

**AGENDA**  
**Dallas Center City Council/Tree Board Workshop**  
**May 5, 2020 – 6:00 p.m.**

On March 17, 2020, Iowa Governor Kim Reynolds issued a Proclamation of Disaster Emergency, which among other matters, ordered the prohibition of community gatherings of ten or more people at all locations. The Governor’s supplemental Proclamation of April 27, 2020, extended the restrictions to May 15, 2020. Therefore, an in-person meeting of the City Council is impossible or impractical as contemplated by Iowa Code Section 21.4(1)(b). As permitted by Iowa Code Section 21.8 the joint City Council/Tree Board meeting will be conducted by electronic means. The public is encouraged to access the meeting electronically in the manner specified below.

The meeting will be conducted by Zoom at the following Internet link or telephone numbers:

Join Zoom Meeting

<https://us02web.zoom.us/j/88959198111>

Meeting ID: 889 5919 8111

Or a member of the public may connect to the meeting by telephone using any of the following numbers (the Meeting ID is 889 5919 8111)

1 301 715 8592

1 312 626 6799

1 646 558 8656

1 253 215 8782

1 346 248 7799

1 669 900 9128

Depending on the caller’s long-distance calling plan, long distance charges may apply.

The meeting will originate in the City Hall office at 1502 Walnut Street (which will not be open to the public) at 5:50 p.m.

1. Roll call
2. Action to approve agenda
3. Joint City Council/Tree Board Workshop to review and discuss the Walnut Streetscape RFPs
4. Possible action on Walnut Streetscape RFPs
5. Adjournment

Cindy Riesselman, City Clerk

March 2, 2020

Cindy Riesselman  
City Clerk  
City of Dallas Center  
1502 Walnut Street, PO Box 396  
Dallas Center, IA 50063  
criesselman@dallascenter.com



RE: Professional Services Proposal  
Downtown Streetscape + Green Corridor  
Dallas Center, Iowa

Cindy,

As the City of Dallas Center looks to implement streetscaping designs in its downtown area at the intersections of 13th, 14th, and 15th Streets and develop a Walnut Street Green Corridor, ISG is ready to serve as a committed project partner. As a multi-disciplinary design firm, ISG has provided similar services across Iowa and the Midwest and is prepared to leverage that experience for the City of Dallas Center, its residents, and visitors.

To complete the work requested by the City, ISG will provide the following scope of services.

## DESIGN PHASES

ISG has identified six (6) phases that can be implemented over the next 10-15 years by focusing on specific, real world projects that can be tackled with reasonable budgets and time frames. Each project and phase will include opinions of probable cost based on the 2020 known bid environment, helping the City identify projects it might be able to implement on its own and prioritize phases based on funding availability, public safety, and need. ISG prides itself on crafting solutions that create enjoyable environments and have a positive impact on the community, while also recognizing the day-to-day realities of City operations and maintenance work.

### Approvals + Interactions

ISG will work closely with City officials throughout the design process and host a series of design charrette meetings with key stakeholder groups. Before and after these interactions, ISG will share ideas with the group and continue to solicit feedback throughout all phases of the project. The project team will work alongside the community to implement strategies that yield positive results. ISG encourages the City to undertake this process during the spring and summer months so the areas can be walked without obstruction and increase user participation. In total, the design and public input phase is estimated to take approximately three (3) months, depending on the level of public involvement. Following the design process, ISG will ensure the master plan and designs are reviewed and approved according to City procedures.

### Deliverables

- Opinions of probable costs for each phase
- Scale colored site plan
- Streetscape/site sections and elevations
- Streetscape/site birds eye view
- Streetscape/site perspective views





#### PHASE 1: HERITAGE PARK IMPROVEMENTS (2022-2024)

For improvements to Heritage Park, ISG will deliver the following:

- Work to identify long-term partners for key project components
- Improve wayfinding and directional signage
- Establish trail head parking
- Add events pavilion
- Develop permanent ice rink and sport court space
- Implement bicycle parking and lockers
- Add a bicycle repair station
- Establish next generation tree and plantings palette

#### PHASE 2: DOWNTOWN CORE IMPROVEMENTS (2022-2024)

For improvements to the downtown core, ISG will deliver the following:

- Remove excess paving areas
- Add green infrastructure and soft spaces
- Develop thoughtful and cohesive site furnishings palette
- Improve wayfinding and directional signage
- Establish next generation tree and plantings palette
- Recommend facade and architectural visioning options
- Recommend mural and public art opportunities

#### PHASE 3: GREEN ALLEYWAY + POCKET PARKS IMPROVEMENTS (2022-2024)

For improvements to the green alleyway and pocket parks, ISG will deliver the following:

- Improve stormwater management with permeable pavers
- Add lighting
- Introduce seating and respite areas
- Provide café space
- Improve safety and visibility
- Establish next generation tree and plantings palette

#### PHASE 4: LIBRARY DISTRICT (2025-2027)

For improvements to the library district, ISG will deliver the following:

- Add seating and pathways to host larger events (RAGBRI + RVTV)
- Implement green infrastructure and stormwater capture areas
- Add community garden space
- Incorporate farm-to-table programming to support local restaurants and producers
- Support potential land sale to trail minded business plan (brewery, eatery bike repair or other)
- Establish next generation tree and plantings palette



**PHASE 5: WALNUT STREET GREENWAY CONSERVATION (2025-2027)**

For efforts to enhance the Walnut Street Greenway, ISG will deliver the following:

- Develop roadway diet from Mound Park to Memorial Park
- Add pedestrian connects
- Provide stormwater capture areas
- Add green infrastructure along roadway
- Maintain existing trees and plant materials
- Establish next generation tree and plantings palette

**PHASE 6: MOUND PARK + MEMORIAL PARK IMPROVEMENTS (2027-2030)**

For efforts to enhance Mount Park and Memorial Park, ISG will deliver the following:

- Continue building on the success of previous phases
- Maintain of existing trees and plant materials
- Maintain existing site features
- Establish next generation tree and plantings palette
- Plan for the next 20 years

**CONSTRUCTION COST ESTIMATES**

ISG proposes to provide the scope of services described within this proposal for compensation in accordance with the following schedule:

Phases	Estimated Hard Costs	Estimated Soft Costs
Phase 1: Heritage Park Improvements	\$223,500	\$55,875
Phase 2: Downtown Core Improvements	\$256,500	\$64,125
Phase 3: Green Alleyway + Pocket Parks Improvements	\$445,000	\$111,250
Phase 4: Library District	\$195,000	\$48,750
Phase 5: Walnut Street Greenway Conservation	\$206,500	\$51,625
Phase 6: Mound Park + Memorial Park Improvements	\$310,000	\$77,500

*Estimated soft costs include, but are not limited to, expenses associated with survey, design fees, administrative and legal costs, and geotechnical or other site testings. Budgets for each phase will be adjusted to meet the community's needs as funding becomes available. ISG understands municipal fiscal constraints and that proposed design elements may need to be altered pending funding availability.*



## COMPENSATION

ISG is prepared to deliver a master plan that addresses these six phases for compensation of **\$19,500**.

Anticipated reimbursable expenses such as travel, mileage, and printing are included within the compensation listed above.

## ADDITIONAL SERVICES

ISG's goal for this proposal, like its services, is to be flexible to accommodate the requirements of this project. Upon request, ISG is able to provide a subsequent proposal to assist with any additional professional design and construction phase services that will be necessary to facilitate the implementation of this project as it moves forward.

We appreciate the opportunity to provide a solution tailored to the needs of the City of Dallas Center. On the following pages, ISG has provided more details about its expertise as it relates to this project. Upon acceptance of this proposal, please sign the acknowledgment box below and return a copy to our office. We look forward to providing you with responsive service, a collaborative approach, and timely delivery.

Sincerely,

Nathan Gruver, PLA  
Landscape Architect

5015.243.9143  
Nathan.Gruver@ISGInc.com

**ACKNOWLEDGMENT OF ACCEPTANCE**

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

Title: \_\_\_\_\_

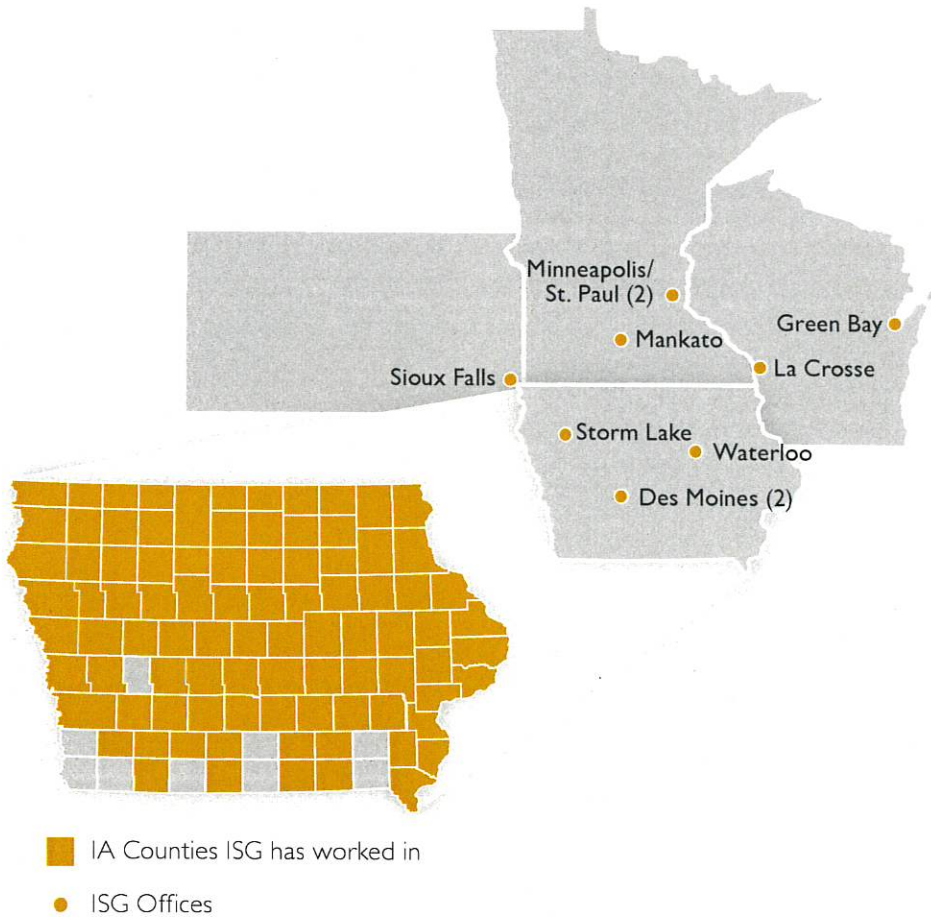
Signature: \_\_\_\_\_

This proposal is valid for 30 days.

# Firm Profile

## TRUE EXPERTISE + WORKING INGENUITY

ISG has a rich history, that extends over 47 years, of building trusting relationships with clients, stakeholders, and the community. As a multi-disciplinary firm that is 100 percent owned by employees, ISG serves numerous markets and fosters strong collaboration between all disciplines, providing clients a diverse knowledge base, high level of creativity, and broad perspective. ISG's business philosophy is centered around building relationships, translating experience across synergistic markets to the advantage of partners, and constantly striving to add value to services by seeking new and creative technologies, professionals, and ideas. ISG's flexibility makes it possible; our focus and innovative solutions make it happen.



### ISG VALUES

**Empathy.** We strive to see things from your perspective, and provide expertise and advice to improve your condition.

**Relationships.** Relationships are at our core. We learn more when we listen, and we deliver better results from those two-way, connected relationships.

**True + Responsive Expertise.** The original, simple foundation to our success dating back to 1973.

**Aspirations.** All of us have them, and they can be different, but as a firm, we are the sum of our collective aspirations.

**Winning.** Winning is the tangible result of being selected, and doing "it" right. Making the basket is where the points are, but doing it repetitively comes from great assist makers. Winning provides inspiration. Inspiration provides results.

**Contextual Design.** We have developed an ISG process to deliver quality solutions that meet or exceed a client's vision. Context is merely taking in all of the factors beyond four walls - site, community, image, goals, future, connectivity, etc.

**Alternative Analysis.** Alternative analysis requires one option to always be what the client asks, but two more that may enhance or alter their way of thinking. It's a unique balance between empathy and expertise, driven by context and the client.

**Better Decisions, Faster.** Develop consensus sooner. Draw a sketch, investigate an idea, and agree before committing big resources on an errant path; we seek to foster a better decisions mentality mindset.

**Agility.** Yesterday can look like today, and today can look like tomorrow, but when you look over the course of 2-5 years, you recognize quickly that things are dynamic, not static. We are dynamic and come with a drive and willingness to focus on what matters most; listening, building trust, investing, developing, designing, and growing.

### THE VALUE OF WORKING WITH ONE FIRM

No sub consultants.

One point of contact.

Maximum accountability and integrity.

#### SERVICES

ISG



Other firms



# Project Experience

## De Smet Master Planning

De Smet, SD

### OVERVIEW

With a historic downtown area in need of redesign to attract visitors and increase livability, ISG worked alongside the City of De Smet to develop a master plan that would make plans to revitalize the area feasible.

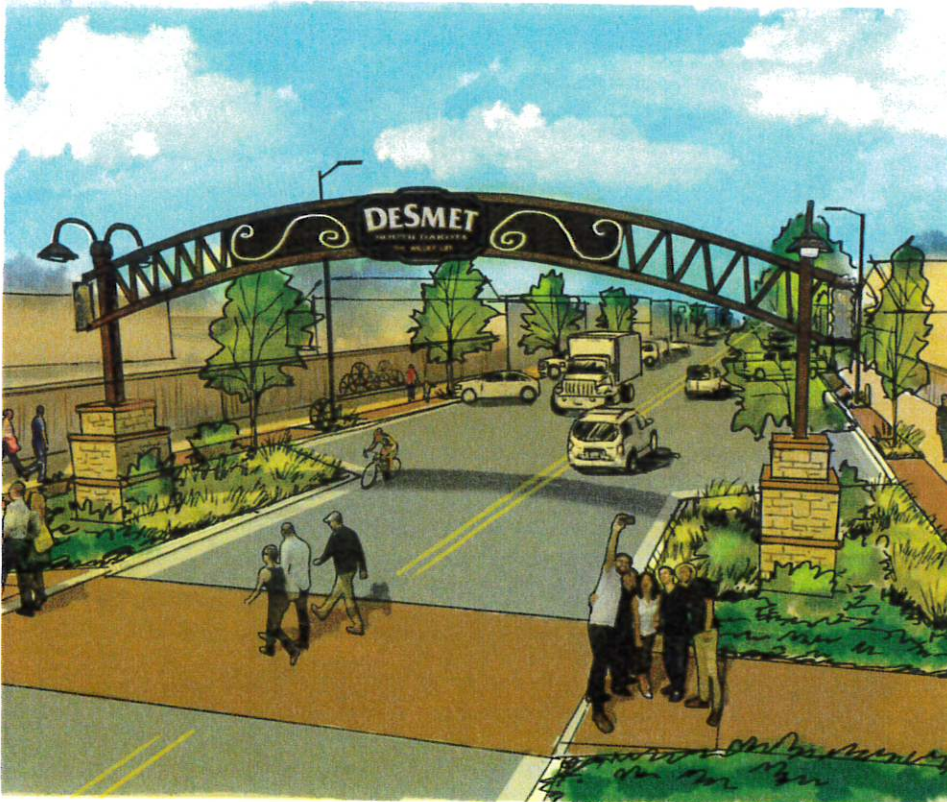
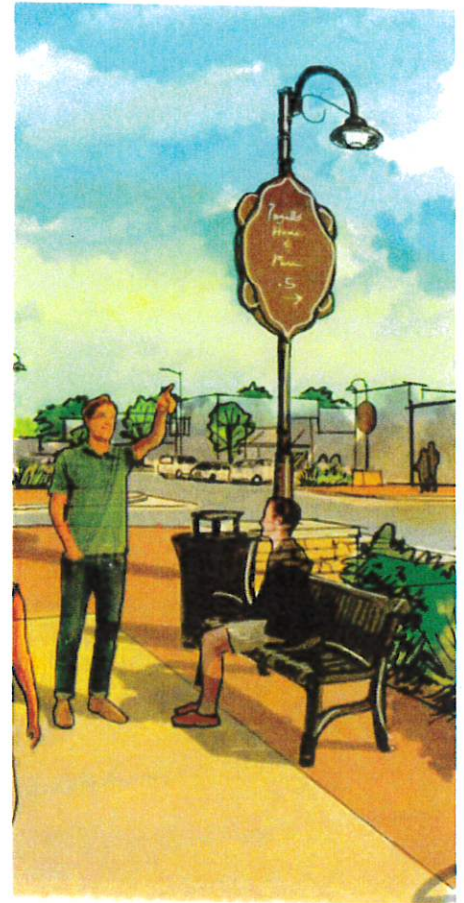
### SOLUTION

ISG worked with the De Smet Task Force to determine three areas of improvement for its historic downtown: enhance the downtown streetscape to provide a safe and enriching destination for the community and visitors, provide a clear and welcoming experience for visitors that directs them to the many amenities within De Smet, and connects the City's recreation amenities through a series of trails and improved walkability throughout its open spaces.

The project team developed a master plan to serve as a guide to provide new ideas for improved community and visitor experience and to guide investments for future development. The master plan provided the task force with a clear inventory and assessment of the existing downtown area, wayfinding signage, and community park conditions in order to determine what resources are present and what items could be added. The plan delivered a roadmap for the community to plan phased improvements and documentation to utilize for fundraising efforts, marketing, and to direct future financial resources.

### FOCAL POINTS

- Drive traffic from local highways and communities to the historic downtown area
- Infrastructure improvements
- Improved livability and user experience
- Community engagement
- Increased connectivity and opportunities for walking and biking



## Humboldt Downtown Revitalization

Humboldt, IA

### OVERVIEW

The Humboldt Downtown Revitalization project combined green infrastructure practices, improved pedestrian experiences, and streetscaping improvements in a four-block stretch to create a welcoming and sustainable downtown core. This project was a multi-year process, beginning in 2017 when the City partnered with Iowa's Living Roadways to complete a Community Visioning assessment. Following this assessment, ISG worked closely with residents, stakeholder groups, and City staff on prioritizing the goals identified in the visioning process and creating and refining designs focused on improving the pedestrian experience and introducing green infrastructure into the streetscape.

### SOLUTION

Throughout the design process, ISG utilized various community engagement techniques to solicit input, while also integrating drone, visualization, and videography technologies to create graphic representations of the design concepts. These videos gave the community an opportunity to envision how they would interact with the proposed downtown improvements. Additionally, ISG conducted a downtown traffic and parking study to analyze current needs and patterns and identify potential improvements to enhance pedestrian accessibility and safety. Recognizing hurdles cities typically encounter in successfully implementing pedestrian improvements and stormwater practices, City staff and ISG worked closely together during the design process to test proposed designs and verify existing City equipment and practices could be used to maintain the improvements.

Key design elements focused on the pedestrian experience included alterations to the roadway configuration to improve safety and walkability, introducing bike racks and other site furnishings to accommodate varied transportation methods, adding stop signs and other traffic control measures, and repurposing seldom used parking spaces for pedestrian enhancements. The final design also incorporated multiple stormwater management practices like native plantings, soil quality restoration, curb cuts, and stormwater harvesting areas. These stormwater practices combined with pedestrian improvements create a revitalized downtown space that is collectively envisioned, environmentally responsible, and inviting to all users.



### FOCAL POINTS

- Traffic study
- Streetscaping
- Building facade improvements
- Comprehensive master plan
- Construction administration services
- On-going city engineering services

### CHECK IT OUT!



[bit.ly/ISG\\_Humboldt](https://bit.ly/ISG_Humboldt)







I really do think this investment in what we're doing now is going to pay off in the 60 Main Street project and other projects downtown.



— MARK PETERSON,  
MAYOR,  
CITY OF WINONA

## Winona Downtown Strategic Plan

*Winona, MN*

### OVERVIEW

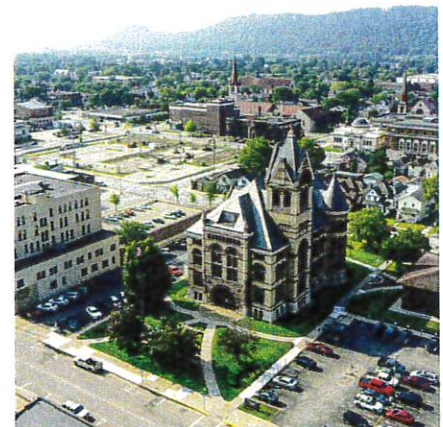
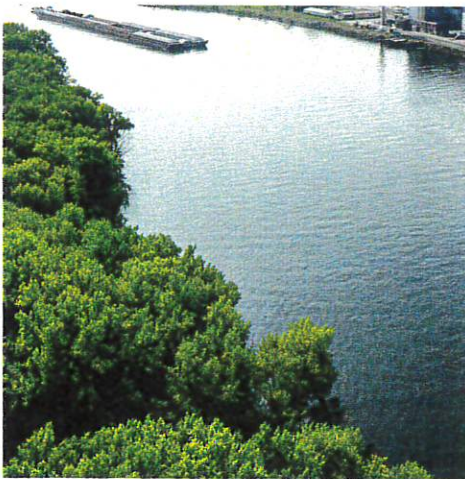
ISG has worked with the City to plan 20+ projects focused on economic development, workforce, connectivity, multi-modal transportation, revitalization, education, safety, and sustainability.

### SOLUTION

Passion is generally derived from an intimate, direct connection, and ISG has continually been involved in projects that positively impact the City of Winona and its citizens. Efforts have included master planning efforts and individual studies, both with public and private partnerships in mind. From transformative improvements to the City's historic Levee Park and Main Street district to planning efforts that create a strategic resource for the revitalization and preservation of outdoor community assets, ISG's work in Winona has been both dynamic and impactful.

### FOCAL POINTS

- Master planning
- Individual studies
- Private and public partnerships
- Preservation of outdoor assets



## Sioux City Promenade

Sioux City, IA

### OVERVIEW

The product of collaboration across multiple stakeholder groups, including the Iowa Department of Agriculture and Land Stewardship (IDALS) Urban Conservationists, City staff, local businesses, and various project partners, the Sioux City Promenade improvement reflects the interdependence of social, natural, and built environments. And, the positive impacts collaboration and unconventional revitalization solutions can have on local community life.

