


**STAFF REPORT
TOWN COUNCIL MEETING OF
MARCH 9, 2010**

TO: HONORABLE MAYOR AND TOWN COUNCILMEMBERS

FROM: BRIAN FRAGIAO, DIRECTOR OF PUBLIC WORKS/ TOWN ENGINEER 

DATE: FEBRUARY 19, 2010

SUBJECT: TOWN OF LOOMIS DOWNTOWN PARK CONSULTANT SECOND INTERVIEWS

RECOMMENDATION:

Listen to the three consultant presentations and select one (1) to provide the Loomis Downtown Park Design Services.

ISSUE STATEMENT AND DISCUSSION:

As you know, the Town has been involved in putting together a Town Center Implementation Plan that includes the purchased railroad property from King Road to south of High Hand Nursery. The downtown park is expected to be the first project in a many faceted downtown project scope. The park project is located between the Train Depot Building and Walnut Street along the railroad tracks. The Project will provide facilities such as a parking lot, access road, landscaping, play areas & structures, bike and pedestrian walkways, water park features, skateboard area, pavilion area for events and bathrooms.

The project is being funded with a \$220,000 grant from State Parks Proposition 40 funds and is expected to cost \$420,000. It is necessary to have construction completed and the grant closed out by June 2011.

On December 2, 2009, staff sent out sixteen invitations to capable consultants to provide a proposal for the downtown park design. On January 22, 2010, staff received seven proposals from interested consultants. Below is the breakdown of the proposals received.



STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

THE BOARD OF CITY MANAGER AND CITY COMMISSIONERS
DO HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE
RESOLUTION OF THE BOARD OF CITY MANAGER AND CITY COMMISSIONERS
AS APPEARED IN THE OFFICIAL RECORDS OF THE CITY OF DALLAS

RESOLUTION

WHEREAS the Board of City Manager and City Commissioners has received and considered the report of the City Manager and City Commissioners regarding the proposed project and the same being as follows:

REPORT OF THE CITY MANAGER AND CITY COMMISSIONERS

The report of the City Manager and City Commissioners is hereby adopted and the same being as follows: The proposed project is being funded with a \$1,000,000 grant from the State of Texas and is estimated to cost \$450,000. It is necessary to have construction completed and the project started on or before 2014. The proposed project is being funded with a \$1,000,000 grant from the State of Texas and is estimated to cost \$450,000. It is necessary to have construction completed and the project started on or before 2014. The proposed project is being funded with a \$1,000,000 grant from the State of Texas and is estimated to cost \$450,000. It is necessary to have construction completed and the project started on or before 2014.

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| Downtown Park Proposals - January 22, 2010 | | | | | |
|--|----------------------|-------------|-----------------|--|------------------|
| Rank | Name | Cost | Design Schedule | Comments | Interview Select |
| 1 | MIG | \$39,900.00 | 4 months | Worked on Loomis Downtown Plan | YES |
| 2 | Stantec | \$40,000.00 | 3 months | | YES |
| 3 | Omni-Means | \$52,702.00 | 4 months | Worked on Loomis Bike & Trails Master Plan | YES |
| 4 | Ball & Gee | \$60,350.00 | 3 months | Worked on Various Projects for Loomis | YES |
| 5 | The HLA Group | \$63,550.00 | 3 months | | YES |
| 6 | Callander Associates | \$87,410.00 | 3 months | COST TOO HIGH | NO |
| 7 | Design Workshop | \$98,900.00 | 2 months | COST TOO HIGH | NO |

Note: Since the Town is on a budget constraint, two of the consultants were not cost effective and were not selected to participate in the interview process.

On February 16, 2010, the top five firms interviewed at a special combined meeting of the Planning Commission and Park, Recreation and Open Space Committee. The group voted as follows:

- 11 – MIG
- 9 – Stantec
- 9 – Omni-Means
- 8 – Ball & Gee
- 5 – HLA Group

The Top three were selected to continue to the second interviews with Town Council. The proposals of the three consultants are attached for your review. Below is the schedule for the interview process.

