark, Inc., Niswander Environmental, LLC, Lawrence Technological University student final projects, as well as any documentation pertaining to the northern parcel
- Conduct a site visit with the project team to evaluate newly installed items as well as the existing conditions of the northern parcel. Photo document existing conditions and features of northern parcel
- Compile base documents of north parcel to echo information of current site

- Analyze existing site, base maps, conceptual drawings, sketches, elevations, and plans for project
- Analyze the existing ecology - soils, water (wetlands, river, ponds), vegetation, solar orientations, prevailing winds, wildlife - for possible interactive, observational, explorative, educational, experiential, ecological, and/or evolutionary design opportunities or constraints that relate to the “**Power of E**” concept
- Consult the Sustainable SITES Initiative™ as a guideline for design. The SITES v2 rating system is a metric intended to engage persons in sustainable land design and development. **Refer to attachment at the end of this document for more information*
- **2** Meet with current donor to discuss his experience, capabilities, and resources available in order to maximize his input and direct his efforts with the vision of the Park
- **3** Participate in a brainstorming session with stakeholders identified by the (CRH) to determine the stakeholder’s vision for the Park. The current donor and former LTU students may also be included in this meeting (if available)
- **4** Host a joint brainstorming charrette with the former LTU students who originally worked in the LAND studio in the summer of 2012 and City Council, Planning Commission and other stakeholders. Present changes in Park that have occurred since 2012. Drawing from the original group Strategic Frameworks and the “**Power of E**” concept, define a viable program for the Park. Prepare a compilation of possible precedent design images and ideas to present to (CSC)
- **5** Meet with (CSC) to finalize the project schedule, work plan, and project scope. Present a report/presentation of our initial impressions, evaluations of the existing park conditions, and ideas generated during the group brainstorming charrette. Discuss possibilities for consideration
- Prepare project base plans utilizing the material provided by the (CRH)’s engineering and planning consultants

Total **Phase 1** Meetings: 5

PHASE 2 **STRATEGIC FRAMEWORK DEVELOPMENT**

CONSENSUS STRATEGIC FRAMEWORK CONCEPT REFINEMENT

Once our background information is compiled and our base drawings are created, we can begin to use these elements to further influence the Park’s program. Together with the City, we will establish the uses, goals, and physical identity of the park. With the existing Master Plan and the conclusions of the brainstorming charrette as our base point, we will begin to locate specific elements on the site.

- **6** Consult with (CSC) to organize ideas into a cohesive and realistic program
- Locate interactive, observational, explorative, educational, experiential, ecological, and/or evolutionary design elements that relate to the original “**Power of E**” concept on the Strategic Framework where they are most beneficial
- Review and identify applicable local, state and federal codes as they apply to this project
- Consult the Sustainable SITES Initiative™ as a guideline for design
- Prepare design development plans for each element including: base maps, conceptual drawings, sketches, elevations, cross-sections and plans to illustrate design intent of each elements

- Prepare assorted renderings depicting design intent of each feature
- **7a** Meet with (CSC) to review Strategic Framework
- **7b** Meet with planning commission to review Strategic Framework

CONCEPTUAL DEVELOPMENT

Following the approval of the Strategic Framework by the (CSC), we will begin further refinement, adding specific details to have accurate estimates on the renderings and to cement the project as a cohesive whole

- Develop walkways, trails, and approaches
- Prepare a detailed Strategic Framework and capture the essential elements that relate to the original “**Power of E**” concept
- Develop types of functional plants
- Develop conceptual signage graphics and exterior lighting
- Prepare assorted detailed renderings depicting design intent of each feature to be used to obtain opinions of probable cost
- **8** Meet with (CSC) for final review of Strategic Framework
- **9a** Conduct a public meeting to present the overall design vision with planning commission
- **9b** Conduct a public meeting to present the overall design vision with city council

Total **Phase 2** Meetings: 5

PHASE 3 **OPINION OF PROBABLE COST**

- Obtain an opinion of probable cost for individual elements of Strategic Framework
- Prepare opinion of probable cost for CDs individual elements of Strategic Framework
- **10** Review cost estimates with (CSC)
- Make public each rendering and its probable cost to gain additional donor support
- **11** Meet with (CSC) regarding next steps

Total **Phase 3** Meetings: 2

PHASE 4 **WATER FEATURE (Optional)**

WATER FEATURE DESIGN

The educational and environmental implications of proper hydrological design for this site are a top priority. Therefore, it is our intention to begin the design of a natural water feature that will divert runoff from the new parking lot that the stakeholder can begin constructing as the first element constructed from the Strategic Framework. This water feature will be positively influential both environmentally and experientially. In order for the water feature to be designed and constructed, the following tasks must be completed:

DESIGN

- Review existing base maps and topography to incorporate interactive, observational, explorative, educational, experiential, ecological, and/or evolutionary design opportunities that relate to the “**Power of E**” concept where they are most beneficial
- **12** Review with (CSC) any previous commitments made by (CRH) regarding the use of this land
- Review and identify applicable local, state and federal codes as they apply to this project