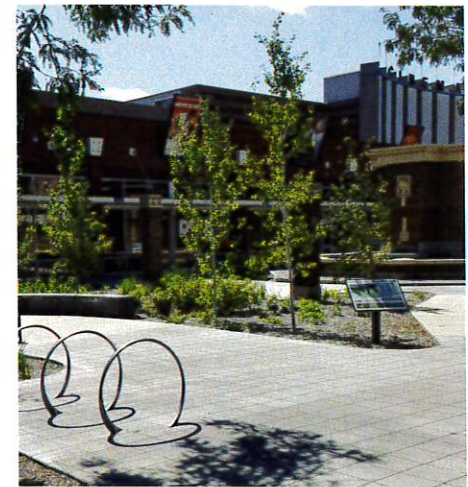
### SOLUTION

Situated along historic 4th Street in the heart of downtown Sioux City, Iowa, the Promenade is a public space adjacent to the local movie theatre and Sioux City Convention Center, and surrounded by nearby coffee shops, bars, and restaurants. In 2016, the City set out to find a design and engineering partner to help address these compounding issues, and to take proactive actions to preserve the still wildly popular Promenade. The City and ISG proudly opened a revitalized Sioux City Promenade to the public the following fall - a Promenade that offers enhanced educational, environmental sustainability, and pedestrian opportunities using easy-to-implement yet unconventional urban renewal site and system improvement strategies.

In addition to replacing the Promenade's concrete and aging pavers with standard and colored concrete patterns, improvements also added a new native planting plan, modern site furnishings, a concrete seating wall, and 50% increase in total greenspace. Together, this renewed outdoor space allows visitors to take part in more active and healthy lifestyles, with designs that create a sense of place not captured elsewhere in the community. A key element of these efforts was to preserve the Historic Roth Fountain, which now serves as a centerpiece. To do so, the updated Promenade was restructured to promote pedestrian versus vehicular traffic, allowing it to be a dedicated space to travel through, stop and relax, have conversations, experience community events, or enjoy lunch with a view.

Approximately 50% of the paved surface area in the existing Promenade was removed to incorporate bioretention cells, green space, and soil quality restoration. Called "multi-functional urban greenspaces," these designs are literally green in that they introduce more natural landscapes, tree, and plant species to the area, and that they also leverage naturally occurring biological processes to reduce erosion and water pollution during rain events.

The Promenade's high pedestrian traffic created the perfect opportunity to promote the innovative stormwater management solutions implemented across the site. Following project completion, a stormwater demonstration event presented to the community showcased how the new stormwater infrastructure and permeable surface manages rainfall, run-off, and roof drainage. Today, newly installed permanent signage provides educational components within the site to inform visitors of the purpose and benefits of sustainable urban design practices.



### FOCAL POINTS

- Concrete and aging pavers
- Native planting plan
- Modern site furnishings
- Bioretention cells
- Soil quality restoration
- Innovative stormwater management
- 1,000 Friends of Iowa Best Development Award



Check it out!

[youtu.be/dpQQ9Xhl\\_b0](https://youtu.be/dpQQ9Xhl_b0)



## Kingsley Permeable Pavers

Kingsley, IA

ISG led the funding, planning, and design of a permeable paver system for the City of Kingsley. The system was placed in an alley that receives substantial runoff during rainfall and allows rainwater to soak through the gaps between the pavers into a rock chamber below, allowing sediment and pollutants to filter out of the water, while also reducing the peak stormwater runoff rate. ISG assisted the City in securing funding from the Iowa State Revolving Fund (SRF) and Water Resource Restoration Sponsored Projects program. These sponsored projects are funded by an interest rate reduction on an existing cleanwater SRF loan to fund the installation of stormwater Best Management Practices (BMPs). In this case, the City contributed to the project to ensure it was able to get the full alley completed.

### FOCAL POINTS

*22,000 gallons of water storage volume provided by rock layers and paver void spaces*

*500+ tons of aggregate (117 tons filter, 229 tons storage)*

*Eliminated soil erosion that was occurring in the alley prior to the permeable paver system*

*Community Stewardship Award, Iowa ASLA*



## Algona Tree Trenches

Algona, IA

### OVERVIEW

ISG has partnered with the City of Algona to implement green infrastructure by using state programs dedicated to water quality improvements and local dollars. These improvements include tree trenches, permeable pavement solutions, and a constructed wetland to mitigate ongoing stormwater runoff issues. The scope of this project includes the preparation of design and bidding documents, as well as construction services.

### FOCAL POINTS

Partly funded through grants from the SRF and the IDALS Water Quality Initiative Urban Conservation Program

Permeable pavers

Native plants and trees

Water storage

1,000 Friends of Iowa Award  
Best Development Award



## Eagle Grove Downtown Revitalization

Eagle Grove, IA

### OVERVIEW

ISG is working with the City of Eagle Grove on a number of projects, including downtown revitalization efforts. The projects involve facade revitalization of buildings in the downtown area, as well as streetscaping enhancements that better connect residents and visitors to businesses. These enhancements include the implementation of permeable pavements street parking, soil quality restoration, and bioretention areas. ISG has worked alongside City leaders to optimize funding opportunities, helping to develop a timeline for the City to ensure plans and schedules best utilize grant dollars.

### FOCAL POINTS

Permeable pavers for responsible stormwater management

Soil quality restoration

Bioretention areas utilizing native plantings and trees

Funding from a variety of sources, including State Revolving Fund (SRF) Sponsored Projects program, CDBG Downtown Revitalization and Opportunities and Imminent Threats funds, and local dollars

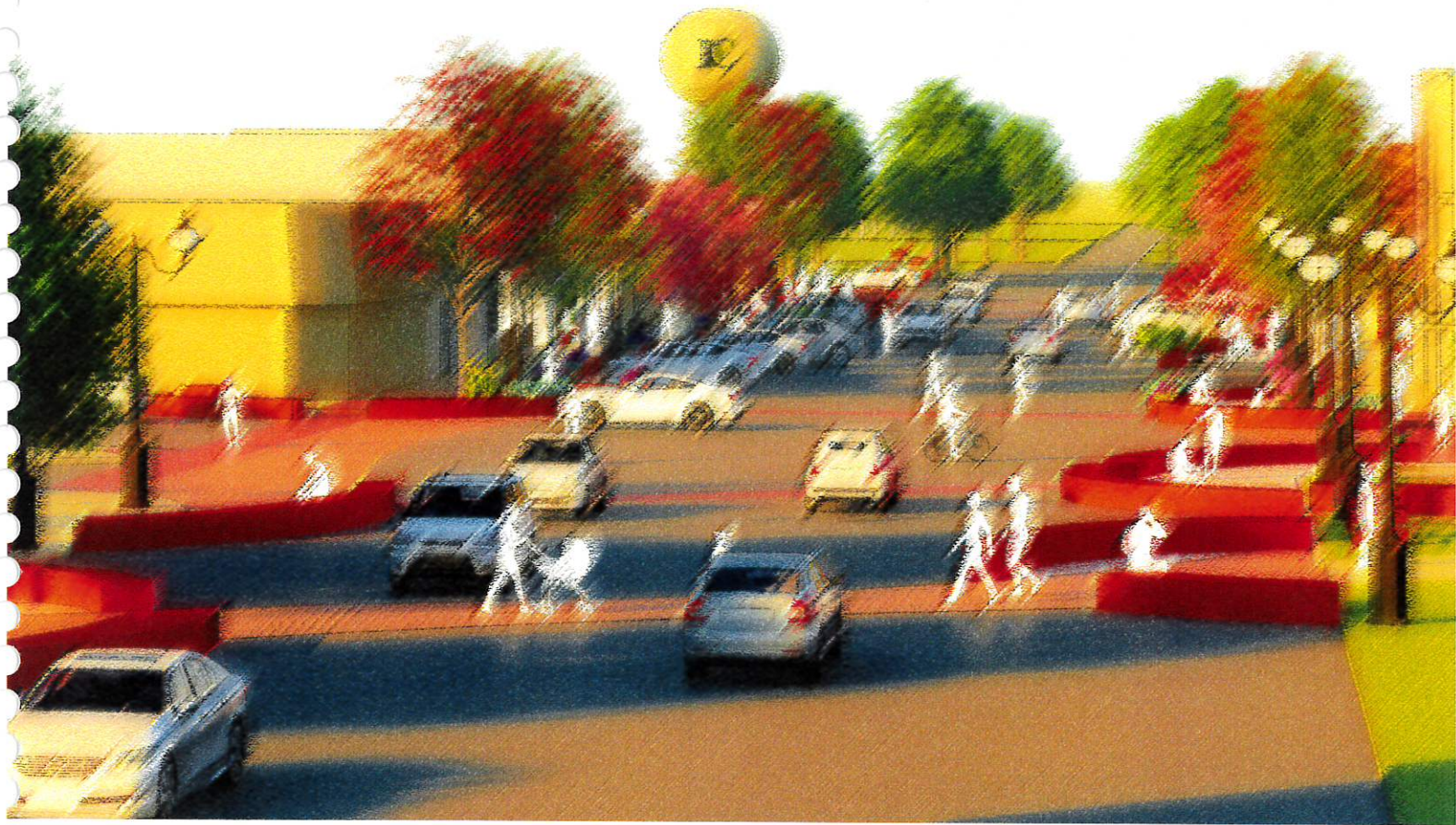
# Hourly Rates

## EMPLOYEE TYPE      HOURLY RATE

<u>Administrative</u>	
I - IV	\$66-124
<u>Architect</u>	
I - Senior	\$109-190
<u>Architectural Designer</u>	
I - Senior	\$100-142
<u>Business Developer</u>	
I - Senior	\$124-180
<u>Business Writer</u>	
I - Senior	\$93-103
<u>Civil Engineer</u>	
I - Senior	\$123-190
<u>Civil Designer</u>	
I - Senior	\$96-138
<u>Community Resource Planner</u>	
I - Senior	\$112-165
<u>Construction Administrator</u>	
I - Senior	\$99-140
<u>Electrical Engineer</u>	
I - Senior	\$121-190
<u>Electrical Designer</u>	
I - Senior	\$99-179
<u>Environmental Scientist/Engineer/Specialist</u>	
I - Senior	\$109-170
<u>GIS Specialist</u>	
I - Senior	\$109-169
<u>Graphic Designer</u>	
I - Senior	\$88-108
<u>IT Specialist</u>	
I - Senior	\$108-160
<u>Interior Designer</u>	
I - Senior	\$110-190
<u>Land Surveyor</u>	
I - Senior	\$101-180
<u>Land Survey Specialist</u>	
I - Senior	\$91-136

## EMPLOYEE TYPE      HOURLY RATE

<u>Landscape Architect</u>	
I - Senior	\$117-187
<u>Landscape Designer</u>	
I - Senior	\$102-139
<u>Marketing Consultant/Specialist</u>	
I - Senior	\$103-160
<u>Mechanical Engineer</u>	
I - Senior	\$121-190
<u>Mechanical Designer</u>	
I - Senior	\$99-136
<u>Project Coordinator</u>	
I - IV	\$111-145
<u>Project Manager</u>	
I - Senior	\$124-181
<u>Senior Finance Consultant</u>	
	\$160
<u>Structural Engineer</u>	
I - Senior	\$118-190
<u>Technical Writer</u>	
I - Senior	\$124-139
<u>Visualization Specialist</u>	
I - Senior	\$145-168
<u>Videographer</u>	
	\$124
<u>Equipment Expenses</u>	
3D Laser Scanner	\$63
All-Terrain Vehicle	\$25
Drone	\$125
Mapping Grade GPS	\$19
Survey Grade GPS/Robotics	\$56
Traffic Counter	\$11
Mileage is billed at the IRS allowable rate	
Consultant subcontracts are billed at cost +10%	



Request for Proposals:

# DOWNTOWN STREETScape AND GREEN CORRIDOR DESIGN AND FACILITATION

Prepared for:  
**The City of Dallas Center**  
1502 Walnut Street  
Dallas Center, IA 50063



Prepared by:  
**Jeffrey L. Bruce & Company**  
300 4th Street  
West Des Moines, Iowa 50265  
515-778-8397



Dated:  
March 2, 2020

# Proposal Table of Contents

- Letter of Interest ..... 1
- Consultant Profile ..... 2
- Project Team Qualifications ..... 3-10
  - Team Member Resumes ..... 3-4
  - Communication Path and Organizational Flow Chart ..... 5
  - Client References ..... 5
  - Relevant Projects ..... 6-12
- Scope of Services and Project Approach ..... 13-16
- Estimate of Professional Fees ..... 17
- Opinion of Project Phasing and Construction Costs ..... 19
- Proposed Project Timeline ..... 20-21



March 2, 2020

Cindy Riesselman, City Clerk  
City of Dallas Center  
1502 Walnut Street  
Dallas Center, IA 50063

Re: Downtown Streetscape and Green Corridor Design and Facilitation  
Dallas Center, Iowa

Dear Cindy,

We at Jeffrey L. Bruce & Company, LLC (JBC) are pleased to have the opportunity to help shape the future of Dallas Center's Downtown business district/Walnut Street corridor. Based on our recent discussions and understanding of this project, JBC is pleased to offer the following proposal for a scope of services to provide the City of Dallas Center with professional streetscape design master planning, design concept visualizations, stakeholder facilitation, and grant application assistance services for the Downtown Streetscape and Green Corridor Project in Dallas Center, IA. This proposal is an estimate of landscape architectural and engineering consultant service fees.

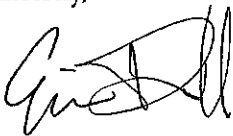
JBC, along with Pelds Design, offers our collective and dedicated efforts combined with practical experience and knowledge of local systems. We strive to bring the City of Dallas Center and local stakeholders an exciting and representative approach to project design and implementation.

We have taken the opportunity to develop the following scope of services based upon the information gathered from our meeting with your office and believe the following work provides the City of Dallas Center, business owners, and community stakeholders with the detailed information needed for design and budgeting decisions. Fees for each of the tasks described in this proposal have been provided. Please review the information provided herein and let us know if you have any questions.

We believe with our extensive experience in community-involved facilitation, streetscape planning and design, project phasing and implementation, and high-end graphic production provides the most knowledgeable and dedicated design team for the Downtown Dallas Center Streetscape Project. We welcome the opportunity to be an extension of Dallas Center's leadership and council in bringing a high-quality, state-of-the-art streetscape vision to this exciting and tremendous project.

Thank you for your consideration.

Sincerely,



Eric Doll, PLA, ASLA  
Senior Landscape Architect  
Jeffrey L. Bruce & Company, LLC  
300 4th Street  
West Des Moines, IA 50265  
p: 515-778-8397  
f: 816-842-8885  
edoll@jlbruce.com



Daniel Willrich, AIA  
Director of Architecture  
Pelds Design Services  
2323 Dixon Street  
Des Moines, IA 50316  
p: 515-777-2548  
daniel@pelds.com



## Consultant Profile

Jeffrey L. Bruce & Company is pleased to highlight our extensive and pertinent qualifications for the Downtown Streetscape and Green Corridor Project in Dallas Center. You will find that our practice is one-of-a-kind with regards to the services we offer and our commitment toward successful project completion. Being located in West Des Moines, we are able to arrive in Dallas Center with a short drive. Furthermore, our consulting track-record in dozens of rural communities across Iowa is unmatched and we pride ourselves with outstanding service and communication on projects of every shape and size.

Our firm's experience in urban streetscape assessment and design, community-involved project facilitation, 'green-streets' planning and implementation, and landscape master planning is a result of the company's commitment to high quality landscape developments. The many components of our urban landscapes are exceedingly complex systems. JBC weaves an understanding of these complex systems with social and environmental fabrics for landscapes across the nation and locally on projects such as:

- Onawa Downtown Streetscape Master Plan, Onawa, IA
- CDBG Westside Neighborhood Green Infrastructure Streetscape, Mapleton, IA
- College Drive Streetscape Master Plan, Decorah, IA
- University of Kansas - Jayhawk Boulevard Complete Street, Lawrence, KS
- Iowa's Living Roadways Community Visioning Program, Numerous Communities Across Iowa
- Leon Downtown Streetscape Master Plan, Leon, IA

We are pleased to introduce our collaborative team to you, which includes Pelds Design Services of Des Moines, IA to assist with the technical components regarding site surveying, civil engineering and utilities along the Walnut Street corridor. Pelds' key staffer, Daniel Willrich has an abundance of local knowledge and experience regarding design and community initiatives in Dallas Center. As a local resident, Daniel has a vested interest in this project, as his family will enjoy the fruits of this effort for many years to come.



## Project Team Qualifications



### Eric A. Doll, PLA, ASLA Senior Landscape Architect

Mr. Doll is a senior landscape architect with eight years of experience in streetscape planning, landscape design, and community engagement on projects of all sizes throughout the Iowa. With a strong background in complete streets, master planning and design facilitation, and digital media, Eric has worked on various project types from schematic design to construction documentation and grant administration. Many projects Eric works on in smaller communities, giving him a broad base of knowledge and experience for unique landscapes and cultures. Mr. Doll has worked extensively on community park and trail design, planting design, and community/client meeting facilitation of various institutional, commercial, and municipal projects in Iowa.

Managing our Iowa Office, Mr. Doll has a strong interest in sustainable community design and is actively involved in the local IA-ASLA Chapter. An advocate for community health, green infrastructure, and environmental quality, Mr. Doll has been pushing the envelope with his design approach in Midwestern rural communities.

#### Job Classification

Project-level and program-level streetscape planning design and graphic/visual production. Responsible for deadlines and deliverables, facilitation and coordination of meetings with the project stakeholders, and streetscape research and design. Eric will be the primary point-of-contact for all matters dealing with the services and activities through the duration of this project.

#### Relative Project Experience

Downtown Onawa Streetscape Master Plan, Onawa, IA  
Westside Neighborhood Streetscape Stormwater Infrastructure (CDBG), Mapleton, IA  
College Drive Streetscape Master Plan, Decorah, IA  
City of West Des Moines - Holiday Park Way-finding and Signage, West Des Moines, IA  
Downtown Leon Streetscape Master Plan, Leon, IA  
Heivly Street Corridor Redevelopment, Decorah, IA  
University of Kansas - Jayhawk Boulevard Streetscape, Lawrence, KS  
Iowa's Living Roadways Community Visioning Program, Numerous Communities across Iowa



#### Education

Iowa State University  
BLA, 2012  
Minor in Horticulture  
Emphasis in Soil Science

#### Registrations

Registered Landscape Architect:  
Iowa - 00682

#### Affiliations

Iowa Chapter - ASLA  
Vice-President, Friends of West Des  
Moines Parks and Recreation

### David Stokes, PLA, ASLA, ASIC Principal Landscape Architect

Mr. Stokes is a principal landscape architect with 22 years of experience in streetscape planning/design, green infrastructure, urban design, and resource based planning on projects of all sizes throughout the United States. Prior to joining Jeffrey L. Bruce & Company, he worked as an associate landscape architect for a landscape architectural planning and design firm for three years. During his time there, his roles were primarily recreational planning, trails and greenway planning/design, facilitating public input and stakeholder meetings, regional planning, streetscape planning/design, and cultural/environmental assessments.

David has also worked extensively with clients ranging from larger cities to small communities on sustainability master planning, conceptual site design, design development, green roof and green infrastructure design, subdrainage and stormwater management design, water resource management, construction documentation and construction administration.

#### Job Classification

Design/project production oversight for guidelines and recommendations outlined in the Master Plan. Responsibilities include integration of cultural and historical attributes into the project work. Dave will bring a strong focus on complete streets and green infrastructure for the project.

#### Relative Project Experience

Westside Neighborhood Streetscape Stormwater Infrastructure (CDBG), Mapleton, IA  
University of Kansas - Jayhawk Boulevard Complete Street, Lawrence, KS  
St. Mary's Church Campus Master Plan, Dubuque, IA  
City of Winterset Streetscape Master Plan, Winterset, IA  
Washington University Medical Center Streetscape Design, St. Louis, MO  
Four Mounds Landscape Assessment, Dubuque, IA  
College Drive Streetscape Master Plan, Decorah, IA



#### Education

Iowa State University  
BLA, 1998

Loras College  
Psychology, 1993-1995

#### Affiliations

ASLA, LAPAC, PGASLA,  
USGBC, ASIC

#### Registrations

Certified Landscape Architect:  
Iowa, Kansas, Missouri

## Project Team Qualifications



### Daniel Willrich, AIA, LEED AP Director of Architecture

Daniel is an Iowa native, and has over 20 years of experience in the design and construction industry. Daniel began his career immediately after graduation at a general practice firm in West Des Moines. He provided design expertise and project leadership on several notable projects in Iowa such as Wells Fargo Project Homebase at 7001 Westown Parkway, Wells Fargo West Des Moines Campus near Jordan Creek Mall, and The Pomerantz Center on the University of Iowa Campus.

Daniel's background in both the consultant and corporate roles on projects gives him a unique perspective to any project. He understands the position of the owner and uses that understanding as a consultant when considering decisions and recommendations for the project.

#### Job Classification

Daniel has an abundance of local knowledge and experience regarding design and community initiatives in Dallas Center. As a local resident, Daniel's role in the project is to provide a realistic and appropriate approach to design intervention on all aspects of the project.

#### Relative Project Experience

Dallas Center Library Expansion  
Underground Magnetics Office Building  
Wells Fargo Project Homebase, West Des Moines, Iowa  
Nationwide Corporate Interiors, Des Moines, Iowa  
Wells Fargo West Des Moines Campus, West Des Moines, Iowa

#### Community Involvement

City of Dallas Center, Planning and Zoning Commissioner  
Former Mayor, City of Dallas Center  
Former Council Member, City of Dallas Center  
Former Member, Dallas Center Library of Tomorrow Committee  
Building Committee Member, Dallas Center First Presbyterian Church



#### Education

Iowa State University  
BS Architecture, 1997

#### Registrations

Registered Architect: Iowa

#### Affiliations

American Institute of Architects  
LEED AP

### Wally Pelds, PE, PLS President

Wally is a native of Iowa and has over 35 years of experience in the civil engineering and surveying business. Wally began his career in civil engineering and surveying at the age of 12 while working in the field for his father. His early years in the business were 14 hour days running a transit and driving surveying stakes on projects around Iowa. By the time he was 20, Wally was running a survey crew and starting to assist in the design of projects. As his experience designing projects grew, he enrolled at Iowa State to get his degree in Civil Engineering.

In 2002, Wally's father and company founder, Leo Pelds, "retired" and left the company to Wally and his younger brother and sister. Today, Wally leads the Pelds Engineering team as President and CEO of the firm.

#### Job Classification

Responsible for all survey and civil engineering design within the project such as street, storm sewer, and traffic engineering.