**TOWN OF LOOMIS DOWNTOWN PARK
SECOND INTERVIEW SCHEDULE**

6:30PM – 6:45PM – CALL MEETING TO ORDER

6:45PM – 7:00PM – MIG PRESENTATION

7:00PM – 7:10PM – Q & A

7:20PM – 7:35PM – STANTEC PRESENTATION

7:35PM – 7:45PM – Q & A

7:55PM – 8:10PM – OMNI-MEANS PRESENTATION

8:10PM – 8:20PM – Q & A

8:20PM – 8:30PM – PUBLIC COMMENT

8:30PM – 8:45PM – DISCUSSION AND SELECTION

**NOTE: ALL PRESENTATIONS AND Q&A SEGMENTS WILL BE TIMED TO
KEEP ON SCHEDULE.**

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AND THE FOUNDATIONS OF LOGIC

CHAPTER I - THE LOGIC OF LOGIC

SECTION I - THE LOGIC OF LOGIC
PART I - THE LOGIC OF LOGIC

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SECTION VI - THE LOGIC OF LOGIC
PART VI - THE LOGIC OF LOGIC

During the interview of each consultant, consider the following items to evaluate the presentation and to help you with your selections.

- Understanding of the park project
- Experience/Qualifications in designing similar parks
- Design of any park projects in the Sacramento/Placer/Loomis area
- Experience in designing individual facilities within the park (such as Tot Lots, skateboard areas, water play areas, bike and pedestrian pathways, shade shelters, bathrooms, etc...)
- Provide the work in a timely manner
- Design the Park within the \$420k funding budget.

At the end of the three interviews, Staff would like you to select your top Consultant to provide the design services.

CEQA COMPLIANCE:

Project is Categorical Exempt under CEQA guidelines 15332, (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposal development occurs within city limits on a project of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality. (e) The site can be adequately served by all required utilities and public services.

FINANCIAL AND/OR POLICY IMPLICATIONS:

Funding for the project's design and construction will be provided by the State Parks Proposition 40 Funds (\$220,000) and the General Fund Reserve Account (\$200,000). No additional funding is slated for this project at this time.

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CONCLUSION

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REFERENCES

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PROPOSAL FOR

PROFESSIONAL DESIGN SERVICES



DOWNTOWN PARK

Town of Loomis
01.22.10

One Team. Infinite Solutions.

Table of Contents

Cover Letter

| | |
|---|----|
| Scope of Work and Project Understanding | 1 |
| Project Team | 10 |
| Qualifications | 11 |
| References | 19 |

January 22, 2010



Brian Fragiao, Director of Public Works/Town Engineer
Town of Loomis
5775 Horseshoe Bar Road
Loomis, CA 95650

Reference: Proposal to Provide Design Services for The Town of Loomis Downtown Park

Dear Mr. Fragiao:

Stantec is a comprehensive interdisciplinary firm ready to provide quality design services for your Downtown Park project. We are a good match for you. Our team's capabilities, long-standing local reputation, established relationships with area communities, and proven ability to achieve project success are all benefits. However, it is our team's fully integrated approach that makes us the right choice for this project.

We recognize that although this project is small, it is the important 'first step' in implementing the bigger vision you have for your Town. It will take the oversight and wisdom of a talented, seasoned, and holistic team to ensure this park sets the stage for your overall vision. Stantec is that team.

The Stantec Team offers you:

- An Integrated Team – A commitment to true collaboration and in-house services (no sub-consultants)
- Professional Design Expertise – Extensive park design and construction support experience
- Integrity – Team members you can trust that have established, long-standing reputations
- Local Commitment and Experience – Design services from our local office for 56 years
- Award Winning Designs – A creative team to design a signature project

About Us

Since 1954, Stantec has provided professional landscape architectural services throughout the Greater Sacramento area. Your park project is well matched to our expertise and diverse capabilities. Our ability to be responsive and adapt to the specific needs of our clients has resulted in a proven track record of successful park projects throughout the region. Principal-in-Charge Paul Marcillac lives just five minutes from Loomis which will keep costs down and allow our team to respond quickly to your needs.