- Consult the Sustainable SITES Initiative™ as a guideline for design
- Prepare design development plans including: base maps, conceptual drawings, sketches, elevations, cross-sections and plans to illustrate design intent of water feature
- Prepare assorted renderings depicting design intent of water feature
- **13** Meet with (CSC) to review concepts and inspirational images of what could be introduced into the Park

CDs & APPROVALS

- Prepare construction documents for the water feature including: grading plan, relevant sections, hardscaping and material details
- Design the landscape planting plan, plant selection of native and functional species, plant callouts, material list, general specifications and planting details
- Plans to include signed and sealed drawings, details, and specifications
- **14** Meet and present plans to (CSC)
- **15** Meet and present plans to Planning Commission, City Council, and public for support and approval

Total Phase 4 Meetings: 4

FINAL DELIVERABLES

After the completion of the probable cost analysis, the following deliverables will be handed over to the (CSC):

- Rendered Strategic Framework Plan
- Graphic support of the design elements which includes budget funds to complete construction documents upon receiving donations

DESIGN FEES

Total fee for Phase 1, Phase 2, and Phase 3:	\$77,000
*Reimbursements (estimated):	\$1,000
Additional prints provided by (CRH)	
Total fee for Phase 4 (Including Design & CDs):	\$18,000
Total:	\$96,000

PHASE 5 CONSTRUCTION DOCUMENTS**

With the completion of Phase 4, **DesignTeam Plus will have completed the design development of the Park elements which will facilitate the development of the construction documents for implementation. Upon (CRH) receipt of funds and donations for specific Park design elements, **DesignTeam Plus** will prepare a detailed time schedule to complete the working drawings and

required documentation for construction. Additional element design fees, as they evolve, are estimated at 6-10% of the construction cost based on the contract amount.

PHASE 6 CONSTRUCTION ADMINISTRATION @ 2% of the construction cost

Optional: Upon the approval of Planning Commission and City Council, we will work with the stakeholder and serve as the construction administrator with the following responsibilities:

- We along with (CSC) will assist the contractor in securing any and all necessary permits.
- Lead a preconstruction meeting with the contractor and City Staff
- Coordinate with HRC and Niswander Environmental and attend progress meetings and oversee field construction on a regular basis to assure construction to specifications
- Review and answer infield questions during phases of construction
- Prepare Construction Progress Report memos and distribute report electronically to all parties
- Conduct site inspection and prepare punch list required items to be completed by contractor under contract before final payment is issued

Total **Phase 5&6** Meetings: TBD

ADDITIONAL SERVICES

Not included in this contract. For (CRH)'s consideration: cost for a Physical Model, if required, will be investigated upon the refined details of size and features to be depicted.

PROFESSIONAL HOURLY RATES

Hourly Rates: 2014-2015 Fee Schedule

- | | |
|---------------------------------|-------------------|
| • Principal Landscape Architect | \$150.00 per hour |
| • Principal Architect | \$120.00 per hour |
| • Principal Interior Designer | \$120.00 per hour |
| • Senior Landscape Architect | \$100.00 per hour |
| • Senior Design Associate | \$ 85.00 per hour |
| • Design Associate | \$ 65.00 per hour |
| • Cad Operator: | \$ 45.00 per hour |
| • Clerical | \$ 35.00 per hour |

Contracts for additional work not outlined in the aforementioned scope shall be presented to owner/owner's representative for approval prior to commencement of such work.

Reimbursables:

*All work products will be submitted electronically. If (CRH) desires hard copies they will be reproduced at the following rate and will be part of the estimated reimbursable allowance.

The following expenses, when incurred in direct connection with the project, will be charged at cost plus 10% - may include but limited to the following:

- 8.5 x 11 prints or copies \$0.10 per sheet
- 8.5 x 14 prints or copies \$0.20 per sheet
- 11 x 17 prints or copies \$0.35 per sheet
- 12 x 18 prints or copies \$0.40 per sheet
- Full size prints \$6.00 per sheet
- Mylar/velum \$10.00 ea.
- Mileage \$0.575 per mile
- Express delivery occurrence \$25.00 each
- Travel Expenses At cost

*The SITES v2 Rating System is intended for use by persons engaged in sustainable land design and development. Since 2006, the Sustainable Sites Initiative has conducted extensive research, worked with panels of experts, and conducted a pilot program to create guidelines and performance benchmarks for sustainable land design and development that can be applied on a site-by-site basis worldwide. This effort resulted in development of the SITES v2 Rating System and Reference Guide.

The SITES v2 Rating System is modeled after and aligned with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System and draws from certain LEED resource materials such as the LEED Reference Guides authored by the U.S. Green Building

Council (USGBC). A SITES v2 Rating System matrix is attached and Reference Guide have been provided to the City.