#### Relative Project Experience

Various Casey's stores  
Brownstones on Grand  
Greenbrier Dam  
ISU north facilities parking lot, investigative utility locates  
Highway 5 landslide stabilization near Hartford, Iowa



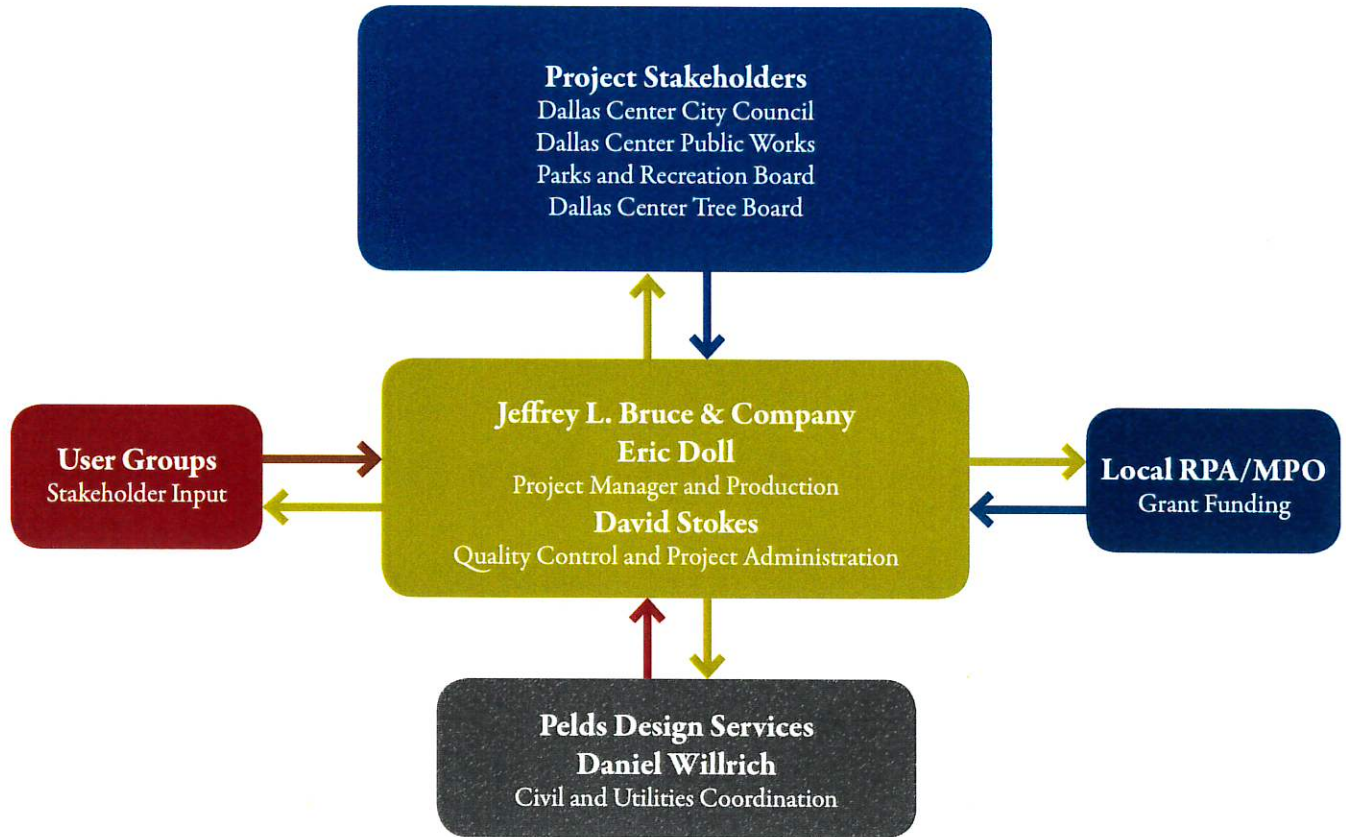
#### Education

Iowa State University  
BS Civil Engineering, 1997

#### Registrations

Registered Engineer: Iowa  
Professional Land Surveyor: Iowa

# Communication Path and Organizational Flow Chart

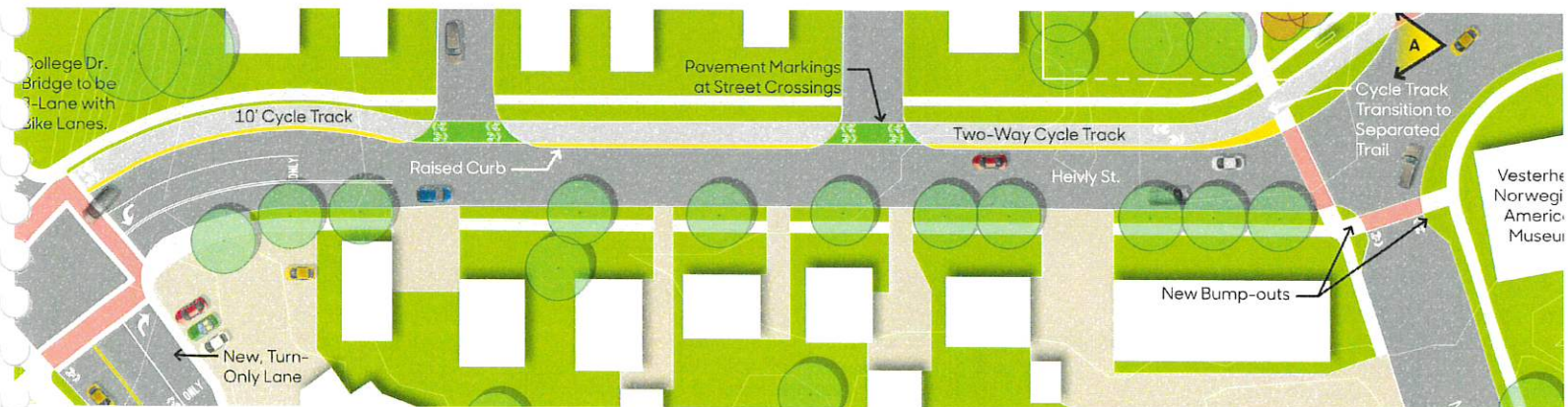


## Client References

**David Sadler**  
 Superintendent of Parks  
 City of West Des Moines  
 4200 Mills Civic Parkway  
 West Des Moines, IA 50265  
 Office: 515-222-3456  
 Email: David.sadler@wdm.iowa.gov

**Julia Badenhop**  
 Director of Iowa's Living Roadways  
 Community Visioning Program  
 ISU Extension and Outreach  
 Professor of Landscape Architecture,  
 Iowa State University  
 Office: 515-294-3007  
 Mobile: 515-509-3271  
 Email: jmb@iastate.edu

**Clinton C. Weaver**  
 Director of Economic Development  
 City of Onawa  
 1025 8th Street  
 Onawa, IA 51040  
 Office: 712-420-0946  
 Email: cweaver@onawa.com



Heivly Street Bicycle Master Plan, Decorah, IA

## Relevant Project Experience

In 2019, JBC worked closely with the City of Onawa Public Works, the Economic Development Director and the Main Street Committee to provide a comprehensive downtown streetscape master plan.

Known for having one of the widest main streets in the United States, and being bisected by a 4-lane state highway, Downtown Onawa has a long list of challenges regarding stormwater, accessibility, and safety.

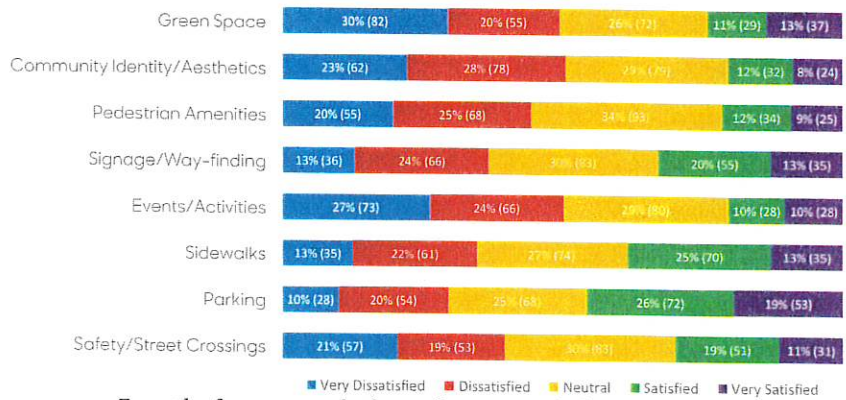
JBC provided a detailed vision for frontage road renovations, intersection bumpouts, decorative pavements, parking, pedestrian street furnishings, street trees and floral plantings, way-finding signage, and stormwater improvements with vivid analysis and proposed streetscape graphic visualizations.

Services provided included: community engagement workshops, design charrettes, 3D visualization, video graphics, cost estimation, implementation and phasing guidelines, grant application assistance and council presentations.

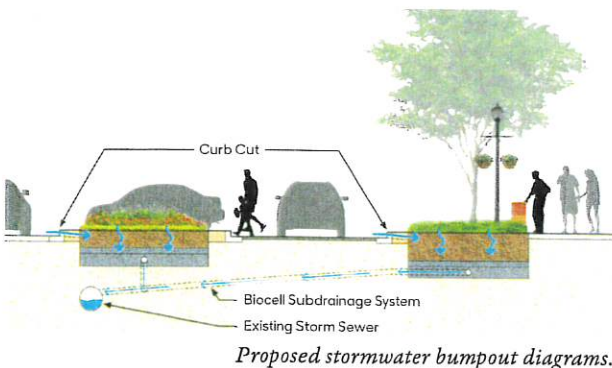
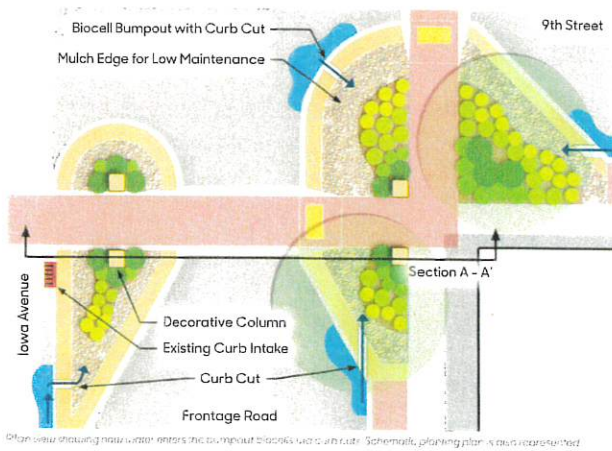
## Downtown Onawa Streetscape Master Plan Onawa, Iowa



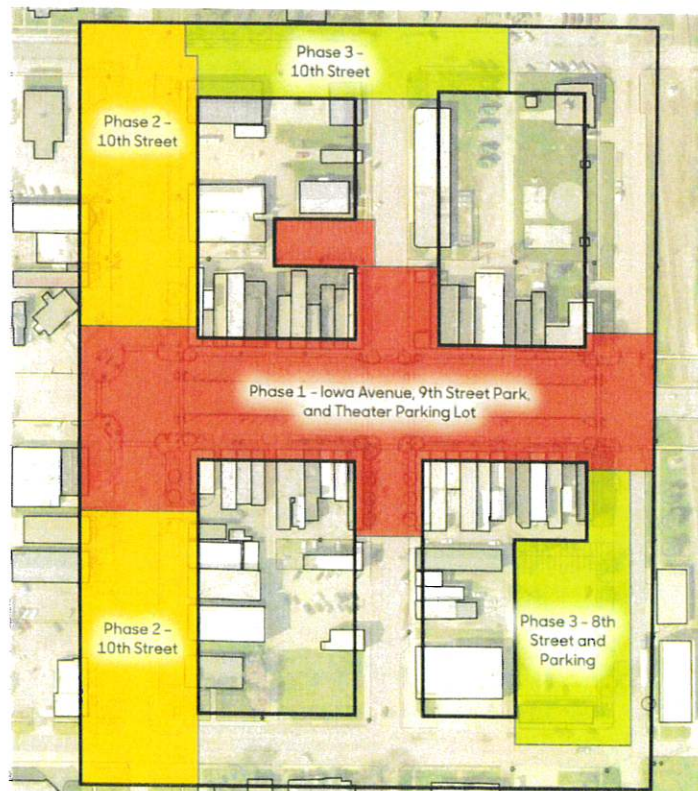
Scene from a public engagement workshop, Onawa, IA



Example of response results from online survey which received over 200 responses.



Proposed stormwater bumpout diagrams.



Phasing diagram.



# CDBG Westside Neighborhood Green Infrastructure Streetscape

## Mapleton, Iowa

Jeffrey L. Bruce & Company (JBC) was hired by the City of Mapleton to perform comprehensive landscape architectural services for their under-served Westside Neighborhood that was razed by a EF-3 tornado in 2011. The project site included city-owned streetscapes over a 14 block area that receives a majority of the stormwater runoff from the community.

Funded by a Community Development Block Grant, JBC provided grant administration services and worked closely with the Iowa Economic Development Authority and the Iowa DNR to ensure a successful project that conforms to the Statewide Urban Design and Specifications protocol. Through careful planning and design, the installed streetscape BMPs are able to treat nearly 300,000 gallons of stormwater during a rain event by means of sediment trapping, filtration, and subsurface storage.

### Team Members

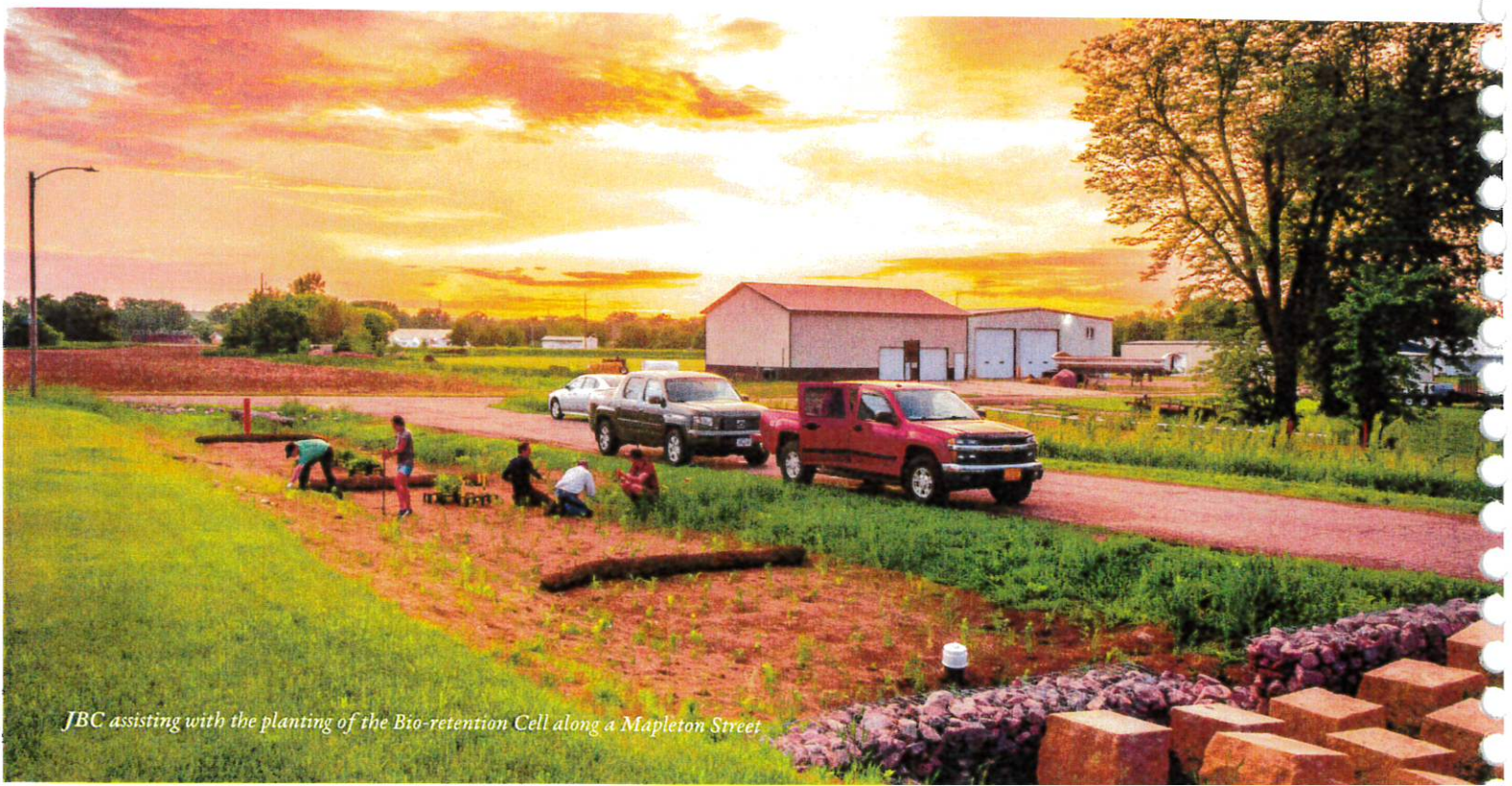
Senior Landscape Architect: David Stokes  
Project Landscape Architect: Eric Doll

### Construction Value

\$600,000

### Client Reference

Marie Whiteing  
Mapleton Community Development Corporation  
712-880-1288  
whiteing@longlines.com



*JBC assisting with the planting of the Bio-retention Cell along a Mapleton Street*

# University of Kansas - Jayhawk Boulevard Streetscape Lawrence, Kansas

The University of Kansas, located in Lawrence, Kansas has undergone renovations to the historic corridor of Jayhawk Boulevard. Jeffrey L. Bruce & Company provided Landscape Architectural services with designs of the subdrainage systems, soils engineering, Best Management Practices (BMP) systems, and planting designs along the Phase 2 portion of Jayhawk Boulevard.

Jayhawk Boulevard Phase 2 is a historic landscape restoration dealing with the delicacies of implementing new sustainable technologies within a cultural historic district.

Shallow bedrock and intense utilities throughout the corridor created complications for the design team and tight construction schedule.

#### Team Members

Senior Landscape Architect: David Stokes  
Project Landscape Architect: Eric Doll

#### Project Design Fees

\$38,000

#### Construction Value

\$420,000

#### Client Reference

Tom Waechter  
Director of Capital Planning  
University of Kansas  
785-864-7299  
waechter@ku.edu

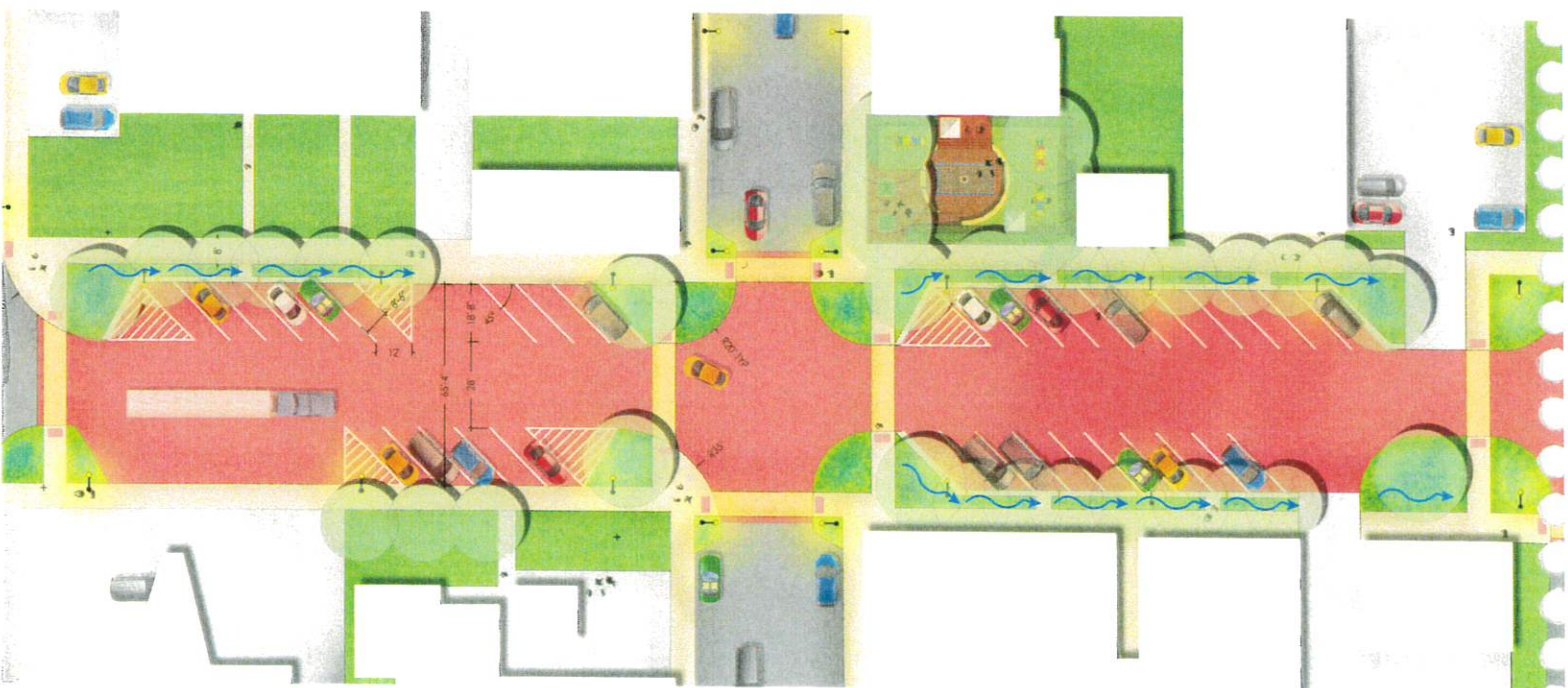




# Downtown Leon Streetscape Master Plan

*Leon, Iowa*

JBC worked closely with the City of Leon to provide a detailed set of schematic visualizations to assist them in their pursuit of grant funding. Leon's Main Street currently has a great variety of shops, cafes, and community resources. However, the area of Main Street that flanks the west side of the courthouse is in need of a more unified appearance. Lengthy pedestrian crosswalks, inaccessible curbside entry, problematic paving, and drainage issues create an unfriendly downtown streetscape. Shortening pedestrian crosswalk distances and improving universal access will dramatically enhance the town square. JBC incorporated the use of Best Management Practices in the proposed bumpouts. These BMPs will mitigate stormwater issues and provide more vegetation throughout the town square.