We are proud of the successful relationships we have established with neighboring municipalities and agencies including the Cities of Sacramento, Elk Grove, Rocklin, and Roseville, just to name a few. These are full-service service contracts utilizing our landscape architectural, architectural, civil, mechanical, electrical, structural, environmental, and survey staff. The team presented in this package has a successful history of collaboration on projects like this. We offer you the same resources for the Downtown Park project your neighbors have come to know and trust.

Stantec has experience with more than 200 local park projects. Our design approach provides practical, functional, cost-effective, constructible, and turn-key solutions. Since this project's services are not tightly defined, Stantec's integrated approach provides you with the most flexibility since we have no need to hire sub-consultants. Everything you need is in-house. As the Town defines its needs and the project evolves, we can call on our diverse staff of design and engineering professionals to fulfill your goals, quickly and efficiently. No sub-consultant mark-ups, no additional contracts, just a phone call.

Our team is familiar with Loomis, we understand your ongoing master planning projects, and we know how important this first step is. In short, our team has the technical skills, local experience, passion, creativity, and depth to build the quality project you and your Town envision...and we'd love the opportunity to help you realize your goal.

STANTEC CONSULTING SERVICES INC.

A handwritten signature in blue ink that reads "Paul A. Marcillac".

Paul Marcillac, CRIA, LEED®AP, Principal-in-Charge
paul.marcillac@stantec.com
Phone: (916) 569-2511

A handwritten signature in blue ink that reads "Keith Wilson".

Keith Wilson, CRIA, Senior Landscape Architect
keith.wilson@stantec.com
Phone: (916) 569-2573

Scope of Work and Project Understanding

We have prepared the following scope of work for professional services based on our knowledge of the proposed park area site plan, our telephone discussion on January 20, 2010, information from the addition to the RFP (dated December 8, 2009) and per the request for proposal, dated December 2, 2009.

1.0 INTRODUCTION

The park site is approximately 1.4 acres in size, extends south of the Loomis Depot at 5775 Horseshoe Bar Road to Walnut Street, and lies between the downtown Taylor businesses and the Union Pacific Railroad track right-of-way. The park's purpose is to provide an inviting feature in the downtown that can be used for special events or for day to day activities for downtown shoppers and visitors. Pending budget considerations and your direction, the park may include a small parking lot and access road, play areas and structures, bike and pedestrian pathways, water park features, a skateboard area, an amphitheater, a shaded pavilion area for weekend events, tables, benches, a trash enclosure, a restroom and landscaping. This proposal is based on providing design consulting services for a construction budget of \$420,000. If the Town adjusts the project budget, then supplemental services will be negotiated.

Stantec will provide design support services, prepare final design construction documents and provide project management and quality control during construction. Our scope of work is detailed in the following section.

2.0 SCOPE OF WORK

The following describes our preliminary scope of work.

2.1 Design Support (Task 1)

Stantec will review the preliminary project needs relating to utility and survey data required to complete design and construction documentation for the park.

Stantec's work will include the following:

1. Attend one (1) Project Initiation Meeting with Town staff to review and determine project scope, amenities, program and understanding.
2. Review existing available project and site documentation as necessary (documents and files to be provided by the Town).
3. Contact and coordinate with PG&E, AT&T, Cable TV, Sewer District, Water District and any other applicable utility companies/agencies to obtain information about their underground utilities along the proposed park area. This information will be incorporated into the improvement plans.
4. Conduct one (1) preliminary field evaluation of the project area to identify the specific survey requirements, potholing requirements (if necessary), potential conflicts and other project constraints and challenges.
5. Submit preliminary field evaluation report to Town staff for the purposes of coordinating a ground level topographic survey (to be provided by the Town of Loomis-NIC) for the park site.