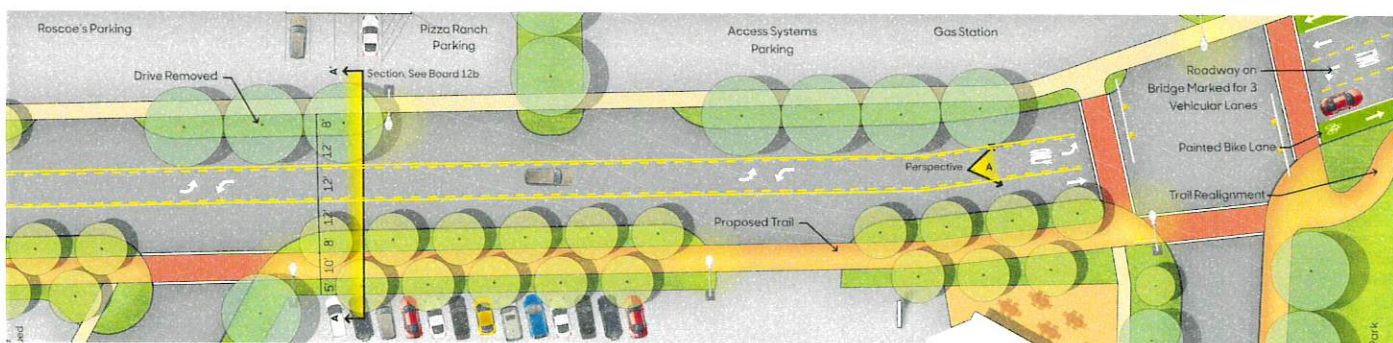
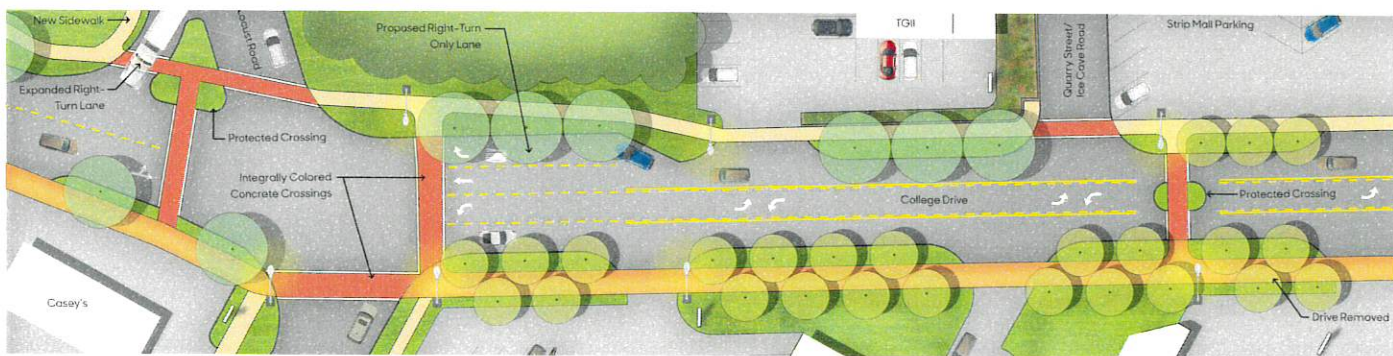
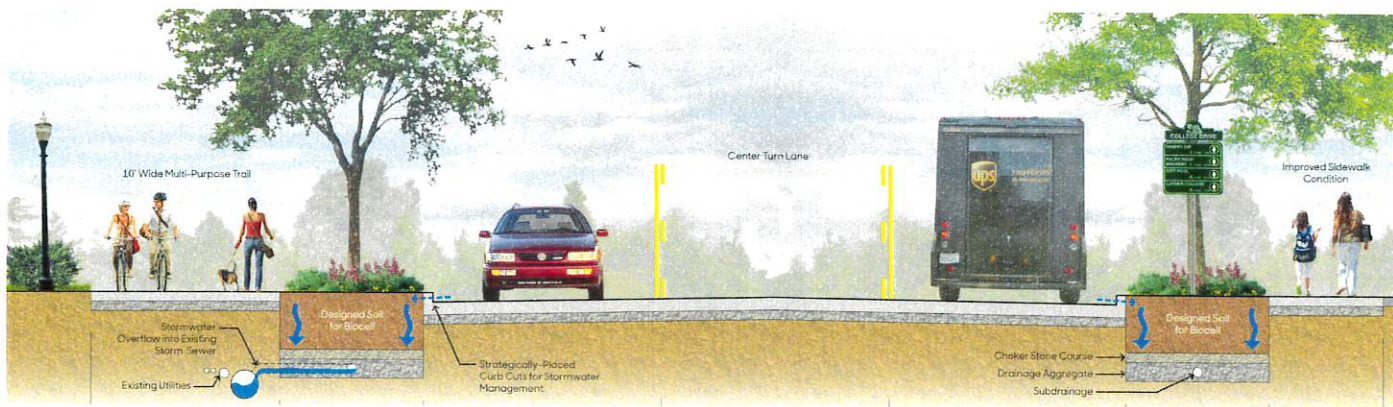


# College Drive and Heively Streetscape Master Plans

## Decorah, Iowa

JBC assisted the City of Decorah with the facilitation of community focus group and design workshops concerning complete street transportation improvements to a few of the major corridors in town.

Working closely with a wide array of community stakeholders including the Public Works and Street Division, Parks and Recreation, and the Tree Board, JBC master planned the complex qualities of College Drive and Heively Streetscapes. Multimodal transportation and sustainable bicycle infrastructure were key drivers to help the community visualize the multi-faceted design approach.



# Iowa's Living Roadways Community Visioning Program

*Numerous Communities across Iowa*

For the past 9 years JBC has participated as design consultant in the Iowa's Living Roadways Community Visioning Program. This program is exclusive to communities with 10,000 and fewer residents and provides them with comprehensive transportation planning and design. The program has four distinct phases:

1. Program Initiation
2. Needs Assessment and Goal Setting
3. Charrette Workshop and Schematic Design
4. Implementation and Sustained Action Strategies

Through this process, JBC has facilitated and conducted a series of community design workshops and multi-day charrettes to document goals, expectations, and values identified by each community's steering committee and stakeholders. JBC developed community improvement design concepts based on feedback from community goals and expectations. Working closely with the Iowa Department of Transportation and Iowa State University, JBC has pioneered the successful integration of Complete Streets and green infrastructure into the program.

- |                  |              |
|------------------|--------------|
| Carson, IA       | Mapleton, IA |
| Corning, IA      | Monona, IA   |
| Clarion, IA      | Moville, IA  |
| Clarksville, IA  | Onawa, IA    |
| Decorah, IA      | Rockford, IA |
| Elkader, IA      | Scranton, IA |
| Gilmore City, IA | Sidney, IA   |
| Gunder, IA       | St. Olaf, IA |
| Hampton, IA      | Tabor, IA    |
| Laurens, IA      | Varina, IA   |
| Leon, IA         | Villisca, IA |



**Street Trees**

 <b>Honeylocust</b> <i>Gleditsia tricanthos var. inermis.</i> <small>Tolerant of drought, salt, wind, and clay soil</small>	 <b>Maidenhair Tree</b> <i>Ginkgo biloba.</i> <small>Tolerant of heat, salt, and compacted soil</small>	 <b>Swamp White Oak</b> <i>Quercus bicolor.</i> <small>Good fall color and hardy growth</small>	 <b>Common Hackberry</b> <i>Celtis occidentalis.</i> <small>Eddible fruit, attracts birds and L. borflies</small>
--	--	--	--

**Asphalt**  
\$6-10 per sq. ft.\*  
\*High maintenance, easy to repair

**Brick**  
\$15-25 per sq. ft.\*  
\*Regular maintenance, historic look

**Concrete**  
\$6-12 per sq. ft.\*  
\*Low maintenance, cracks under extreme pressure

**Stamped Concrete**  
\$8-15 per sq. ft.\*  
\*Low maintenance, difficult or expensive repairs

**Paving**  
\*These area costs are estimated based on 2017 materials and labor costs, and do not reflect inflation and changes in future prices and demand.

**Lighting**

## Scranton Main Street Details

**Jeffrey L. Bruce and Company LLC**  
 Landscape Architects: Eric Doll, PLA, ASLA and David Stokes, PLA, ASLA  
 Interns: Riley Dunn and Carol Joella Ustine  
© 2017 Jeffrey L. Bruce and Company LLC. All rights reserved.



# Scope of Services and Project Approach

\* = Project Coordination Meeting

JBC shall provide professional services as hereinafter described to appropriately design and facilitate the development of the Downtown Streetscape and Green Corridor Project in Dallas Center, Iowa. Our unique project approach aspires to use previously compiled data in combination with current resources to define the project scope. We will take a holistic look at Dallas Center's existing park infrastructure, community identity, economic vitality, downtown accessibility, environmental resilience, and recreational programming. In doing so, we can integrate our findings with community needs - establishing a cohesive and inspirational plan for Dallas Center's future 'Green Corridor'!

The following scope creates a foundation of design guidelines and sets up a framework for the City of Dallas Center and Project Stakeholders to make informed decisions on project design, cost, and phasing implementation. "Project Stakeholders" as referred to in the following Scope of Services shall include representation from the following entities: Dallas Center City Council, Dallas Center Public Works, the Parks and Recreation Board, and the Tree Board.

## Task 1 - Existing Conditions Inventory and Assessment

JBC will provide the following documentation, coordination, and review with the Project Stakeholders in preparation for interactions and design phase deliverables associated with the Downtown Streetscape and Green Corridor Project. Work provided shall include the following:

- Upon approval, JBC will proceed with a site topographic survey of the downtown core area as described in the Additional Services section of this proposal.
- Coordinate with Project Stakeholders to gather previously completed studies and plan information concerning the project site. With said data, JBC will prepare a detailed summary of findings matrix to be used throughout the planning process as a means to justify decisions being made.
- \* • JBC will facilitate a comprehensive Walnut Street walk-through from Mound Park to Memorial Park documenting the following (at a minimum):
  - Transportation Patterns and Parking Infrastructure
  - Accessibility Barriers and Existing Accommodations
  - Existing Vegetation and Landscape Character
  - Hardscape (Sidewalk and Street) Infrastructure Conditions and Lighting
  - Drainage Patterns
  - Environmental (Micro-climate) Conditions
  - Seasonal Maintenance Practices
  - Pedestrian and Vehicular Signage
  - Associated Landscape Furnishings and Features
- With gathered inventory and assessment data, JBC will produce a large-format map documenting the existing conditions inventory and assessment findings for the project site. A printed map will be used for reference at future meetings and a digital version will be used as a 'living document' overlay to inform the master planning process.
- JBC will share the final inventory and assessment information with the Stakeholder team for their review in preparation for the Kick-Off Meeting.



*Downtown Onawa Streetscape Master Plan Rendering.*

## Task 2 - Project Kickoff and Stakeholder Input

JBC will provide the following documentation, coordination, and review with the Project Stakeholders in preparation for a Project Kick-Off Meeting and a Stakeholder Input Meeting. Work provided shall include the following:

- In preparation for the Kick-Off Meeting JBC will review the scope of the project and establish a draft project outline and schedule. JBC will also prepare a draft online survey to be used later in the info-gathering process.
- \* • JBC will coordinate, schedule, and facilitate a Project Kick-Off meeting with Project Stakeholders to present the information completed in Task 1 and confirm the following project components:
  - Project scope, approach, and schedule
  - Project boundaries
  - Project budget, phasing, and timeline
  - Project communications and deliverables
  - Identify Dallas Center's current community identity and aesthetic [sense of place]
  - Confirm topics and questions outlined in online survey
  - Identify various groups appropriate for Stakeholder Input Meeting
- Based on feedback from the Kick-Off Meeting, JBC will update the project scope, schedule, and approach to meet the needs of the Project Stakeholders.
- \* • JBC will coordinate, schedule, and facilitate a day-long series of 1-hour long Stakeholder Input Meetings for appropriate groups representing various business owners, community groups, recreation user groups, residents, landlords, and community leaders. At each meeting, JBC will provide:
  - A simple, but unique framework of questions and exercises to guide the discussion
  - Visual and hands-on activities suggesting conceptual streetscape design situations
- JBC will compile the findings from each meeting and the online survey. JBC will make the information publicly available as needed in an easy-to-read format.



*Scene from a recent stakeholder input workshop in Decorah, Iowa where a walking school bus stopped by to discuss safe routes to school.*

### Task 3 - Develop Draft Streetscape Master Plan

JBC will provide the following documentation, coordination and review to assist the Project Stakeholders in the successful development of a draft Downtown Streetscape and Green Corridor Master Plan. Work provided will include the following:

- JBC will assemble findings and recommendations based on the Kick-Off and Stakeholder Input meetings, and provide these as a basis for the streetscape master plan. Specific details of the findings and recommendations will be presented as a means of validating decisions reached.
- JBC will put together a draft Downtown Streetscape and Green Corridor Master Plan document and an assortment of presentation boards containing a vast array of illustrative graphic plans and renderings which includes, but is not limited to the following content along Walnut Street from Kellogg Avenue to Memorial Park:
  - Existing streetscape conditions inventory and assessment
  - Provide concise recommendations for:
    - Future improvements concerning trail users, park access, and street infrastructure
    - Redevelopment of public infrastructure to improve accessibility and community identity ['sense of place']
    - Landscape interventions and innovative plantings and green spaces
    - Streetscape furnishings and site elements including signage
    - Pedestrian-oriented streetscape development strategies
  - Establish design guidelines for:
    - Linking complimentary uses
    - Preserving the historic and cultural assets along the corridor
    - Improving walkability
    - Establishing a cohesive community identity
    - Green infrastructure
  - Address conditions and opportunities for parking and vehicular traffic improvements
- Outline cost effective, short-term as well as more complex, long-term strategies for phasing and implementation.
- Develop and prepare a preliminary construction cost estimate based on project phasing for all aspects of the work designed and impacted by JBC. We will advise the Project Stakeholders of all design decisions or site conditions that impact these costs.
- \* • Coordinate, schedule, and conduct a presentation of the draft Downtown Streetscape and Green Corridor Master Plan to the Project Stakeholders for their review and comment. Based on the comments and feedback from the project stakeholders, JBC will make the appropriate modifications as requested.



*Streetscape master plan graphic showing stormwater management strategies for a reconfigured downtown in Mapleton, Iowa.*

#### Task 4 - Finalize Streetscape Master Plan

JBC will provide the following documentation, coordination and review to assist the Project Stakeholders in the development of a final Downtown Streetscape and Green Corridor Master Plan. Work provided will include the following:

- Based on the comments and feedback from the draft plan, JBC will make the appropriate modifications as requested to establish a final Streetscape Master Plan Document. The final landscape plan is to include, but not be limited to the content outlined in Task #3.
- Final content produced for the master plan include high-resolution 3D project visualizations and concise project narrative to be used for communications and grant funding. The final provided deliverables will include at a minimum:
  - 3 - Bound, 11" x 17" Copies of the Final Master Plan
  - 1 - Large-Format Illustrative Site Plan
  - 2 - Bird's Eye Renderings
  - 2 - Ground Level Perspective Renderings
  - 1 - Two-Minute Video Fly-Through in Digital Format
- Provide a final, comprehensive phasing and implementation plan that identifies project funding opportunities.
- Finalize the construction cost estimate based on project phasing for all aspects of the work designed and impacted by JBC. We will advise the Project Stakeholders of all design decisions or site conditions that impact these costs.
- \* • Coordinate, schedule, and conduct a presentation of the Final Downtown Streetscape and Green Corridor Master Plan to the Project Stakeholders and/or City Council for their review, comment, and adoption. Based on the comments and feedback from the Project Stakeholders/City Council, JBC will make the appropriate modifications as requested to finalize the documentation.
- JBC will coordinate with Project Stakeholders to provide the necessary documentation to closeout the project. JBC will compile the final Downtown Streetscape Master Plan deliverables and share all associated content in digital format.
  - JBC will maintain all records for the project and provide a copy of all records to the City of Dallas Center as needed.



*Scene from a stakeholder input/design workshop in Hampton, Iowa.*

# Estimate of Professional Fees

Based on the scope of the project and the amount of documentation anticipated, we will provide the design and facilitation services described in the above scope, for the Not-To-Exceed Fixed Fee Total of **Fifteen-Thousand Nine-Hundred Twenty-Five dollars (\$ 15,925.00)**.

<b>Task 1 - Existing Conditions Inventory and Assessment</b>	<b>\$ 2,425.00</b>
<b>Task 2 - Project Kickoff and Stakeholder Input</b>	<b>\$ 3,820.00</b>
<b>Task 3 - Develop Draft Streetscape Master Plan</b>	<b>\$ 4,740.00</b>
<b>Task 4 - Finalize Streetscape Master Plan</b>	<b>\$ 4,940.00</b>
<b>Fixed Fee Total</b>	<b>\$ 15,925.00</b>

- Hourly rates effective through December 31, 2020
 

Principal Landscape Architect	\$ 145.00/hr.
Senior Landscape Architect	\$ 100.00/hr.
Project Engineer	\$ 80.00/hr.
Project Landscape Architect	\$ 70.00/hr.
Administrative Technician	\$ 60.00/hr.
- Billing for professional services will be based on a percent of completion.
- Reimbursable expenses listed below are not included in the Fixed Fee total above.
  - Automobile mileage to the site from our base office will be billed at the current IRS mileage rate.
  - Cost of copying, printing or reproduction services.
  - Courier services, postage, and handling of documents.

## Additional Services

**Site Survey** **\$ 3,900.00**

- Provide a topographic survey for the 1300 and 1400 blocks along Walnut Street in Downtown Dallas Center, including:
  - Establishing the face of existing buildings and street ROW
  - Gross land area
  - Substantial features observed in the process of conducting the fieldwork
  - Location of existing utilities
  - Existing Grades (contour lines at one-foot intervals indicated by dashed line on the survey)
  - Location of existing trees 8" diameter or larger
  - The surveyed area shall extend to the far side of the intersections of Walnut and 13th and Walnut and 15th.

## Grant Application Assistance

### **Hourly**

- JBC has extensive experience in assisting our Clients in the procurement of diverse funding strategies to promote the detailed design and implementation of state-of-the-art, multi-beneficial complete street initiatives. JBC is willing and able to provide grant application assistance in conjunction with the master planning process to expedite and capitalize on as many grant funding opportunities as possible. JBC, in collaboration with Dallas Center's RPA, will provide the following assistance to the City of Dallas Center on an hourly basis at the rates above.
- JBC will collaborate with CIRTPA in the identification and procurement of potential grants that may support various project initiatives.
- JBC will participate in conference calls with the various grant funding entities.
- JBC will prepare application materials including text, cost estimates, visualizations and drawings that have already been prepared as part of the plan documents.
- JBC will modify any of the aforementioned application materials to best meet the needs of the grant requirements.
- JBC will document and report to the City of Dallas Center all grant application meetings and findings throughout the process.



## Services Not Included

- We will identify services included in our proposed scope of work they are requested. We will advise City of Dallas Center of the impact(s) on our work, and propose an increase to the fee amount before any work is undertaken that is outside our scope of services.
- Additional services will be provided on an hourly basis at the billing rates listed on page 17, or the current hourly rates prevailing when services are rendered. Any meetings or additional site visits requested by the City of Dallas Center or the Owner that is over and above the number designated in the scope of services identified herein will be billed as an additional service.
- If the project increases in scope and/or complexity and goes beyond the anticipated budget, JBC will negotiate extra services with the City of Dallas Center at that time.
- Preparation of bid documents.

## Information to be Supplied to JBC

- Existing GIS information, showing existing and proposed utilities such as: water supply lines, storm drainage piping system, electrical routing, phone and data communication line routing, and any other subsurface utility or structure information.
- As-built or proposed drawings, specifications, and/or construction plans of the existing facility or proposed expansions.
- Previously completed studies and/or plans pertaining to the defined project area or scope.

## Payment

This proposal is contingent upon the following conditions relative to payment:

- We will submit monthly invoices to your office, including full receipt back up for expenses.
- Your office will submit our invoices for payment with your next regular billing cycle, or within 30 days, whichever is first.
- Funds will be disbursed within 7 days of receipt of payment.
- There will be no retention of funds due to us by either your office or your client.

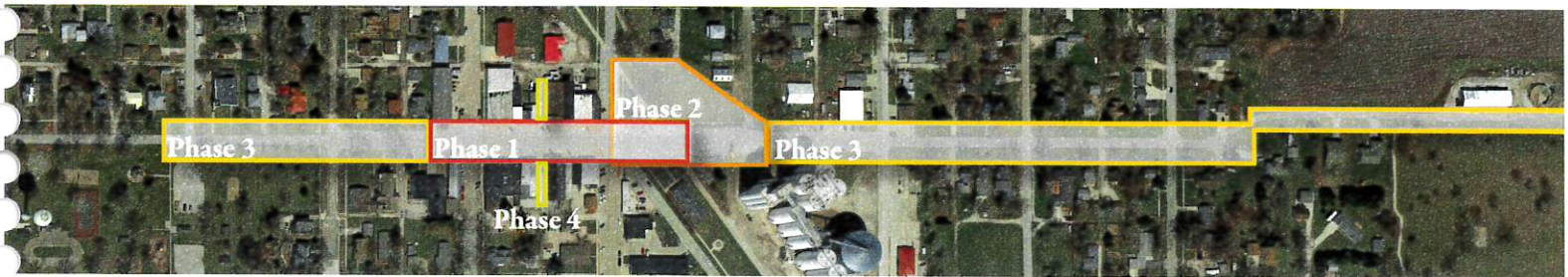
## Contract

This proposal is not a contract for execution. Should the terms set forth herein be agreeable and acceptable as a basis for agreement, a contract for professional services will be prepared and executed prior to beginning work.



## Opinion of Project Phasing, Implementation, and Construction Costs

Based on the defined scope of the project and the amount of design intervention anticipated, JBC has prepared a abbreviated opinion of how the project might be phased along with a rough magnitude of associated costs.



### Phase 1 - Downtown Streetscape Core Connection with Trail

Phase 1 includes the intersection at 15th and Walnut to the RRVT and might be one of the largest phases as it will have the most impact on the Walnut Street Corridor. This phase has the potential to instill a new identity along Walnut Street with signage, green infrastructure, and pedestrian amenities - Driving trail users into the Downtown Area. This phase has the potential to be broken up into smaller phases as needed.

*Potential Grant Funding Sources Include:* Iowa Economic Development Authority, Iowa Department of Ag and Land Stewardship, Wellmark, Dallas County Foundation, and City-Managed Tax-Increment Financing.

Opinion of Probable Construction Costs: \$600,000.00 (varies greatly depending on whether storm sewer infrastructure it to be included for the improvements.)

### Phase 2 - Heritage Park and 1300 Block of Walnut Streetscape

Phase 2 begins to introduce the streetscape identity eastward from the RRVT including the renovation of the 13th and Walnut intersection. Furthermore, this phase initiates the development of Heritage Park as a community destination that anchors the downtown area to the RRVT and the park system along Walnut Street.

*Potential Grant Funding Sources Include:* Iowa Department of Ag and Land Stewardship, Iowa DNR (REAP), Wellmark, Dallas County Foundation, Trees Forever, Keep Iowa Beautiful, and City-Managed Tax-Increment Financing.

Opinion of Probable Construction Costs: \$500,000.00 (will vary greatly depending on proposed park programming.)

### Phase 3 - Green (Complete Streets) Corridor to Perimeter Parks

Phase 3 will focus on making Mound and Memorial Parks accessible from downtown and the RRVT. Improvements will focus on pedestrian accessibility and green infrastructure to establish a sense of safety, environmental stewardship, and identity along the entire Walnut Street corridor.

*Potential Grant Funding Sources Include:* Wellmark, Dallas County Foundation, Trees Forever, Keep Iowa Beautiful.

Opinion of Probable Construction Costs: \$300,000.00

### Phase 4 - Downtown Pocket Parks

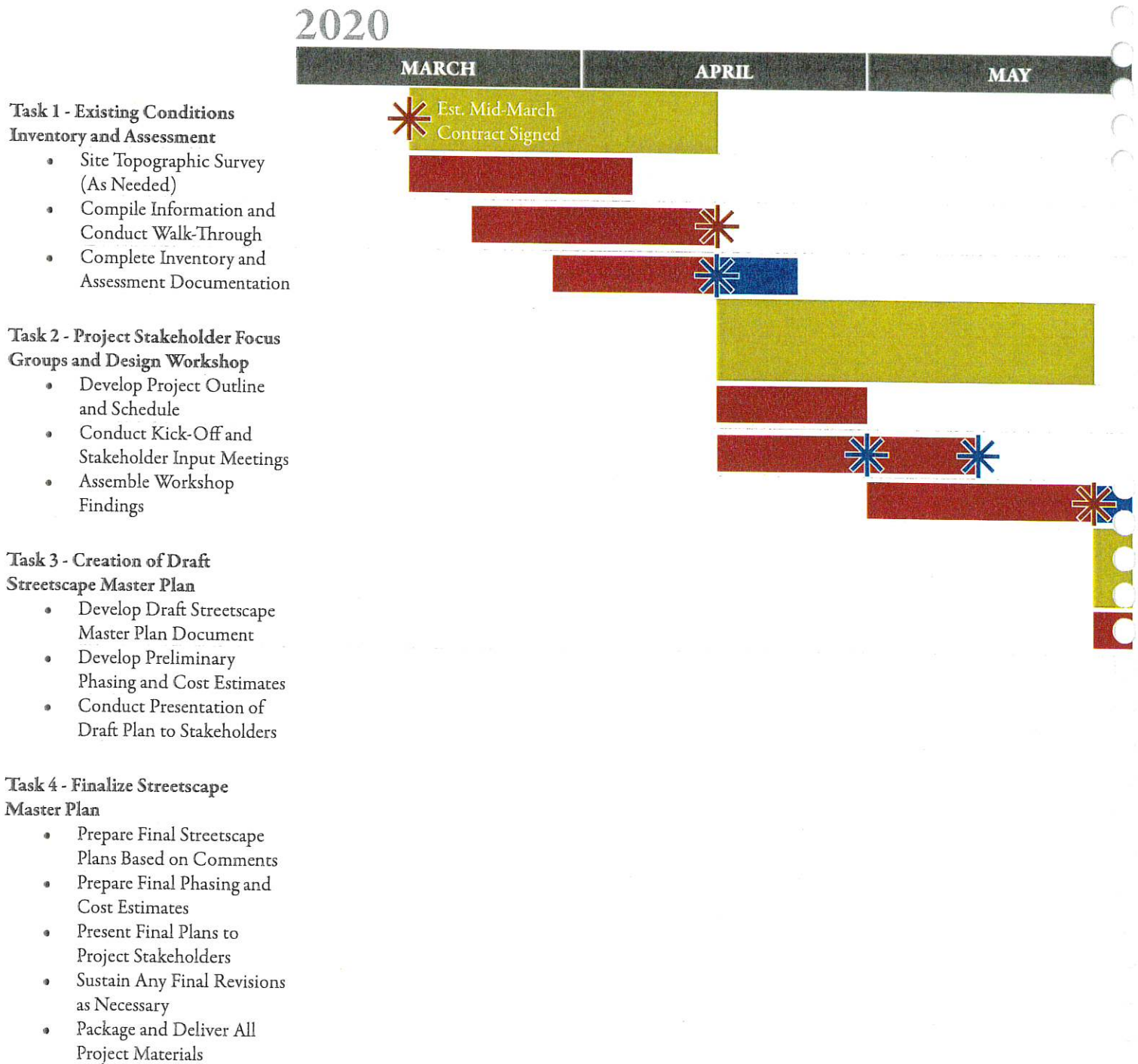
Phase 4 attempts to put the finishing touches to the downtown streetscape by introducing two pocket parks midblock on the 1400 block of Walnut Street. These parks aim to instill a sense of ownership by the downtown business community in contrast to the larger, more community and visitor-centric Heritage Park.

*Potential Grant Funding Sources Include:* Iowa Department of Ag and Land Stewardship, Iowa DNR (REAP), Dallas County Foundation, Keep Iowa Beautiful, and City-Managed Tax-Increment Financing.

Opinion of Probable Construction Costs: \$200,000.00 (will vary greatly depending on proposed park programming.)

# Proposed Project Timeline

JBC currently has the staff capacity to undertake this project and will provide all of the aforementioned services and products within six (6) months after signing of the contract. Our current workload is one that has projects nearing the end of construction documentation, giving us ample time over the course of this spring and summer to dedicate multiple staff to this master planning project.



**Schedule Legend:**

Production
Task Timeframe
Stakeholder Review

✱ Presentation/Coordination Mtg. in Dallas Center
 
✱ Task/Deliverable

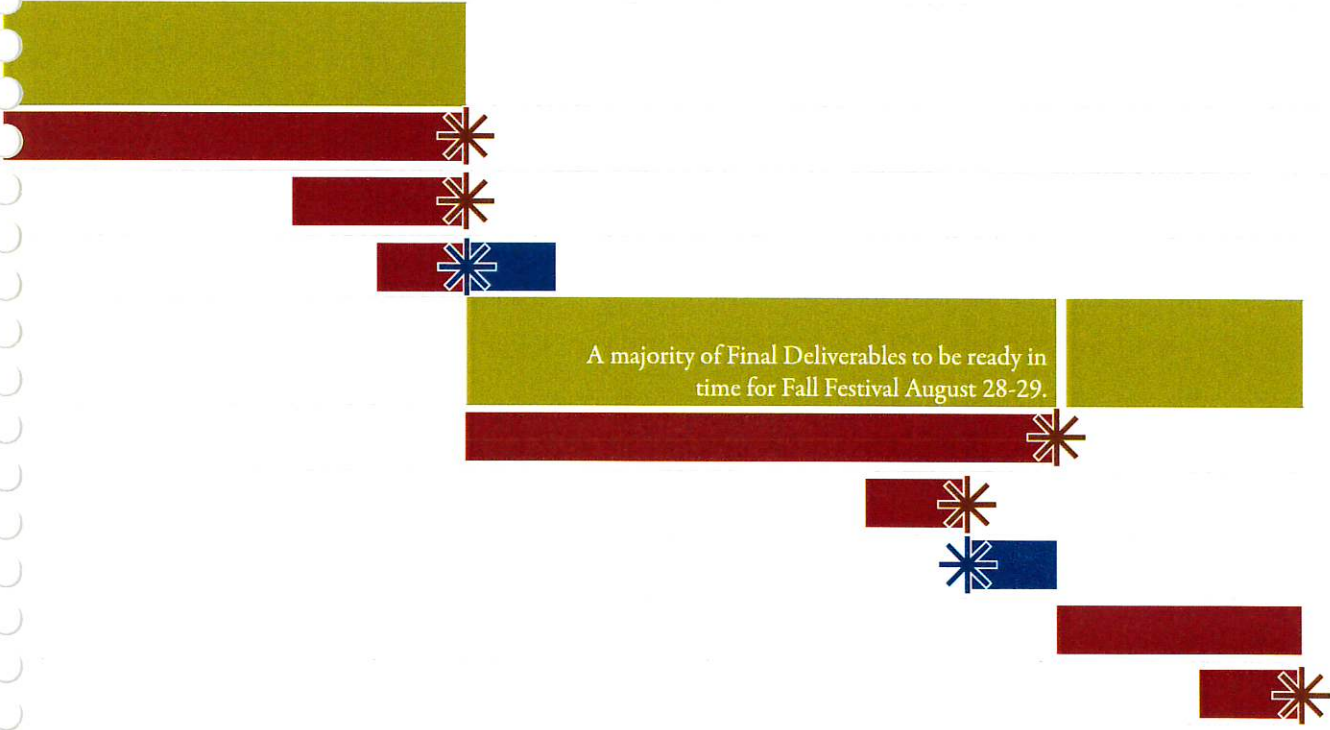
JUNE
JULY
AUGUST
SEPTEMBER

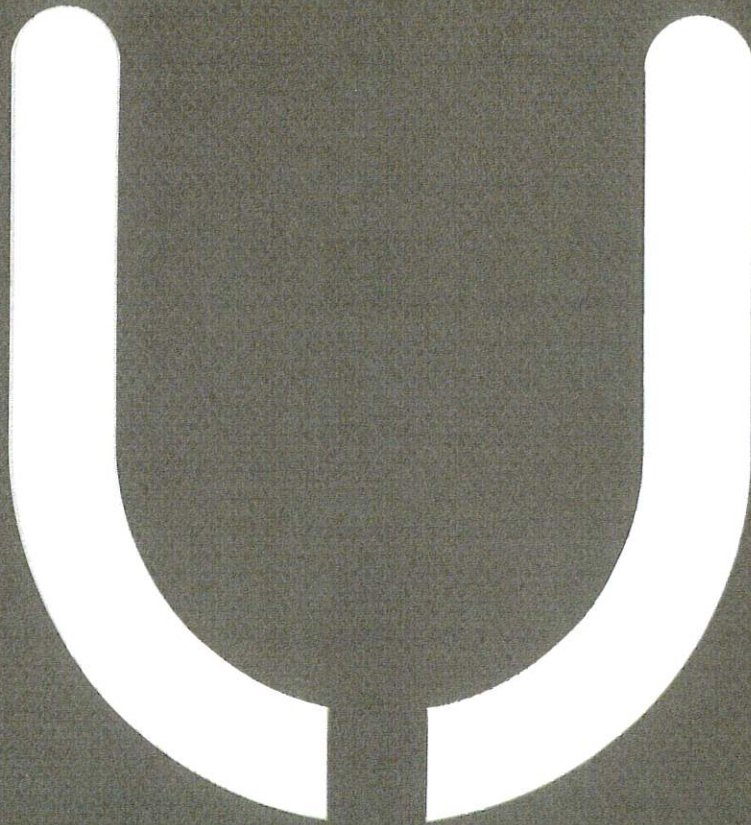
Task 1

Task 2

Task 3

Task 4

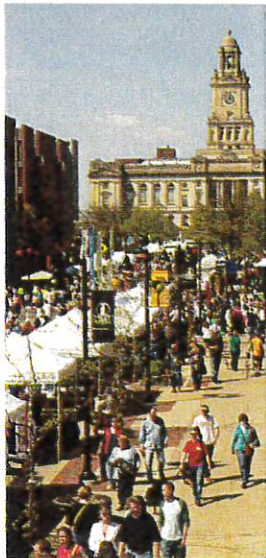
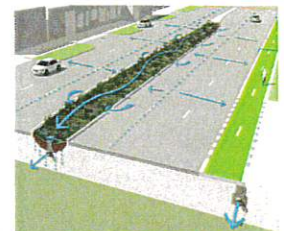




CONFLUENCE

# DOWNTOWN STREETScape AND WALNUT STREET GREEN CORRIDOR

DALLAS CENTER, IOWA



CONFLUENCE

525 17th Street  
Des Moines, Iowa 50309  
515.288.4875  
[www.thinkconfluence.com](http://www.thinkconfluence.com)

March 2, 2020

In association with: Pelds Design Services

**COVER LETTER | SECTION ONE**

**DESIGN PHASE + DELIVERABLES | SECTION TWO**

**TIMELINES + COSTS | SECTION THREE**

**PROJECT TEAM + EXPERIENCE | SECTION FOUR**

**PHASED CONSTRUCTION COST ESTIMATES | SECTION FIVE**

**HOURLY RATE FOR CHANGES | SECTION SIX**

# COVER LETTER

## SECTION ONE





March 2, 2020

CONFLUENCE

Cindy Riesselman, City Clerk  
Dallas Center City Hall  
1502 Walnut Street  
PO Box 396  
Dallas Center, Iowa

## DESIGN PROPOSALS AND ESTIMATED COSTS FOR DOWNTOWN STREETScape AND A GREEN CORRIDOR

Dear Ms. Riesselman,

We are pleased to submit our qualifications to complete schematic design phase services for the Dallas Center Downtown Streetscape and Green Corridor. We have teamed up with Pelds Design Services to give you a full-service team. Confluence will be the team lead and will complete the concept design, develop graphics and drawings, cost estimates/phasing plans and coordinate all team meetings throughout the project, including gathering stakeholder and steering committee input. Pelds Design Services will provide base mapping, civil and architectural support.

Although we do not list in the project examples section, Confluence is familiar with the downtown area and lead a visioning exercise for this area in 2008 which progressed into concepts for the streetscape. Several ideas were selected from these and constructed including special paving and new street lighting. We are prepared to meet with steering committee and stakeholders again to update opportunities so that we can take a fresh look at conceptual designs.

Confluence is recognized throughout the region for streetscape enhancement and urban design. Select our design team for the following reasons:

- You receive a high-quality team with 20 years of streetscape design expertise, including gateway features, complete streets, traffic calming, corridor branding and implementation phasing.
- Our team is very familiar with the Dallas Center community and the parks system.
- Our team is excited about assisting the City in any way we can so that the project is successfully implemented.

Thank you for your time reviewing our proposal to provide you with landscape architectural services on your project. If you have any questions about this letter, please feel free to contact me.

Respectfully,  
Confluence



Jim Host, PLA, ASLA  
Associate

525 17th Street  
Des Moines, Iowa 50309  
(515) 288-4875  
jhost@thinkconfluence.com



# DESIGN PHASE + DELIVERABLES

## SECTION TWO

## PROJECT UNDERSTANDING

The project scope includes preparation of conceptual plans for Downtown Streetscape improvements on Walnut Street from 13th Street to 15th Street and incorporation of a Green Corridor along Walnut Street that connects Mound Park with Heritage Park and Memorial Park. To support the concept plans, Consultant shall also prepare an Opinion of Probable Costs and Implementation Phasing Plan.

The following Scope of Services is based on our understanding of the current needs.

### A. DESIGN ASSUMPTIONS

1. Consideration should be given to the goals and guidelines detailed in the Iowa Healthy Hometown Program by Wellmark who is providing support to the Dallas Center Betterment Committee.
2. Consideration should be given to the recommendations in the Dallas Center Park System Master Plan, prepared by Iowa State University Community Design Lab, dated September 2018.
3. The Wells Fargo Building is planned for renovations which could act as a catalyst for other buildings to renovate.
4. There is some current desire for establishing trees in the downtown area but long-term maintenance levels should be evaluated. The Green Corridor will shape how this occurs.
5. Two mid-block alleys can be considered for conversion to pocket parks. This can further support the incorporation of plant materials into the downtown area.
6. Design should create safe pedestrian routes through the downtown. Consideration can be given as to street width within the 100 ft. Right-of-Way on Walnut.

*"The overall project really exceeded our expectations. Not only did Confluence help us establish a strong vision for transforming the corridor, they developed implementation recommendations that identified a clear path forward and assisted us in securing federal funds for construction. When the plan was finished, we had no questions about next steps, which made moving forward very easy."*

*- Sara Copeland, Community Development Director  
City of North Kansas City, Missouri*



### B. SCOPE OF SERVICES

## TASK 1: DESIGN PHASE PROGRAM

#### 1.1 Kick-Off Meeting, Base Map Preparation, Stakeholder Input:

- 1.1.1 Facilitate a project kick-off meeting with City staff, Betterment Committee and Tree Board to establish project goals and objectives, lines of project communication, overall project schedule with milestone dates and walk the project site. Identify stakeholder groups to include in input gathering sessions.
  - 1.1.2 Obtain and review all available area information including known utilities locations, planned utilities projects including storm sewer system renovations, park system master plan.
  - 1.1.3 Compile and prepare base plan information to be used in stakeholder input sessions and conceptual design options development.
  - 1.1.4 Meet with stakeholders to solicit input on area needs and opportunities.
  - 1.1.5 Meet with City staff, Betterment Committee and Tree Board to review public input.
- Deliverables: Base plan of existing conditions, summary of stakeholder and public input.

**1.2 Preliminary Schematic Design, Cost Estimate, Phasing Plan:**

- 1.2.1 Utilizing input received in Task 1.1, prepare preliminary Schematic Concepts for the enhancement of the downtown streetscape.
- 1.2.2 Concept plans to include quick studies of how the full Walnut Street corridor can progress with inclusion of the Green Corridor as the organizing element.
- 1.2.3 Prepare preliminary Opinion of Probable Costs for schematic options.
- 1.2.4 Meet with City staff, Betterment Committee and Tree Board to review concepts and costs.

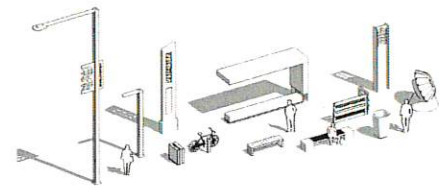
Deliverables: Rendered concept plans, supporting graphics and associated costs.



**1.3 Final Schematic Design, Cost Estimate, Phasing Plan:**

- 1.3.1 Based upon comments received in Task 1.2, prepare a draft final Schematic Concept and updated Opinion of Probable Costs for presentation to City staff, Betterment Committee and Tree Board.
- 1.3.2 Incorporate any final comments into a final schematic Conceptual Plan with final Opinion of Probable Costs and Phasing Plan.
- 1.3.3 Present to City staff, Betterment Committee and Tree Board.
- 1.3.4 Present to public in an open house meeting format.
- 1.3.5 If desired, assist with presentation of final Concept Plan to City Council.

Deliverables: Printed copies and electronic copies of final schematic Conceptual Plan, Graphics, Opinion of Probable Costs and Phasing Plan.



# TIMELINES + COSTS

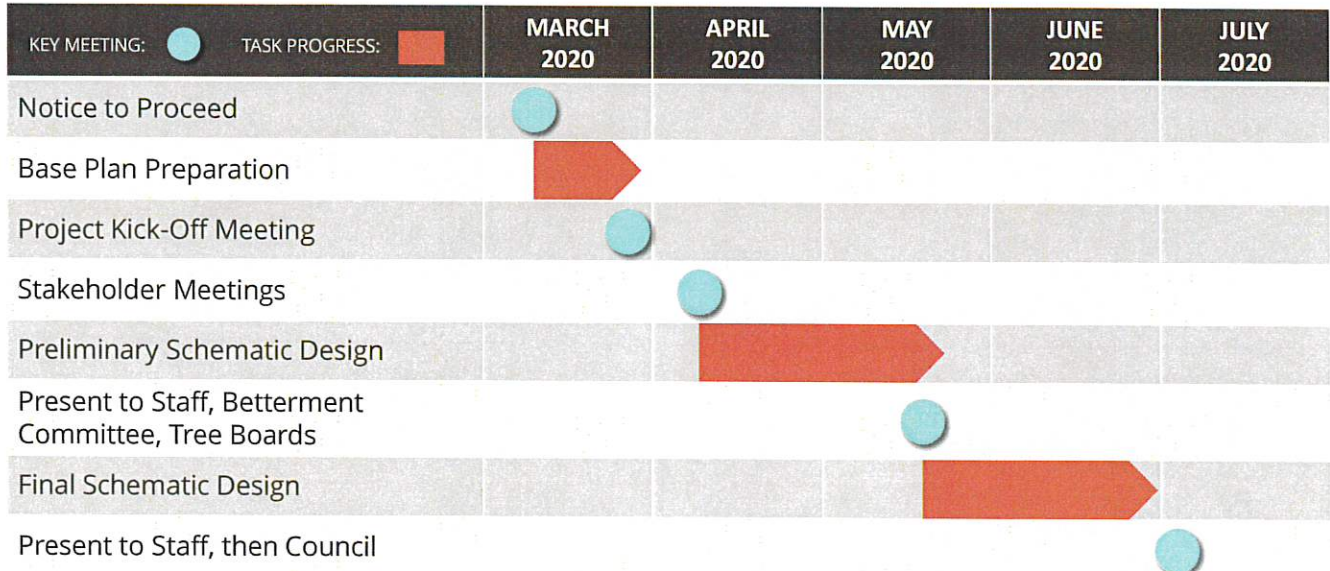
## SECTION THREE



## TIMELINES + COSTS

The project timetable indicates consultant contract award on March 10, 2020. A project kick-off meeting is proposed March 25, 2020. Plan development will occur between March 25, 2020 and July 1, 2020.

### TIMELINE



### CONSULTANT SERVICES FEE

Category	Design Fee	Reimbursables
Kick-Off Meeting	\$750	\$75
Stakeholder Meetings	\$4,350	\$300
Preliminary Schematic Design	\$8,500	\$595
Final Design	\$10,500	\$735
<b>TOTAL</b>	<b>\$24,100</b>	<b>\$1,705</b>





# PROJECT TEAM + EXPERIENCE

## SECTION FOUR

## WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 71 includes 39 licensed landscape architects and AICP certified planners – and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in Colorado, Kansas, Iowa, Idaho, Illinois, Michigan, Missouri, Minnesota, Montana, Nebraska, North Dakota, South Dakota, Wisconsin, Wyoming, Texas and Utah – and this list continues to grow to meet our client’s needs.

## WHAT WE DO

Simply stated - we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it’s a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. What can we do for you?

## HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. This includes analyzing existing conditions, identifying challenges and defining the specific issues that need to be resolved. From vision to completion, our team excels in collaborating to shape and achieve your “what’s next” – while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client’s goals.

*Confluence brings together people, energy and ideas to shape the future of our communities. We strive to achieve the inherent potential within each project while naturally making our world a better place.*

## LOCATIONS

- Des Moines**  
525 17th Street  
Des Moines, Iowa 50309  
515.288.4875
- Kansas City**
- Cedar Rapids**
- Minneapolis**
- Omaha**
- Sioux Falls**
- Fargo**
- Chicago**



*Our network of eight offices strategically located throughout the Midwest provides enhanced value to our clients through our depth of experience identifying, developing and applying emerging creative trends and best practices.*





## PELDS DESIGN SERVICES

At Pelds Design Services, our mission is to be an approachable architectural and engineering firm that caters to each of our clients' specific needs. By building upon our cornerstone commitment to excellence, we aim to offer distinctive quality, exceptional service, and absolute integrity.

Pelds Design Services is a client-first firm focused on building long-term partnerships. Our goal is to become a trusted partner in every planning, site, or building project you undertake. We offer a variety of design services to assist you during the entire life of your project.

At Pelds Design Services, we have assembled a team that has over 100 years of combined experience providing architectural and engineering services to partners like you throughout the Midwest. Our team can provide single point of contact for your project, from site selection through certificate of occupancy. Alternatively, we can focus our expertise on a single aspect of your project. At Pelds Design Services, we will tailor our services to meet your needs.

Pelds Design Services provides facility & site master planning, civil engineering, architecture, surveying, and a variety of other specialty services in Iowa, Missouri and Nebraska.

## NOTEABLE PROJECT EXPERIENCE

- Casey's General Store, various c-store locations  
Site planning, civil engineering, survey and staking, architectural review
- Berkshire Commons, Clive, Iowa  
30+ acre site masterplan for a commercial development on Hickman Road
- Underground Magnetics, Johnston, Iowa  
Office and manufacturing facility, architecture and site planning
- Allied Building Products, A Beacon Roofing Company  
New product storage facility, architecture and site planning
- Casey's General Store, Ankeny, Iowa  
Distribution Center parking lot, site planning
- West Des Moines Christian Church, West Des Moines, Iowa  
Reviewed site plans and saved congregation \$100,000
- Grace Church, Des Moines, Iowa  
Site plan, parking lot design, street scape and entrance feature
- Dee Zee, Des Moines, Iowa  
Large warehouse site plan with multiple loading docks

## LOCATION

**Des Moines**  
2323 Dixon Street  
Des Moines, Iowa 50316



### Our Values

#### **Excellent Service**

We strive to go above and beyond our contractual duty. A handshake seals our promise to deliver and sets the foundation of a valued relationship.

#### **Integrity**

We are dedicated to maintaining the highest ethical standards. We stand by our word and conduct all business transactions with integrity.