Deliverables:

- Meeting notes for initial kickoff meeting.
- One (1) preliminary field evaluation report.

2.2 60% Design and Draft Specifications (Task 2)

Prior to beginning design, the Town will provide initial input on all preferred design elements, materials, finishes and product manufacturers for the park. This input will be critical to Stantec, as our scope of services does not include a typical design development submittal phase. We will review and comment on the Town's proposed design elements, materials and manufacturers, and make recommendations based on their impacts with relation to completing a 60% design and draft specifications submittal within the proposed project budget of \$420,000. Once an agreement has been met on the park's elements, materials, finishes and product manufacturers, relative to an updated cost analysis, Stantec will input the base design into AutoCad format utilizing the ground level site survey provided by the Town. Stantec shall coordinate with all agencies as required.

Stantec's work will include the following:

1. Attend one (1) meeting with Town staff to review initial input on preferred design elements, materials, finishes and product manufacturers for the park.
2. Develop one (1) draft site plan (based on the 'proposed park area' plan provided by the Addition to the RFP, dated December 8, 2009) incorporating the completed survey (provided by the Town of Loomis), preferred park elements, materials, finishes, product manufacturers and itemized opinion of probable construction cost.
3. Attend one (1) meeting with Town staff to review and receive comments on the draft site plan and opinion of probable construction cost.
4. Make one (1) round of requested revisions to the draft site plan and update the opinion of probable construction cost based on comments received from Town staff.
5. Attend one (1) meeting to present the draft site plan to downtown business owners and receive comments. Town staff shall be responsible for advertising the meeting and securing the meeting space. Stantec will provide a meeting agenda and facilitate the meeting.
6. Attend one (1) meeting each with Council, Planning Commission and Parks, Recreation and Open Space Committee (3 total) to present the updated draft site plan and opinion of probable construction cost.
7. Attend one (1) meeting with Town staff to review comments received at the downtown business owners, Council, Planning Commission and Parks, Recreation and Open Space Committee meetings and determine revisions necessary to complete the site plan and update the opinion of probable construction costs.
8. Make one (1) round of necessary revisions to complete the site plan and update the opinion of probable construction costs.
9. Attend one (1) meeting each with Council, Planning Commission and Parks, Recreation and Open Space Committee (3 total) to present the final site plan and opinion of probable construction cost.

10. Upon receiving approval of the final site plan, We will perform the detailed design of the project and produce the construction drawings, specifications and opinion of probable construction costs necessary to put the project out to competitive bid. The **60% Design and Draft Specifications** submittal package for the project may include the following:

- A. **Title sheet & project location map** (24"x36"): To include project name, address, A.P.N., W.D.I.D. #, signature block, sheet index, vicinity map, location map and utility representative block.
- B. **General notes, legend and abbreviations** (24"x36"): To include all applicable Town of Loomis and Placer County General Notes.
- C. **Plan sheets at a scale of 1 inch = 40 feet horizontal by 1 inch = 4 feet vertical (if required), or as determined by Stantec, as follows:**
 - i. **Existing Conditions and Demolition Plan** (24"x36"): Identifying existing site elements to be removed or retained and protected during construction. The plan will utilize the survey plan provided by the Town as a base.
 - ii. **Layout Plan** (24"x36"): Will include a dimensioned site plan showing locations of all park elements, materials, finishes and detail references.
 - iii. **Grading and Drainage Plan** (24"x36"): It is assumed that the existing drainage system adjacent to the site is of adequate size, depth, capacity, and location needed for this project and that no on or off-site detention will be necessary. Treatment, if needed, is assumed to be addressed by use of vegetated swales or an in-ground water quality structure. All utility service sizes and locations are to be provided by the Town at the start of design. Items included with this portion of the construction documents include:
 - a. Pavement sections and restroom building pad depth, based on a Geotechnical report provided by the Town (NIC), depicting recommended pavement sections as required by the Town and/or County's required traffic indexes.
 - b. Final modeling calculations on sizing of on-site storm water improvements for submittal as required by the Town and/or County.
 - c. Retaining wall locations and heights.
 - d. An estimate of the earthwork cuts and fills based on the existing topographic data and the proposed final grades within the project area.
 - e. ADA routing from designated handicap stalls to the restroom building entryway.
 - f. Site grades.
 - iv. **Utility Plan** (24"x36"): A water system will be provided based on the Town's requirements. It is assumed that only one independent system for domestic and irrigation needs is required and that a separate water main system for fire protection is not necessary. Stantec will meet with the Fire Department to confirm any requirements for a fire system, including the need for a separate fire main system (NIC). It is assumed that sewer and water service is available adjacent to the park and they are of sufficient size, depth, capacity (adequate pressure and flow for fire and domestic water). All existing utility service sizes and locations are to be provided by the Town at the start of design. Coordination with local water and sewer districts will be provided throughout. Items included with this portion of the construction documents

include:

- a. Valve locations and spacing requirements, provisions for one domestic service and one irrigation service, based on typical spacing criteria.
 - b. Sewer collection and conveyance system including laterals, manhole(s), and a sewer service for the proposed water feature and restroom building.
 - c. Locations, sizes and depths for sewer and water services to the water feature and restroom building (terminated five feet outside the building).
- v. **Restroom Plan:** Stantec assumes for the purposes of this proposal that a pre-fabricated restroom building will be used for the park. We will include dimensioned layout plans and specifications, as provided by the Town's preferred product manufacturer, in the plan set and specifications. The Town will be responsible to contract with the manufacturer separately to secure pre-engineered, stamped construction documents or may choose to defer the restroom building submittal to the Contractor at time of award.
- vi. **Structural Engineering (24"x36"):** Provide stamped and signed plans and calculations for shade picnic structures and retaining walls. Calculations and drawings are to be provided by product manufacturers.
- vii. **Electrical Plans (24"x36"):** Stantec shall provide electrical engineering that will include coordination with telephone (AT&T) and PG&E for electrical service as well as engineering for the voltage drop calculations, load calculations, security lighting, irrigation controller, one line diagrams, and control diagrams for the booster pump (if required). It is assumed that adequate electrical service is provided to the site. Stantec shall assist with any required applications, however the Town will pay any application fees.
- viii. **Planting Plan (24"x36"):** Identifying proposed tree, shrub, groundcover and turf sod species and locations. A soils fertility test report will also be provided.
- ix. **Irrigation Plan (24"x36"):** Indicating point of connection, water meter size and location, sprinkler head layout, valves, piping and controller location, sizing and scheduling. (all equipment to meet Town standards and specifications)
- x. **Construction Details (24"x36")**
- xi. **Technical specifications:** The Town will prepare all front end documents including the general information, contracts, bonding insurances and procedure portions of the Bid Documents. Technical sections provided by Stantec may include the following:
- a. Mobilization
 - b. Site Preparation and Clearing and Grubbing
 - c. Control of Groundwater and Surface Water
 - d. Earthwork
 - e. Trenching/Excavation
 - f. Paving and Road Surfacing
 - g. Play structures
 - h. Water features (prefabricated)
 - i. Skateboard facilities (prefabricated)
 - j. Pavilion shade structure (prefabricated)
 - k. Bike & pedestrian walkways
 - l. Landscaping (turf & planting)

- m. Irrigation
- n. Water fountains
- o. Lighting
- p. Utility connections
- q. Traffic control
- r. Concrete work
- s. Drainage systems
- t. Pavement striping (Thermoplastic)

D. **Itemized Opinion of Probable Construction Costs**

Deliverables:

- Meeting notes for three (3) meetings with Town staff (initial design input meeting and two review meetings)
- Agenda and meeting notes for one (1) meeting with downtown business owners.
- Meeting notes for two (2) meetings each with Council, Planning Commission and Park, Recreation and Open Space Committee (total of 6).
- Two (2) 24"x36" draft site plan exhibits and one (1) 24"x36" final site plan exhibit. The first draft site plan exhibit will be black & white and the second draft site plan and final site plan exhibits will be color rendered.
- Four (4) itemized opinions of probable construction cost (one to accompany each site plan exhibit and one to accompany the 60% Design and Draft Specifications submittal).
- Three sets of the 60% drawings, draft specifications and 60% opinion of probable construction cost.

2.3 95% Design and Final Specifications (Task 3)

Upon receiving approval and review comments for the 60% Design and Draft Specifications submittal, Stantec shall continue development of the plans and specifications and make requested revisions in preparation for a 95% Design and Final Specifications submittal.

Stantec's work will include the following:

1. Attend one (1) meeting with Town staff to review and receive comments on the 60% submittal.
2. Make one (1) round of minor revisions to complete the plans and specifications to a 95% level and update the opinion of probable construction costs.
3. Submit the 95% design and final specifications for Town review.

Deliverables:

- Meeting notes for one (1) 60% submittal review meeting with Town staff
- Three sets of the 95% drawings and one (1) copy each of the specifications and updated opinion of probable construction cost.

2.4 Final Design and Specifications (Task 4)

Upon receiving approval and review comments for the 95% Design and Final Specifications submittal, Stantec shall make minor revisions in preparation for a Final Design and Specifications submittal.

Stantec's work will include the following:

1. Attend one (1) meeting with Town staff to review and receive comments on the 95% submittal.
2. Make one (1) round of minor revisions to complete the plans and specifications to a 100% level and update the final opinion of probable construction costs.
3. Submit the final design and specifications for Town approval.

Deliverables:

- Meeting notes for one (1) 95% submittal review meeting with Town staff
- One (1) mylar set of the final drawings for signatures and one (1) copy each of the specifications and final opinion of probable construction cost.
- One (1) electronic (PDF) set of the signed drawings.
- One (1) electronic set of the AutoCAD drawings in version 2007 (or later, if applicable) and one (1) copy each of the technical specifications and final opinion of probable construction cost Word document files.

2.5 Project Management and Quality Control (Task 5)

Stantec will provide brief field monthly progress reports for the duration of the project and update the plans as the project is constructed. We will attend up to five (5) progress review meetings and review any material submittals or change order requests for the project. At the end of the project, Stantec will meet with the contractor to obtain all as-built data and then prepare a final record drawing set of mylar plans for submittal to the Town of Loomis. We assume minor plan set revisions per bid documents.

3.0 FEES & SCHEDULE

Stantec's estimated fees for the work noted in this proposal will be as follows (excluding disbursements/reimbursables).

| Item | Description | Stantec Fee | Fee Type |
|-----------------------------|---|-----------------|----------|
| 2.1 | Task 1 - Design Support | \$5,000 | FF |
| 2.2 | Task 2 - 60% Design & Draft Specifications | \$15,000 | FF |
| 2.3 | Task 3 - 95% Design & Final Specifications | \$8,500 | FF |
| 2.4 | Task 4 - Final Design & Specifications | \$6,500 | FF |
| 2.5 | Task 5 - Project Management & Quality Control | \$5,000 | FF |
| Total Estimated Fee: | | \$40,000 | |

Fee types:

FF = Fixed Fee

T&M = Time and Materials Estimate with No Upset. Total fees may be higher.

Refer to the Limitations and Conditions section of this proposal for information with respect to disbursements.