#### **Faith**

We believe that nothing is possible without the blessing of God. We seek to honor Him in life and in business.

#### **Family**

We treasure our families and seek to provide a work environment that promotes opportunities for our employees to cherish quality family time.

**PROJECT TEAM + EXPERIENCE**

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our firm's work includes a wide range of public, educational, institutional and private sector projects. Our process is focused on collaboration and interaction with our clients, consultants and the community in which we work. Confluence's staff of 71 includes 35 licensed landscape architects and AICP certified planners. Our landscape architects carry licenses in Colorado, Kansas, Iowa, Idaho, Illinois, Michigan, Missouri, Minnesota, Montana, Nebraska, North Dakota, South Dakota, Wisconsin, Wyoming, Texas and Utah.

**OUR TEAM INCLUDES:**

- Confluence - *Project Lead, Site Designer*
- Pelds Design Services - *Civil and Architectural Support*



CONFLUENCE

**Matt Carlile, PLA**

Principal-in-Charge

**Jim Host, PLA**

Project Manager

**Kaitlyn Rieber**

Project Support



**Ed Pelds**

Civil Engineer

**Daniel Willrich**

Architect

## MATT CARLILE, ASLA, PLA, LEED AP PRINCIPAL-IN-CHARGE

### PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Iowa Chapter

- Trustee / 2011 to 2017
- President / 2006
- President Elect / 2005
- Treasurer / 2003 to 2004
- Conference Chairman / 2004, 2005, 2006, 2011
- Associate Member-at-Large / 1999 to 2000
- Member-at-Large / 2000 to 2001

Greater Des Moines Leadership Institute / Class of 2012

Ducks Unlimited Member

Urbandale Economic Development Board

Urbandale Youth Sports Coach (Multiple Sports)

### CURRENT + NOTABLE PROJECT EXPERIENCE

Walnut Street Corridor / Des Moines, Iowa

6th Avenue Corridor Streetscape Design / Des Moines, Iowa

Bass Pro Drive Streetscape and Signage Design / Altoona, Iowa

Hickman Road Streetscape: Phase 1 (63rd to 66th Street) / Windsor Heights, Iowa

Walnut Street Corridor / Des Moines, Iowa

Douglas Avenue Streetscape Renovation / Urbandale, Iowa

Norfolk Downtown Streetscape Master Plan / Norfolk, Nebraska

Iowa Falls Streetscape Master Plan / Iowa Falls, Iowa

Lincoln Highway Streetscape / Clinton, Iowa\*

Martin Luther King Jr. Parkway / Des Moines, Iowa\*

Landmark Town Center Studies / West Des Moines, Iowa

Kettlestone (Grand Prairie Parkway Corridor) Master Plan + Design Guidelines /  
Waukee, Iowa

Waukee Site Master Plan (West Hickman/Public Safety) / Waukee, Iowa

Bondurant Regional Commercial Master Plan / Bondurant, Iowa

Seneca Recreational Center Master Plan / Seneca, Nebraska

Pavilion Park / West Des Moines, Iowa

Downtown Master Plan / Valley, Nebraska

Davis Estates Land Use Master Plan / West Des Moines, Iowa

West Land Use Area Plan Master Plan, Design Guidelines, and Zoning Overlay /  
Coralville, Iowa

85th and I-29 Development Planning / Sioux Falls, South Dakota

Story County Comprehensive Plan (C2C) / Story County, Iowa



Matt's continued growth and dedication to the firm and clients make him a valuable member of the team. His commitment to the past, present and future practices of landscape architecture are recognized through his work and allow him to create life-changing designs.

### PROFESSIONAL EXPERIENCE

20 Years of Experience

14 Years with Confluence

### EDUCATION

Kansas State University  
Bachelor of Landscape  
Architecture, Minor in  
Community and Regional  
Planning / Spring 1998

### PROFESSIONAL REGISTRATIONS

Licensed Professional  
Landscape Architect:

- Iowa / #422
- Nebraska / #LA 363

C.L.A.R.B. Certified

LEED Accredited Professional

# JIM HOST, ASLA, PLA

## PROJECT MANAGER

### PROFESSIONAL + CIVIC AFFILIATIONS

- American Society of Landscape Architects, Iowa Chapter
  - Treasurer / 2012 to 2016
  - Vice President / 2010 to 2011
- ACE Mentor Program of Central Iowa / 2010 to 2011

### CURRENT + NOTABLE PROJECT EXPERIENCE

- Corridor of Commerce: Downtown Carroll Streetscape / Carroll, Iowa
  - Walnut Street Corridor / Des Moines, Iowa
  - Ingersoll Avenue Streetscape Phasing Study / Des Moines, Iowa
  - Hotel Ft. Des Moines Streetscape / Des Moines, Iowa
  - University Avenue / Cedar Falls, Iowa
  - Coon Rapids Streetscape / Coon Rapids, Iowa
  - South Jordan Creek Parkway Streetscape / West Des Moines, Iowa
  - Northside Marketplace Streetscape / Iowa City, Iowa
  - 74th Street (Jordan Creek Parkway) Corridor Master Plan / West Des Moines, Iowa
  - 74th Street Plaza at Summit and Pinehurst / West Des Moines, Iowa
  - Kettlestone (Grand Prairie Parkway Corridor) Master Plan + Design Guidelines / Waukee, Iowa
  - Gateway Hotel Trail / Ames, Iowa
  - Carroll Monument Signage / Carroll, Iowa
  - Davenport Police Facility / Davenport, Iowa
  - Iowa State Capitol West Terrace / Des Moines, Iowa
  - Federal Courthouse Landscape and Security Improvements / Des Moines, Iowa\*
  - Carroll Public Library + City Hall / Carroll, Iowa
  - Hickman Road Business Park / Waukee, Iowa
  - Sonoma Office Building / West Des Moines, Iowa
  - Life Time Athletic Landscape Design / Urbandale, Iowa
  - Pinehurst & Summit Office Buildings / West Des Moines, Iowa
  - Eastgate Redevelopment Plan / Des Moines, Iowa
  - Fourth + Court Mixed-Use Development / Des Moines, Iowa
  - CFUM 915 College Avenue / Des Moines, Iowa
- \* work performed while employed by another firm



Jim finds his way to the heart of a project and elevates it to the next level. He brings unique insight to the design and planning practice, with his ability to communicate effectively. His skills and prior project experience make him a great leader for any design team.

### PROFESSIONAL EXPERIENCE

- 35 Years of Experience
- 16 Years with Confluence

### EDUCATION

Iowa State University  
 Bachelor of Landscape Architecture / Spring 1984

### PROFESSIONAL REGISTRATIONS

- Licensed Professional Landscape Architect:
  - Iowa / #475

## KAITLYN RIEBER

### PROJECT SUPPORT

#### CURRENT + NOTABLE PROJECT EXPERIENCE

Corridor of Commerce: Downtown Carroll Streetscape / Carroll, Iowa  
 Ottumwa Comprehensive Plan / Ottumwa, Iowa  
 Ottumwa Comprehensive Plan - Phase 5 / Ottumwa, Iowa  
 Adel Comprehensive Plan Update / Adel, Iowa  
 Lake Kampeska Master Plan / Watertown, South Dakota  
 Olathe Architectural Guidelines / Olathe, Kansas  
 Waukee Site Master Plan / Waukee, Iowa  
 West Des Moines City Hall Amphitheater / West Des Moines, Iowa  
 Hickory Glen Park / Pleasant Hill, Iowa  
 Sioux Center High School / Sioux Center, Iowa  
 Welcome Home Soldier Memorial / Albia, Iowa  
 Kinship Brewing / Waukee, Iowa  
 Kum & Go Store Support Site / Des Moines, Iowa  
 Roots Brewing Company / Waukee, Iowa  
 Ames Mixed-Use Landmark / Ames, Iowa  
 Iowa State University: Sports Performance Center + Jack Trice Improvements / Ames, Iowa  
 University of Northern Iowa Campanile Area Planning + Design / Cedar Falls, Iowa  
 Iowa Area Community Colleges Headquarters / Des Moines, Iowa  
 Sammons Financial Group Office Headquarters / West Des Moines, Iowa  
 Townhaus Condos / Pella, Iowa  
 Hubbell Realty Landscape Enhancements / Grimes, Iowa



Kaitlyn uses her travel experiences seeing natural and built landscapes as inspiration for future designs. She enjoys landscape architecture as it combines her love for the outdoors, drawing and horticulture.

#### PROFESSIONAL EXPERIENCE

1 Year of Experience

1 Year with Confluence

#### EDUCATION

Iowa State University  
 Bachelor of Landscape Architecture, Minor in Horticulture / 2018

## ED PELDS CIVIL ENGINEER

### PROFESSIONAL + CIVIC AFFILIATIONS

Head Volleyball Coach, AAU Junior Volleyball West Side Strikers  
Former Head Coach, Vision Soccer Academy  
Treasurer, Latvian Evangelical Lutheran Church of Iowa  
President, Latvian Society of Iowa

### CURRENT + NOTABLE PROJECT EXPERIENCE

ISU Dining, Culinary Center / Ames, Iowa  
Various Casey's projects / Various Locations  
Bondurant Industrial Park / Bondurant, Iowa  
Microsoft Data Center / West Des Moines, Iowa  
Tasty Tacos Headquarters / Pleasant Hill, Iowa  
Grant Park / Waukee, Iowa



Ed is a native of Iowa and has over 30 years of experience in the civil engineering and surveying business. He has spent his entire career at Pelds Design Services. Ed began his career in civil engineering and surveying at an early age while working in the field for his father. Ed's practical experience quickly earned him the opportunity to begin designing projects for the firm.

### PROFESSIONAL EXPERIENCE

30 Years of Experience  
30 Years with Pelds Design  
Services

## DANIEL WILLRICH, AIA, LEED AP ARCHITECT

### PROFESSIONAL + CIVIC AFFILIATIONS

City of Dallas Center, Planning and Zoning Commissioner  
Former Mayor, City of Dallas Center  
Former Council Member, City of Dallas Center  
RED Dinner and Auction Co-chair, Dallas Center-Grimes Education Foundation  
Founding member, Dallas Center-Grimes Education Foundation  
Building Committee Member, Dallas Center First Presbyterian Church  
Vice President of the Corporation, Dallas Center First Presbyterian Church  
Eagle Scout  
Founding member, Lutheran Church of Hope, Johnston-Grimes  
Former Chairperson, Raccoon River Valley Trail Association Board  
Former Day of the Dead Altar co-chair Des Moines Art Center

### CURRENT + NOTABLE PROJECT EXPERIENCE

Dallas Center Library Expansion / Dallas Center, Iowa  
Wells Fargo Project Homepage / West Des Moines, Iowa  
Nationwide Corporate Interiors / Des Moines, Iowa  
Wells Fargo West Des Moines Campus / West Des Moines, Iowa  
Pomerantz Center, University of Iowa / Iowa City, Iowa  
Helpful Smiles Technology, Hy-Vee Inc / Grimes, Iowa  
Hy-Vee Food Stores, Hy-Vee Inc / Various locations  
Produce Commissary, Hy-Vee Inc / Chariton, Iowa  
Central Commissary, Hy-Vee Inc / Ankeny, Iowa



Daniel's background in both the consultant and corporate roles on projects gives him a unique perspective to any project. He understands the position of the owner and uses that understanding as a consultant when considering decisions and recommendations for the project.

### PROFESSIONAL EXPERIENCE

20+ Years of Experience  
2 Years with Pelds Design Services

### EDUCATION

Iowa State University  
Bachelor of Architecture / 1997

### PROFESSIONAL REGISTRATIONS

Architect  
• Iowa / #05427  
• Nebraska / #A-3870  
NCARB  
LEED Accredited Professional



# CORRIDOR OF COMMERCE: DOWNTOWN CARROLL STREETScape

Downtown Carroll’s Highway 30 corridor was revitalized to include new gateway features, streetscape amenities and pedestrian enhancements that reflect the community’s sense of place.

Confluence has been a long-term partner with the City of Carroll, including 15+ years of collaboration on numerous phases of streetscape design and implementation to realize their long-term vision for revitalizing five miles of Highway 30 through the community. The Streetscape Master Plan recommended key features and identification/wayfinding signage throughout, helping to establish a new corridor identity.

Pedestrian and vehicular circulation along the corridor was also revised to convert the street to two-way traffic with on-street angled parking that supports active commercial uses and shopping convenience.

### PROJECT DETAIL

**Location**  
Carroll, Iowa

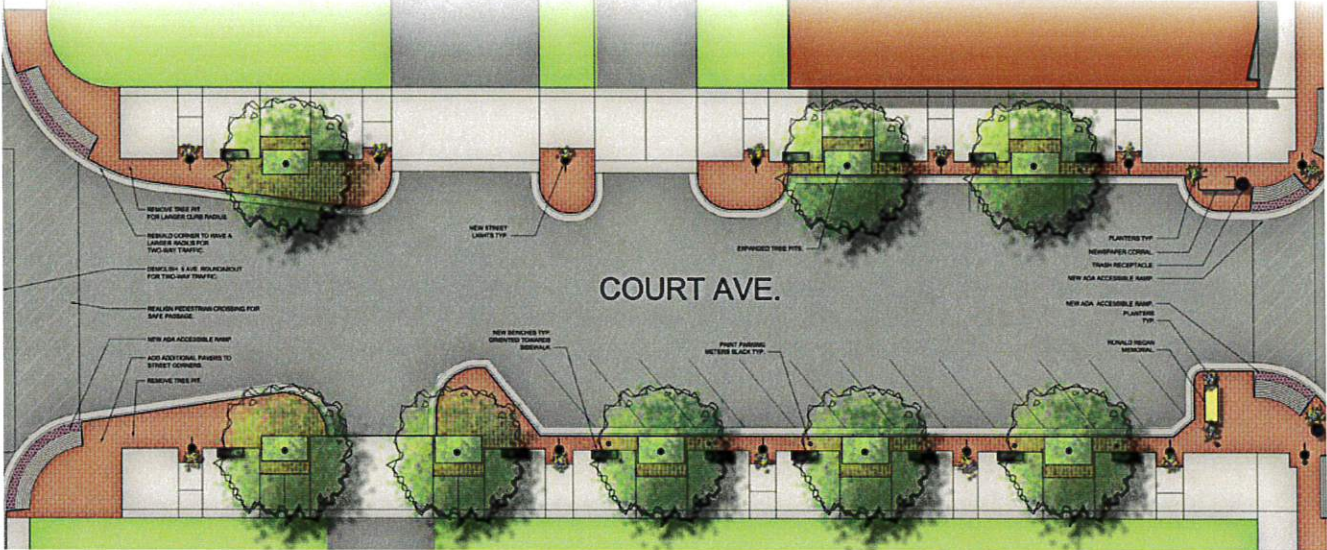
**Client**  
City of Carroll, Iowa

**Size**  
5 miles

**Awards**  
Merit Award for Design:  
ASLA Iowa







# COURT AVENUE STREETScape MASTER PLAN

A three-step process in evaluating Court Avenue resulted in improved site lighting, new benches, planters and tree pits for the historic district.

Confluence was retained by the City of Des Moines to implement a three-step process in evaluating Court Avenue, a historic district in Des Moines. Originally designed in the mid 1980s, Court Avenue has suffered from maintenance issues and infrastructure degradation. Confluence conducted a site inventory evaluating hardscape, vegetation, site amenities and site lighting. Many problems were found and were documented in a site analysis report. Our team then developed an improvement plan to repair current problems over several phases. The plan called for improved site lighting, new benches, planters and tree pits. Following conclusion of the master plan, Confluence was retained to develop construction documents and streetscape enhancements have been implemented.

## PROJECT DETAIL

- Location**  
Des Moines, Iowa
- Client**  
City of Des Moines, Iowa
- Size**  
N/A





## WALNUT STREET CORRIDOR

This revitalized corridor in Downtown Des Moines enhances the pedestrian experience and was crafted to attract new retail and restaurant uses to this urban district.

Confluence led the creation of a streetscape improvement Master Plan, which identified strategies for a thriving corridor by integrating amenities including urban gardens, aesthetic lighting, kiosks and parking strategies to encourage outdoor dining, retail pop-ups and street vendors. The plan included a retail and merchandising strategy and market analysis to determine the estimated demand for retail and restaurants within this district.

Our team also facilitated a series of focus groups and public meetings to identify the best opportunities to attract visitors and workers to shop and eat in the district.

### PROJECT DETAIL

**Location**

Des Moines, Iowa

**Client**

City of Des Moines, Iowa

**Size**

0.25 miles

**Awards**

Merit Award for Communication  
– ASLA Central States





## 6TH AVENUE CORRIDOR STREETScape DESIGN

Through a series of stakeholder engagement meetings, this new corridor design will turn 6th Avenue into a vibrant, pedestrian-friendly location for residents to socialize, work, shop and live.

Confluence was retained by the City to build on the previously approved 6th Avenue Streetscape Concept Plan and the US EPA's "Greening 6th Avenue" report and provide streetscape design services for 6th Avenue from I-235 to the Des Moines River Bridge. Historically known as one of the most ethnically and culturally diverse neighborhoods in Des Moines, area residents have focused on efforts to reinvigorate the commercial and housing markets of 6th Avenue. Stakeholder engagement was an important aspect of the project as our team facilitated a series of meetings with the City, a steering committee, neighborhood groups and utility representatives during the design process. Our team incorporated the resulting ideas and recommendations throughout the master plan that address sustainable design strategies and includes a layout of curbs, sidewalks, lighting, landscaping, bus stops, intersection modifications, public art and stormwater collection improvements. In January 2015, 6th Avenue was designated as an official "Iowa Great Place" by the Iowa Department of Cultural Affairs.

### PROJECT DETAIL

**Location**

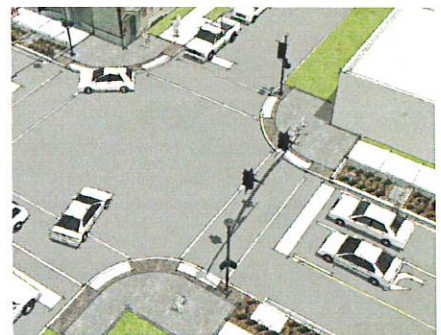
Des Moines, Iowa

**Client**

City of Des Moines, Iowa

**Size**

1.2 Miles





## TRAIL HUB AND FARMERS MARKET FEASIBILITY STUDY

In addition to providing an amenity for Windsor Heights residents, the hub would improve central Iowa's trail network by providing a centrally located access point for cyclists.

Confluence assisted the City in developing conceptual designs for a trail hub and farmers market structure envisioned in Colby Park. As a follow up to this effort, Confluence was selected as part of a multi-disciplinary team to conduct a feasibility study for a trail hub. The study considered several potential sites and recommends the trail hub to include a restaurant or cafe with indoor and outdoor seating, restrooms with lockers, a changing room and bike storage and a bike repair station with air pump, hand tools and repair stand. Our team also designed a lawn or event space with a covered pavilion or stage and an interactive art display or a nature play area. The study determined that the City could support such a concept. City leaders are currently exploring funding options for implementation.

### PROJECT DETAIL

**Location**

Windsor Heights, Iowa

**Client**

City of Windsor Heights, Iowa

**Size**

N/A





## INGERSOLL AVENUE STREETScape PHASING STUDY

The primary goal of the project was to create a cost estimate and construction phasing plan for future streetscape improvements along Ingersoll Avenue.

Confluence led a planning and phasing study for the continuation of the Ingersoll Avenue Streetscape. Building upon a streetscape standard established in a two-block pilot project, this project applies those standards to eight additional blocks towards downtown. Based on input from stakeholders and careful review of the existing streetscape in the pilot project, several modifications to the current streetscape standards were proposed, including modifications to the roadway layout, streetscape amenities and furnishings, and landscape palette. Complete street and green infrastructure practices were also introduced, including protected bike lanes, new transit shelters on raised islands, permeable pavers and structural soil cells. Close coordination with stakeholders and City staff led to design strategies aimed at meeting a growing demand for safe, multi-modal transportation along Ingersoll, including special emphasis on bicycle and mass transit facilities. A trend towards complete streets is evident throughout the City and this plan calls for the creation of highly visible, permanent streetscape amenities on this high profile corridor in downtown Des Moines.

### PROJECT DETAIL

**Location**

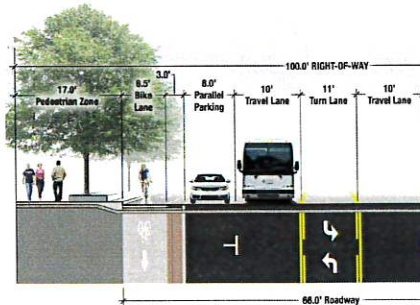
Des Moines, Iowa

**Client**

The Avenues of Ingersoll & Grand SSMID

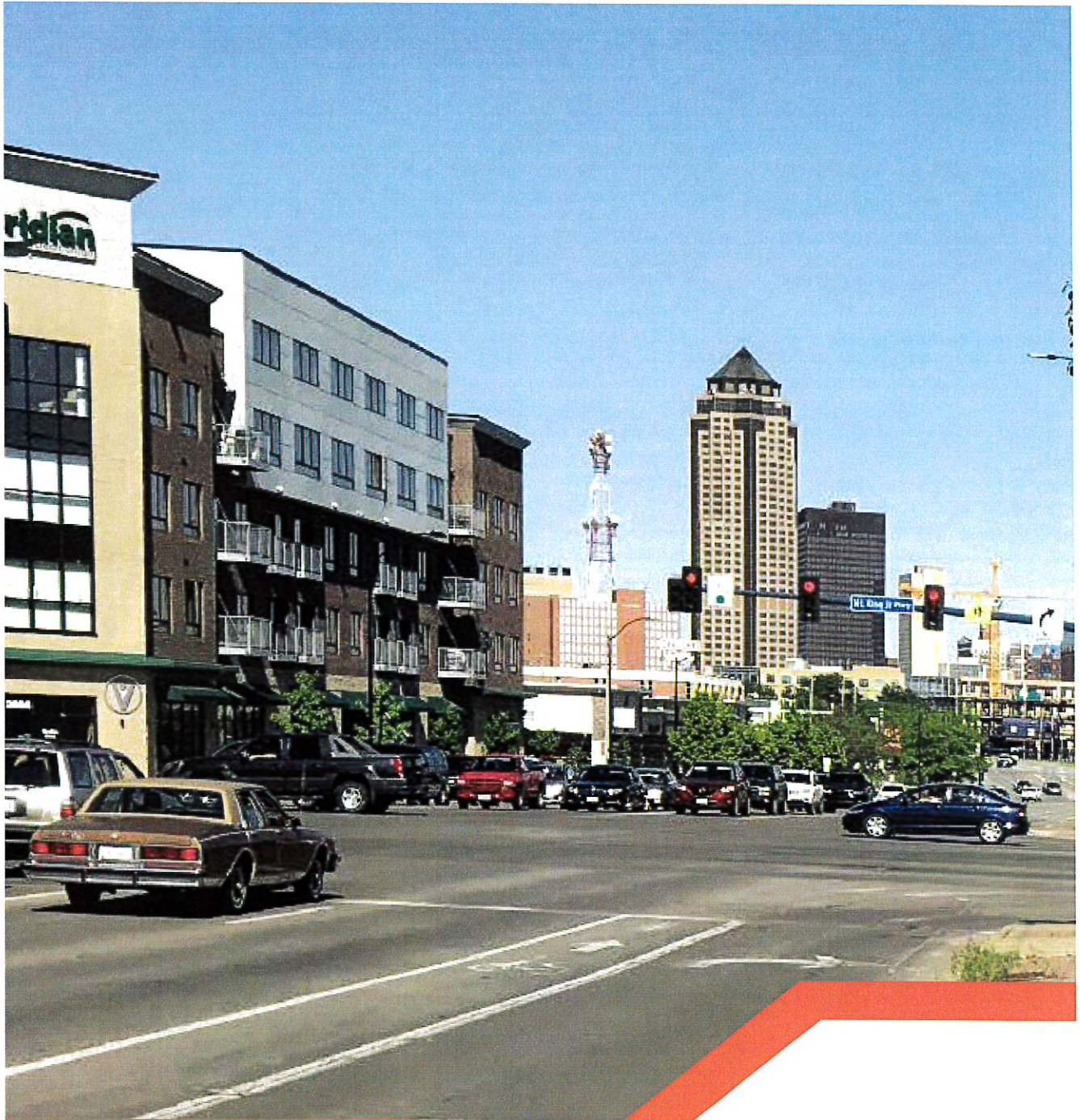
**Size**

10 blocks



# PHASED CONSTRUCTION COST ESTIMATES

## SECTION FIVE

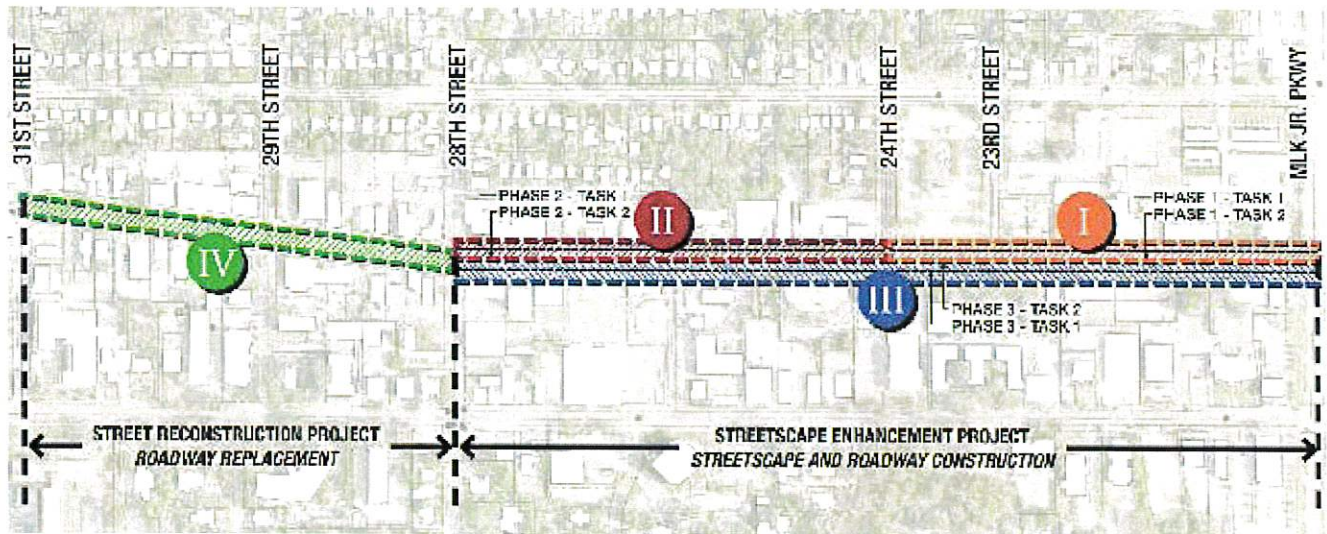


# INGERSOLL STREETScape Phasing Study

DESIGN DEVELOPMENT SUMMARY REPORT

CONFLUENCE





## PHASE I

Demolition will begin in Phase I, Task I with the removal of the public sidewalk and existing landscaping in the parking area (from back of curb to ROW). Additionally, some street paving will be removed to allow for construction of the new watermain. Limits for Phase I are MLK Jr. Parkway and 24th Street.

Once the watermain is installed and other utilities are adjusted, the sidewalk and bike lane will be constructed leaving approximately 35' to 44' of road width. During Phase I, Task II an additional 13' - 22' of existing roadway will be removed, leaving enough room for two-way traffic along the south curb line. Work in this phase is mainly road bed preparation and minor utility extensions. This work should proceed quickly as once the road bed is prepped, the full depth HMA can be installed.

## PHASE II

Phase II and its tasks will repeat Phase I work. The limits for Phase II are projected to be the north side of Ingersoll from 24th Street to 28th Street.

## PHASE III

Phase III work is similar to the first two phases. The south walk will be removed first along with a small portion of the roadway. Once all the streetscape work is complete, the south 22' of roadway will be removed and bike lanes and islands can be constructed. The full depth HMA for the travel lanes and parking will be paved last.

## PHASE IV

Phase IV work is located between 28th Street and 31st Street. It will involve only roadway construction and no new streetscape improvements on either side. Existing HMA pavement will be ground down, new bus stops will be built within the street, and a new HMA drive surface will be installed.

The goals of construction phasing are to minimize temporary paving while maintaining two-way traffic and minimizing the amount of time the road functions with only one-way traffic and no turn lane. Staging and limits of the demolition have been carefully planned with these goals in mind.



## CONSTRUCTION PHASING

The phasing map and corresponding phase descriptions to the left give a broad overview of the individual phases that were developed as a part of this study. Each phase will transition to the next as construction is completed.

## TRAFFIC CONTROL

All demolition work is designed to be phased and allows for a minimum of two-way traffic on Ingersoll throughout the project. Occasional trenching across Ingersoll may close the street overnight or for short durations. Temporary rock drives and temporary paving will be utilized to help maintain circulation in and out of local businesses. Traffic control will be installed and adjusted for each phase of construction based current traffic levels, needs of local businesses, and pedestrian safety. Within each phase, work may be limited to shorter distances depending on progress.

<h3>PROJECT ITEMS</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$174,800.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$192,700.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$331,500.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$218,000.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$917,000.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$174,800.00	PHASE II - 24TH TO 28TH NORTH HALF	\$192,700.00	PHASE III - MLK TO 28TH SOUTH HALF	\$331,500.00	PHASE IV - 28TH TO 31ST	\$218,000.00	<b>\$917,000.00*</b>		<h3>PAVING</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$678,730.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$664,758.40</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$963,018.80</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$735,672.50</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$3,042,179.70*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$678,730.00	PHASE II - 24TH TO 28TH NORTH HALF	\$664,758.40	PHASE III - MLK TO 28TH SOUTH HALF	\$963,018.80	PHASE IV - 28TH TO 31ST	\$735,672.50	<b>\$3,042,179.70*</b>	
PHASE I - MLK TO 24TH NORTH HALF	\$174,800.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$192,700.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$331,500.00																				
PHASE IV - 28TH TO 31ST	\$218,000.00																				
<b>\$917,000.00*</b>																					
PHASE I - MLK TO 24TH NORTH HALF	\$678,730.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$664,758.40																				
PHASE III - MLK TO 28TH SOUTH HALF	\$963,018.80																				
PHASE IV - 28TH TO 31ST	\$735,672.50																				
<b>\$3,042,179.70*</b>																					
<h3>DEMOLITION</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$217,230.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$204,020.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$300,500.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$294,900.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$1,016,650.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$217,230.00	PHASE II - 24TH TO 28TH NORTH HALF	\$204,020.00	PHASE III - MLK TO 28TH SOUTH HALF	\$300,500.00	PHASE IV - 28TH TO 31ST	\$294,900.00	<b>\$1,016,650.00*</b>		<h3>EROSION CONTROL</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$11,200.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$11,000.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$19,200.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$15,600.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$57,000.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$11,200.00	PHASE II - 24TH TO 28TH NORTH HALF	\$11,000.00	PHASE III - MLK TO 28TH SOUTH HALF	\$19,200.00	PHASE IV - 28TH TO 31ST	\$15,600.00	<b>\$57,000.00*</b>	
PHASE I - MLK TO 24TH NORTH HALF	\$217,230.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$204,020.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$300,500.00																				
PHASE IV - 28TH TO 31ST	\$294,900.00																				
<b>\$1,016,650.00*</b>																					
PHASE I - MLK TO 24TH NORTH HALF	\$11,200.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$11,000.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$19,200.00																				
PHASE IV - 28TH TO 31ST	\$15,600.00																				
<b>\$57,000.00*</b>																					
<h3>STORM SEWER</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$202,025.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$139,200.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$361,600.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$131,200.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$834,025.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$202,025.00	PHASE II - 24TH TO 28TH NORTH HALF	\$139,200.00	PHASE III - MLK TO 28TH SOUTH HALF	\$361,600.00	PHASE IV - 28TH TO 31ST	\$131,200.00	<b>\$834,025.00*</b>		<h3>LANDSCAPE/STREETSCAPE</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$698,737.50</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$841,286.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$1,793,311.50</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$84,562.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$3,417,897.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$698,737.50	PHASE II - 24TH TO 28TH NORTH HALF	\$841,286.00	PHASE III - MLK TO 28TH SOUTH HALF	\$1,793,311.50	PHASE IV - 28TH TO 31ST	\$84,562.00	<b>\$3,417,897.00*</b>	
PHASE I - MLK TO 24TH NORTH HALF	\$202,025.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$139,200.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$361,600.00																				
PHASE IV - 28TH TO 31ST	\$131,200.00																				
<b>\$834,025.00*</b>																					
PHASE I - MLK TO 24TH NORTH HALF	\$698,737.50																				
PHASE II - 24TH TO 28TH NORTH HALF	\$841,286.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$1,793,311.50																				
PHASE IV - 28TH TO 31ST	\$84,562.00																				
<b>\$3,417,897.00*</b>																					
<h3>SANITARY SEWER</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$8,000.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$2,000.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$16,000.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$2,000.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$28,000.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$8,000.00	PHASE II - 24TH TO 28TH NORTH HALF	\$2,000.00	PHASE III - MLK TO 28TH SOUTH HALF	\$16,000.00	PHASE IV - 28TH TO 31ST	\$2,000.00	<b>\$28,000.00*</b>		<h3>MIDAMERICAN</h3> <table border="0"> <tr> <td>PHASE I - MLK TO 24TH NORTH HALF</td> <td>\$250,000.00</td> </tr> <tr> <td>PHASE II - 24TH TO 28TH NORTH HALF</td> <td>\$250,000.00</td> </tr> <tr> <td>PHASE III - MLK TO 28TH SOUTH HALF</td> <td>\$2,000,000.00</td> </tr> <tr> <td>PHASE IV - 28TH TO 31ST</td> <td>\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;"><b>\$2,500,000.00*</b></td> </tr> </table>	PHASE I - MLK TO 24TH NORTH HALF	\$250,000.00	PHASE II - 24TH TO 28TH NORTH HALF	\$250,000.00	PHASE III - MLK TO 28TH SOUTH HALF	\$2,000,000.00	PHASE IV - 28TH TO 31ST	\$0.00	<b>\$2,500,000.00*</b>	
PHASE I - MLK TO 24TH NORTH HALF	\$8,000.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$2,000.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$16,000.00																				
PHASE IV - 28TH TO 31ST	\$2,000.00																				
<b>\$28,000.00*</b>																					
PHASE I - MLK TO 24TH NORTH HALF	\$250,000.00																				
PHASE II - 24TH TO 28TH NORTH HALF	\$250,000.00																				
PHASE III - MLK TO 28TH SOUTH HALF	\$2,000,000.00																				
PHASE IV - 28TH TO 31ST	\$0.00																				
<b>\$2,500,000.00*</b>																					

\* - THIS IS A COST SUMMARY. SEE DETAILED COST ESTIMATE FOR COMPLETE INFORMATION.

PHASE I	
PROJECT ITEMS	\$174,800.00
DEMOLITION	\$217,230.00
STORM SEWER	\$202,025.00
SANITARY SEWER	\$8,000.00
PAVING	\$678,730.00
EROSION CONTROL	\$11,200.00
LANDSCAPE/STREETSCAPE	\$698,737.50
MIDAMERICAN	\$250,000.00
<b>\$2,957,753.70*</b>	

PHASE III	
PROJECT ITEMS	\$331,500.00
DEMOLITION	\$300,500.00
STORM SEWER	\$361,600.00
SANITARY SEWER	\$16,000.00
PAVING	\$963,018.80
EROSION CONTROL	\$19,200.00
LANDSCAPE/STREETSCAPE	\$1,793,311.50
MIDAMERICAN	\$2,000,000.00
<b>\$7,636,372.00*</b>	

PHASE II	
PROJECT ITEMS	\$192,700.00
DEMOLITION	\$204,020.00
STORM SEWER	\$139,200.00
SANITARY SEWER	\$2,000.00
PAVING	\$664,758.40
EROSION CONTROL	\$11,000.00
LANDSCAPE/STREETSCAPE	\$841,286.00
MIDAMERICAN	\$250,000.00
<b>\$3,042,553.01*</b>	

PHASE IV	
PROJECT ITEMS	\$218,000.00
DEMOLITION	\$294,900.00
STORM SEWER	\$131,200.00
SANITARY SEWER	\$14,000.00
PAVING	\$735,672.50
EROSION CONTROL	\$15,600.00
LANDSCAPE/STREETSCAPE	\$84,562.00
<b>\$1,971,993.54*</b>	

## CONSTRUCTION COSTS

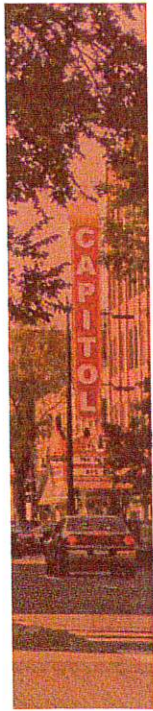
The costs for this project are broken out based on the four phases as shown in the phasing plans. It is understood that the phasing may vary slightly as the team develops the final construction plans. In addition, the cost to relocate the power lines underground may be incurred entirely in one phase. A small portion of this cost is applied to other phases to account for preparation work that can take place. This prep work will help expedite the construction timeline for burying the power lines when that time comes. As directed, this cost estimate assumes that each business will pay for their respective new service connections. Therefore, a unit cost only has been provided. Other utilities on the power poles and currently buried in ducts or conduit such as Mediacom, CenturyLink, UPN, and Windstream will relocate at their own expense.

Storm and sanitary sewer separation mainline work has been underway as of 2017, and this work has been represented on our plans. Some additional storm sewer improvements will be required to account for the street widening, added islands, and permeable pavers.

Watermain improvement will be paid for by Des Moines Water Works and will be performed in conjunction with each phase. Lane closures, traffic control, and temporary access for businesses has been accounted for with each phase.

# HOURLY RATE FOR CHANGES

## SECTION SIX



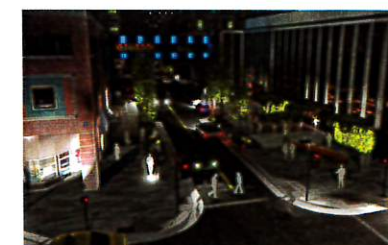
## STANDARD HOURLY RATES

Senior Principal .....	\$160.00 - \$210.00 per hour
Principal .....	\$140.00 - \$195.00 per hour
Associate Principal .....	\$130.00 - \$170.00 per hour
Associate .....	\$110.00 - \$160.00 per hour
Senior Project Manager .....	\$100.00 - \$150.00 per hour
Project Manager .....	\$90.00 - \$120.00 per hour
Senior Landscape Architect ..	\$90.00 - \$120.00 per hour
Landscape Architect .....	\$80.00 - \$110.00 per hour
Senior Project Planner .....	\$90.00 - \$120.00 per hour
Planner II .....	\$80.00 - \$110.00 per hour
Planner I .....	\$70.00 - \$100.00 per hour
Landscape Architect-In-Training .....	\$70.00 - \$100.00 per hour
Landscape Architect Intern / Landscape Designer .....	\$60.00 - \$85.00 per hour
Draftsperson .....	\$50.00 - \$85.00 per hour
Graphic Designer .....	\$70.00 - \$100.00 per hour
Clerical / System Staff .....	\$42.00 - \$80.00 per hour

## REIMBURSABLE EXPENSES

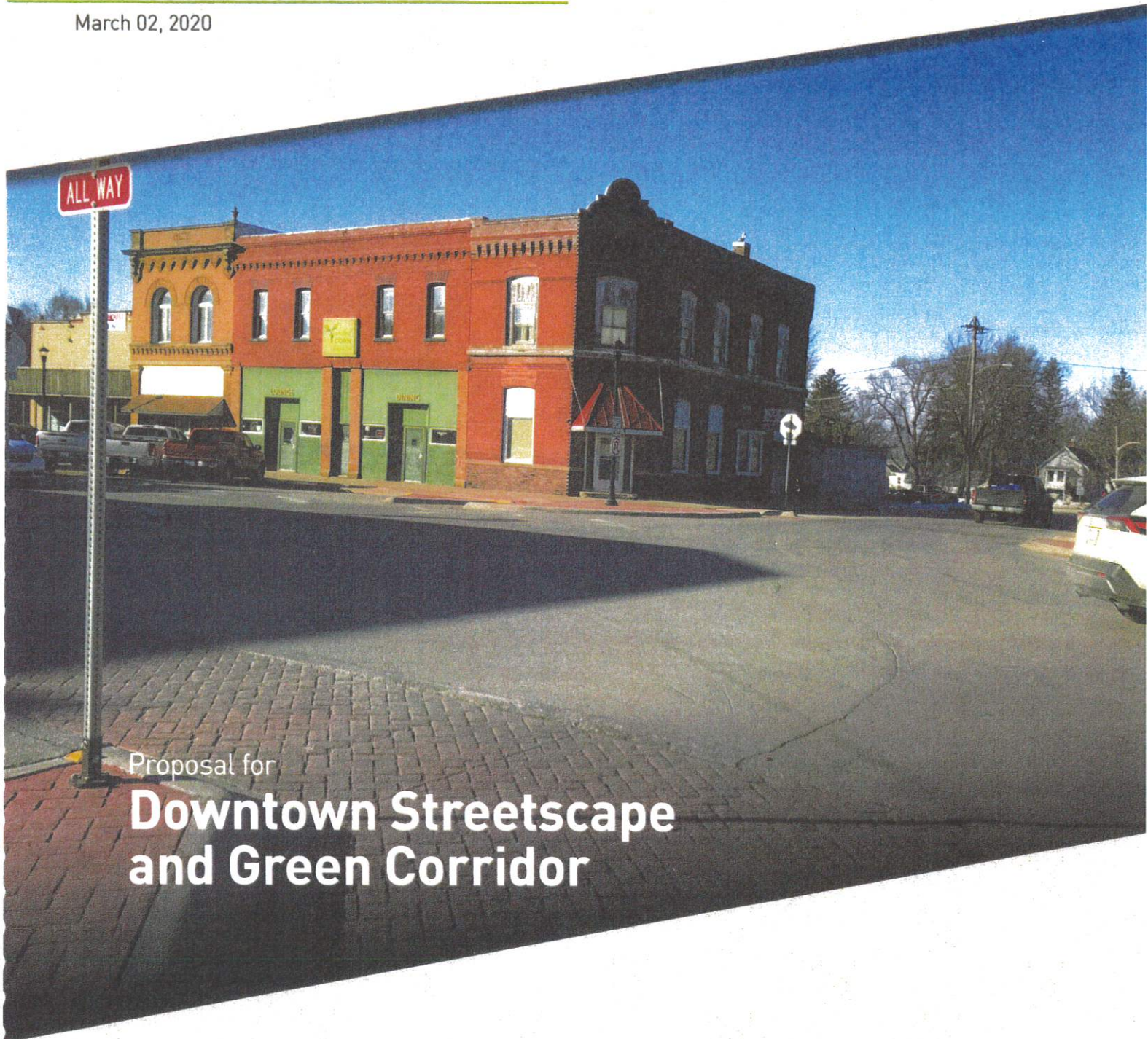
Filing Fees .....	1.15 x cost
Materials and Supplies .....	1.15 x cost
Meals and Lodging .....	1.15 x cost
Mileage .....	\$.58 per mile
Postage .....	1.15 x cost
Printing by Vendor .....	1.15 x cost
B/W Photocopies/Prints 8½ x 11 .....	\$.05 each
B/W Photocopies/Prints 11x17 .....	\$.09 each
Color Photocopies/Prints 8½ x 11 .....	\$.65 each
Color Photocopies/Prints 11x17 .....	\$1.50 each
Large Format Plotting - Bond .....	\$2.50/SF
Large Format Plotting - Mylar .....	\$4.50/SF
Large Format Plotting - Photo .....	\$5.00/SF
Flash Drives .....	\$10.00 each
Booklet Binding (cover, coil, back) .....	\$4.50 each
Foam Core .....	\$8.00 each
Easel Pads .....	\$32.75 each
Electronic Files .....	\$50.00 each
Online Meeting Service .....	\$35.00 each

Effective 1/1/2019



# City of Dallas Center

March 02, 2020



Proposal for  
**Downtown Streetscape  
and Green Corridor**

**Contact:**

Jim Harbaugh, PLA  
515-664-5333  
james.harbaugh@bolton-menk.com



Real People. Real Solutions.

309 E 5th Street | Suite 202 | Des Moines, IA 50309-1981  
Ph: (515) 259-9190 | Fax: (515) 233-4430 | Bolton-Menk.com



Real People. Real Solutions.

309 E 5th Street  
Suite 202  
Des Moines, IA 50309-1981

Ph: (515) 259-9190  
Fax: (515) 233-4430  
Bolton-Menk.com

March 02, 2020

Cindy Riesselman, City Clerk  
City of Dallas Center  
1502 Walnut Street  
PO Box 396  
Dallas Center, IA 50063

RE: Proposal for Downtown Streetscape and Green Corridor

Dear Ms. Riesselman:

The Downtown Streetscape and Green Corridor plan will result in major changes in use and aesthetics inside the downtown core. The city is taking proactive steps in developing a streetscape master plan to enhance the downtown core and develop green connectivity between three major city parks. This long-term vision for the heart of Dallas Center will help shape and define the existing context of downtown and can provide green corridor recreation amenities and community connectivity.

Bolton & Menk takes great pride in designing and managing projects that are safe, sustainable, and beautiful. Our approach to streetscape master planning and design services makes Dallas Center's priorities our priorities. We understand what needs to be accomplished for the successful completion of the project.

**Sustainable Streetscape Design** – These aesthetic changes will greatly impact the appearance and function of the downtown area and the community as a whole. The significant change is an opportunity to create unifying and sustainable streetscape enhancements that the community can be proud of well into the future.

**Local Expertise** – Dallas Center wants a firm that can provide expert services with an understanding of the local context. With more than 500 employees, we offer the expertise of a national firm, but we are just down the road. We have designed streetscape master plans that have been implemented in many communities large and small. We approach each community as a unique identity with its own opportunities and challenges. We listen to stakeholders to develop the best and most relevant design concepts for you.

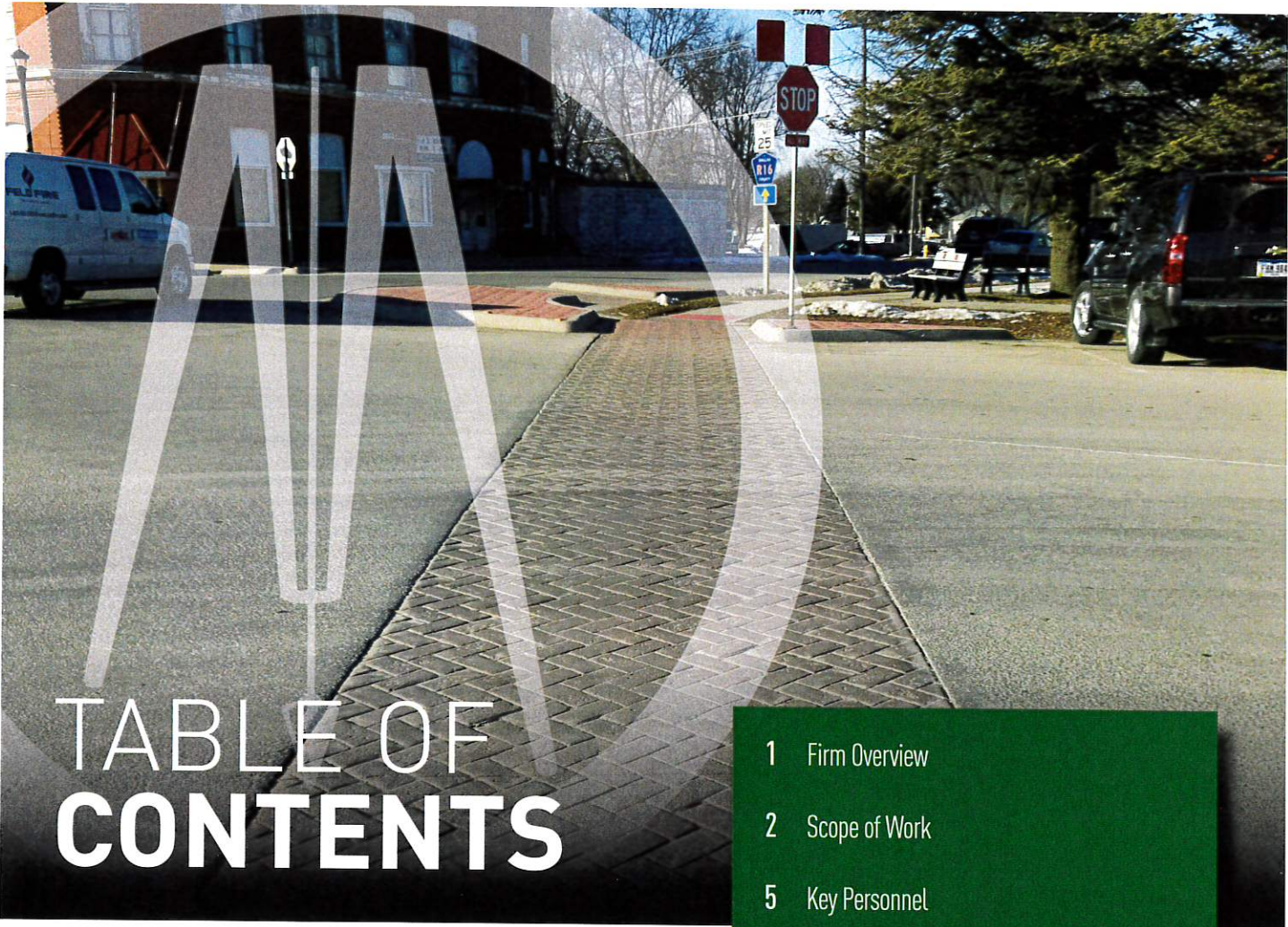
**Fiscal Responsibility** – We understand that Dallas Center must be conscientious with its public resources. We will work hard with our landscape architects, planners, and engineers to find creative solutions within the right-sized budget. We have a history of successful funding assistance for cities and counties. Since 2010, we have helped secure more than \$400 million in public funding.

In service to the City of Dallas Center, we are excited at the opportunity to complete the Downtown Streetscape and Green Corridor project. I will personally serve as your lead client contact and project manager. Please contact me at 515-664-5333 or [james.harbaugh@bolton-menk.com](mailto:james.harbaugh@bolton-menk.com) if you have any questions regarding our proposal.

Respectfully submitted,

**Bolton & Menk, Inc.**

James H. Harbaugh, PLA, ASLA  
Principal Landscape Architect



# TABLE OF CONTENTS

- 1 Firm Overview
- 2 Scope of Work
- 5 Key Personnel
- 7 Project Experience
- 10 Fee Schedule



FIRM  
**OVERVIEW**  
Section 1



# FIRM OVERVIEW

We believe all people should live in a safe, sustainable, and beautiful community and we take pride in our ability to make that happen. It's why we get out of bed every morning.

Our commitment to communities began in 1949 with two hard working Midwesterners—John Bolton and Martin Menk. They saw people in their surrounding communities who had dreams of a bright future, a desire to grow, and a common challenge of aging infrastructure. John and Martin's goal was to help communities make progress by listening to what people want, finding the best solutions for their needs, and treating them right. Their legacy lives on. We still want to help, we work hard every day, and we always remember what got us here—we're people helping people. Today, Bolton & Menk, Inc. has more than 500 employees including a professional staff of more than 150 engineers, planners, landscape architects, and surveyors.

We opened our first Iowa location in Ames in 1985 with a staff of three. We liked the traits of a small business so much—the personal feel, local presence, and ability to act quickly—we brought them with us as we grew. Now we have 6 Iowa locations with more than 80 employees. We provide the technical ability of a large firm with the higher level of service and cost of a small one, it's the best of both worlds.

For more than 10 years, our planning and urban design group has helped clients plan their future. Using robust public engagement, we facilitate consensus for buildable, sustainable solutions. Our team expertise helps solve multi-faceted problems with technical, regulatory, funding, and community issues. We deliver plans and designs you can live with.

We promise every client two things: we'll work hard for you and we'll do a good job. We take a personal interest in the work being done around us. And at the end of the day, we're *Real People* offering *Real Solutions*.



## BOLTON & MENK

Real People. Real Solutions.

Bolton & Menk, Inc.  
309 E 5th Street Suite 202  
Des Moines, IA 50309  
P: 515-259-9190 | F: 515-233-4430

## SERVICES PROVIDED

- Civil/Municipal Engineering & Planning
- Water & Wastewater Engineering
- Transportation Planning & Engineering
  - Structural Engineering
  - Aviation Services
- Water Resources Engineering
- **Planning & Urban Design**
  - Land Surveying
- Geographic Information Systems
- Project Funding & Financing



SCOPE OF  
**WORK**  
Section 2



## SCOPE OF WORK

### Task 1: Project Initiation and Project Management

**Objective:** Our project team will facilitate a kickoff meeting with city staff and provide effective project management services for the project duration.

#### Subtask 1.1 Kickoff Meeting

The kickoff meeting will accomplish the following objectives:

- Introduce project team members and city representatives and establish communication protocols
- Review and confirm project scope
- Review available information relative to the project
- Review and discuss specific infrastructure issues and current City of Dallas Center design standards related to the proposed improvements
- Review and verify project schedules
- Conduct a field review of project area by project team members and city staff

#### Subtask 1.2 Design Meeting

One meeting will be held with City of Dallas Center staff after the initial kickoff meeting during the preliminary design process. This meeting will discuss findings, issues, schedule, and needs to keep the project progressing.

#### *City Participation*

Meeting attendance and progress review

#### *Deliverables*

The City of Dallas Center can expect efficient project management from Bolton & Menk. Our project manager, Jim Harbaugh, will ensure project expectations are understood and met in a timely, efficient manner. He will work closely with the city's project manager to ensure clear and consistent communication is occurring and institute foresight for upcoming tasks and challenges.

### Task 2: Data Collection

**Objective:** We will assemble a data set of information and other information that is complete, accurate, verified, and seamlessly compatible with design software.

#### Subtask 2.2 Base Plan Preparation

Our team will prepare a base plan showing the existing surface and subsurface conditions based on existing GIS mapping and data held by the city and county. The base plan will be prepared in a format compatible with the design software to be used.

#### *City Participation*

Determine contact information for property/business owners and attendance of basement reviews

#### *Deliverables*

Base plan preparation in electronic format

### Task 3: Stakeholder Outreach

**Objective:** We will effectively engage key stakeholders including business and property owners and county staff to convey the anticipated outcomes of the project. We will also address specific concerns surrounding proposed improvements.

#### Subtask 3.1 Business and Property Owner Informational Meetings

Our team will hold two stakeholder meetings with business and property owners to inform them of the preliminary design project, collect feedback, and field their concerns. This will also include representation from city staff.

The first meeting will be an informational meeting to introduce the project, review the scope of work, discuss project schedule and anticipated outcomes of this initial phase, and briefly discuss initial concepts.

The second meeting will be to review the preliminary design and discuss the positive impacts the proposed improvements will have on Dallas Center.

#### Subtask 3.2 Kitchen Table Meetings

Bolton & Menk will hold up to three kitchen table style meetings with specific business, property and/or community members who may require more personal outreach. Certain individuals may have specific concerns and/or may not be comfortable with voicing their concerns in a larger setting, so we take a more personal approach to help address these concerns as needed.

#### *City Participation*

Contact information for stakeholders and attendance of outreach meetings

#### **Deliverables**

Meeting minutes

### Task 4: Preliminary Design Development

**Objective:** Our team will develop preliminary streetscaping plans for the proposed project area. The plans will be consistent with the strategies identified by previous planning studies for Dallas Center downtown and the Walnut Street Greenway and with feedback from city staff and project stakeholders.



#### Subtask 4.1 Preliminary Concepts

We will prepare a preliminary design for the Downtown and Greenway connecting corridors. Preliminary plans will be schematic in nature but begin to address key details for certain design features such as paving, decorative pavements, planters, lighting, roadway width, parking, etc.

During this subtask the following infrastructure elements will be designed:

- **Streetscaping** – develop and incorporate streetscape design consistent with previous planning work
- **Hardscape and Landscape** – delineate areas to be hardscape vs landscape and appropriate treatments for each
- **Street and Surface** – identify alternative pavement designs, curb and sidewalk grades, ADA/PROWAG compliance
- **Storm Sewer and Utilities** – identify needs and changes based on feedback from City of Dallas Center staff
- **Street Lighting** – determine new street lighting options based on discussions with the city and the energy provider
- **Parking Analysis** – evaluate alternatives for the street layout and streetscaping to maximize on-street parking within the project area, as well as address need for ADA-compliant parking

### Subtask 4.2 Conceptual Plan Review

The project team will meet with city staff to review a draft copy of the preliminary plans. If required, changes will be made to the report based on city staff review and comments.

### Subtask 4.3 Preliminary Opinion of Probable Costs (OPC)

Bolton & Menk will produce a preliminary OPC for all items identified in the preliminary design plans. The budget estimate will be prepared with individual line items for all various construction elements.

#### *City Participation*

Preliminary plan review

#### **Deliverables**

Preliminary plans and OPC

## Compensation

The scope of services detailed above will be completed and invoiced monthly at our standard hourly rates for the estimated fees listed below.

### Preliminary Design = \$20,000

- Project initiation and management
- Stakeholder outreach
- Preliminary design development
- Preliminary cost estimate

## Project Schedule

It is our understanding the city wants to begin this project in the near future. Upon authorization and Notice to Proceed, we will commence with a kickoff meeting and execute this Scope of Services in a timely manner. ***It is expected to take a total of three months to complete the scope of work.***





KEY  
**PERSONNEL**  
Section 3

# KEY PERSONNEL

The Bolton & Menk project team includes individuals with the technical and managerial experience and training to complete the downtown streetscape master plan to the satisfaction of the City of Dallas Center. We are committed to maintaining the availability of the proposed project team. Should additional staff be required, we will use the capabilities of other professional and technical staff members with your approval.

Although we are proposing the project staff below, we will draw upon Bolton & Menk's professional and technical staff of more than 500 members as needed. This additional resource brings substantial planning, engineering, and support capabilities across a range of civil, water resources, environmental, transportation, landscape architecture, surveying, and administrative skills. Based on these assignments, resources, and strategies, we are confident you will be fully satisfied with our project staffing and availability.

Our team will be led by Jim Harbaugh and supported by key individuals and support staff. Project team member bios have been included in this section. Full resumes can be provided upon request.



## **Jim Harbaugh, PLA, ASLA** **Project Manager**

*Matt will ensure Dallas Center has the personnel and resources to skillfully accomplish the work plan within the agreed upon schedule. He will serve as your primary point of contact.*

Jim understands the long-term investment required for successful projects and approaches all of his design work with long-term maintenance in mind. He started his career in 1995, and as the firm's lead landscape architect, has extensive experience in downtown redevelopment; trail, park, and recreation master planning; and construction administration. He is adept at working with city staff and community members to effectively garner public support. Jim loves the outdoors, the challenges, and the problem solving in helping communities realize their vision.



## **Justin Ernst, P.E.** **Client Service Manager**

*Justin will continue to serve the City of Dallas Center and help Jim with all needs for the Downtown Streetscape and Green Corridor project.*

As an engineer with Bolton & Menk since 2006, Justin has gained a range of experience in project administration from conception through construction. His background includes development and design of municipal reconstruction and utility projects, including street construction, sanitary sewer systems, water distribution systems, stormwater collection systems, and pedestrian facility construction.

His project management administration responsibilities include cost estimates, preliminary and final design, bidding assistance, construction administration, preparing pay estimates, tracking project schedules, and serving as a liaison between the client and contractors.



## **Sam Kessel, PLA** **Landscape Architect**

*Sam will help coordinate all landscape architecture needs for the Downtown Streetscape and Green Corridor project.*

Sam is a landscape architect for Bolton & Menk, beginning his career in 2005. He has developed broad knowledge and extensive design experience in downtown redevelopments, urban parks, and recreation complex master plans. Sam has worked on a number of successful projects that incorporate multimodal strategies from conceptual design and public involvement to construction administration. His passion for landscape architecture is exemplified through his use of innovative techniques and creative solutions that have resulted in many successful public and private projects throughout Iowa, Minnesota, and Colorado. His proficient design approach actively engages city staff and the public, effectively fostering public support that produces a product that will stand the test of time.



### Rose Brown, AICP Urban Planner

*Rose will help the city coordinate and plan for future plans in Dallas Center.*

Rose is a senior urban planner who began her career in 2000. She has previous experience working at the county and city levels where she was responsible for land use and community development, including managing the master planning of corridors and redevelopment areas as well as development project review. Her primary areas of expertise include municipal planning, metropolitan area comprehensive plan development, and land use analysis and impacts. She serves as the advocacy and outreach coordinator for the American Planning Association - Iowa Chapter Board. Rose went into the planning field because she believes that quality of life is directly related to the quality of place—the built environment as well as the services and opportunities available to all residents, businesses, and visitors.



### Tyler Danielson, GISP GIS Specialist

*Tyler will coordinate all GIS needs and assist the city.*

Tyler is a GIS specialist who began his career in 2010 working with geographic information systems. He has expertise with internal and external clients and assists with database development, data analysis, and advanced map development and layout. Tyler is experienced in the Esri GIS suite of programs. Additionally, he has used GPS Pathfinder Office and Terrasync to provide field staff with concise, customized data collection workflows. He has worked on a variety of GIS projects including production mapping, emergency response analysis, cultural resource and natural resource mapping, data gathering, LiDAR analysis, remote sensing, orthorectification, and georeferencing.



### Nate Weitzl, PLA Landscape Architect

*Nate will help Sam with all landscape architecture needs for the Downtown Streetscape and Green Corridor project.*

Nate is a landscape architect who began his career in 2010. He is experienced in community and regional master plans, park and trail design, mixed-use developments, office developments, streetscapes, and urban design. He also develops graphics and illustrations and makes presentations to key decision-makers and the public. Nate's passion is working with clients and community members to develop projects that meet their needs.

**will work with us** has tailored project communication  
**watches your bottom line** **is creative and innovative**  
has an award winning resume has proven partnerships

## A CONSULTANT WHO...

offers an array of services **is worth their fee**  
**has proven expertise** has creative problem solving skills  
*builds community support you can trust* **is proactive**  
**plays well with others** has local expertise







PROJECT  
**EXPERIENCE**  
Section 4

# PROJECT EXPERIENCE

## Downtown Master Plan Newton, IA

Newton is rich in historic character. It is filled with hardworking people excited about preserving the essence of their community. Our team was selected to create a pathway for helping Newton strengthen their downtown streetscape environment and create a guideline for historic preservation. The city's vision was to improve the character of downtown and create a unique place that demonstrated the history of Newton.

As a Main Street Iowa community and with the recent designation on the national Register of historic places, there has been increasing support for community wide improvements and preserving historic character. Bolton & Menk understood the city's vision. We assisted by creating a streetscape master plan that addressed specific opportunities for improvements that improve public safety, accessibility, aesthetics and longevity, in both an economic and environmental sustainable fashion.

Our comprehensive public facilitation process allowed multiple opportunities to collect community feedback and involve community members throughout the design process. Our team used several avenues to gather input including open houses, multiple stakeholder meetings, preference surveys, and interactive polling sessions. The resulting streetscape master plan and historic preservation design guidelines represent a community supported effort. It will guide the city in public improvements within the downtown district. The final documents provide conceptual ideas based on technically sound practices, promoting sustainability and long-term strategies for preserving and enhancing the historic character of downtown Newton.



## Square Streetscape Master Plan City of Indianola, IA

Warren County's decision to demolish their courthouse and replace it with the justice center facility significantly impacts the appearance and function of Indianola's downtown square. It is currently a two-lane, one-way directional square with angled parking on both sides. The interior angled parking does not appear to meet any established dimensions and includes a mid-block pedestrian crossing with no areas for refuge on either side.

We held a series of meetings with city staff and local steering committees to discuss historic elements, current challenges, and the area's overall functionality. Bolton & Menk gathered information and created a variety of viable concepts for the square. The preferred alternative features two-way traffic, parallel parking on the square's business side, angled parking on the inside of the square, bump-outs with colored crosswalks for pedestrian safety, signage/wayfinding locations, and landscape improvements. There are also options to use outdoor space for dining, sales, and demonstrations. The plan developed provides an opportunity to create safe and sustainable streetscape enhancements Indianola residents and visitors will enjoy for years to come.



## Downtown Master Plan Hastings, MN

The City of Hastings wanted to revitalize and reconnect their downtown to the Mississippi River. Bolton & Menk collaborated with the city to develop a three-phase Downtown Riverfront Renaissance project. Phases one and three focused primarily on the downtown infrastructure, while the second phase focused on Levee Park, a prominent park straddling the Mississippi River and downtown business district.

Collaboration with city staff, stakeholder groups, and the public aided in the development of a park master plan. The master plan included a limestone amphitheater, musical playground, ice skating rink, branding and signage, enhancement of the Mississippi River Trail, and a veterans memorial. Final design services, including construction document development and construction administration, were also completed.

Through combined efforts, the city now has an updated park linking downtown to the Mississippi River.



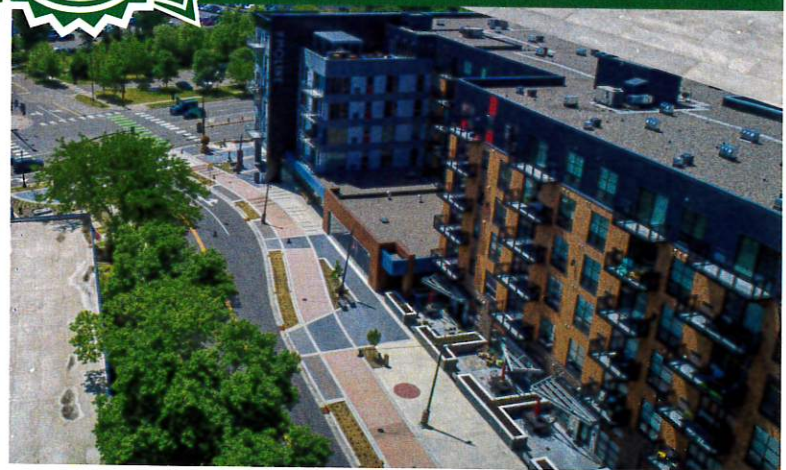
## The Artery Hopkins, MN

The concept of The Artery began a decade ago, envisioned to increase visibility of historic Mainstreet and connect the city core to the main thoroughfare, Excelsior Boulevard. With this as a starting point, the City of Hopkins wanted to draw people from the proposed Hopkins Southwest Light Rail Transit station, through The Artery, to Mainstreet. Innovative development processes featured multi-disciplinary input from public works professionals, engineers, planners, urbanists, artists, and supporting specialists.

The Artery integrates interactive public art, innovative technology, a two-way cycle track, and educational elements of storytelling and cultural history all within the public realm, making this a prime destination along the proposed SWLRT Green Line. Few projects bring out such positive collaboration to create something unique, yet mutually successful on multiple fronts.



American Planning Association:  
2019 Great Places in America - Great Streets





FEE  
**SCHEDULE**  
Section 5

# 2020 SCHEDULE OF FEES

The following fee schedule is based upon competent, responsible professional services and is the minimum, below which adequate professional standards cannot be maintained. It is, therefore, to the advantage of both the professional and the client that fees be commensurate with the service rendered. Charges are based on hours spent at hourly rates in effect for the individuals performing the work. The hourly rates for principals and members of the staff vary according to skill and experience. The current specific billing rate for any individual can be provided upon request.

The fee schedule shall apply for the period through December 31, 2020. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

These rates include labor, general business, and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond the agreed scope of services and non-routine expenses, such as large quantities of prints, extra report copies, outsourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately. Rates and charges do not include sales tax, if applicable.

Employee Classification	Hourly Billing Rates
Senior Principal	\$195-280/Hour
Principal Engineer/Surveyor/Planner/GIS/Landscape Architect	\$145-225
Senior Engineer/Surveyor/Planner/GIS/Landscape Architect	\$120-210
Project Manager (Inc. Survey, GIS, Landscape Architect)	\$115-200
Project Engineer/Surveyor/Planner/Landscape Architect	\$90-175
Design Engineer/Landscape Designer/Graduate Engineer/Surveyor	\$90-190
Specialist (Nat. Resources; GIS; Traffic; Graphics; Other)	\$70-175
Senior Technician (Inc. Construction, GIS, Survey <sup>1</sup> )	\$90-180
Technician (Inc. Construction, GIS, Survey <sup>1</sup> )	\$60-155
Administrative/Corporate Specialists	\$55-135
Structural/Electrical/Mechanical/Architect	\$120-150
GPS/Robotic Survey Equipment	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

<sup>1</sup> No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for Survey Technicians.