Stantec's proposed work schedule for the work noted in this proposal is as follows.

| Description | Timeline | Dates |
|--|-----------------|--------------------------|
| Task 1 - Design Support | 1 week | 4/5-4/9/2010 |
| Task 2 - 60% Design & Draft Specifications | 6 weeks | 4/19-5/28/2010 |
| Task 3 - 95% Design & Final Specifications | 2 weeks | 6/7-6/18/2010 |
| Task 4 - Final Design & Specifications | 2 weeks | 6/28-7/9/2010 |
| Task 5 - Project Management & Quality Control | 4 months | 9/1/2010-1/1/2011 |

The above schedule is preliminary and has been based on the tentative project schedule provided in the RFP. It assumes delivery of the site survey by May 1, 2010 and 1 week review periods between the 60% and 95% submittals. The final time schedule will be discussed and finalized during contract negotiations.

4.0 GENERAL LIMITATIONS AND CONDITIONS

In addition to any limitations and conditions noted in the other parts of this proposal, the following limitations and conditions apply to this work:

- 4.1 Scope assumes client will provide Stantec with an AutoCAD topographic site survey file with boundaries, street centerlines with station, utilities and locations of any existing significant trees for the project.
- 4.2 This estimate does not include construction staking or the costs for any fees or permits, which may be required.
- 4.3 Client will coordinate site access/permission to enter.
- 4.4 Site plans provided for our use will show locations of all underground utility lines and structures. We will not be responsible for damage to any such lines or structures that are not shown accurately on plans provided to us or properly marked by USA subscriber companies.
- 4.5 The scope of services detailed in this proposal does not include the evaluation or identification of environmental contamination.
- 4.6 Wetlands Delineation or any Wetland permitting through the US Army Corps of Engineers or US Fish and Wildlife service is not included as part of this proposal.
- 4.7 The fees allow for the duration of the project to be such that the design will be bid for construction in September 2010 and completed in *January 2011. If the schedule is delayed more than 6 months, Stantec will provide a quote for a fee revision. *Stantec has no control of the agency approval processes.
- 4.8 The fees in this proposal exclude all taxes, levies or duties that may be applied by a Federal, State, County, or Municipal Government on fees for services.
- 4.9 The offer to provide services at the rates indicated in this proposal expires if this proposal is not accepted by the Client within thirty (30) days after the date indicated near the top of the first page of this letter.
- 4.10 Work to be completed on a lump sum (fixed fee) basis will be invoiced based on a percentage of work completed as determined by Stantec. No breakdown of time expended will be shown on invoices or otherwise provided by Stantec.

- 4.11 Stantec does not guarantee that any Approving Authority will approve any portion of this project. Payment of Stantec's fees is not contingent on receipt of approvals.
- 4.12 Stantec cannot guarantee the authenticity, integrity or completeness of Electronic Files. Client shall release, indemnify and hold Stantec, its officers, employees, consultants and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Stantec, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Stantec's written consent.
- 4.13 Payment of invoices shall not be subject to any discounts, backcharges, or set-offs by the Client, unless agreed to by Stantec. Payment to Stantec for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.
- 4.14 Payment of all invoices is due within 30 calendar days of the invoice date. If full payment is not received within 30 calendar days, all Stantec work related to the project shall cease until payment arrangements are made that are acceptable to Stantec.
- 4.15 Stantec's obligation to attend meetings related to the project expires once the total number of meetings noted in the scope of work have been attended by Stantec. Additional meetings will be attended on a time and materials basis. If average meeting lengths exceed the estimated duration of two hours each, Stantec will provide a quote for additional fees.
- 4.16 The fees in this proposal allow for meetings with the Client to discuss the project as noted. If the Client or other approving authority requests additional meetings, Stantec will invoice for attendance on a time and materials basis.
- 4.17 The fees allow for Opinions of Probable Construction Costs to be produced as noted in this proposal, based on a construction document design as required for permitting purposes. This Opinion of Probable Construction Cost and estimate of quantities will be used for bidding purposes. Other Opinions of Probable Construction Cost, if requested by the Client, will be completed on a time and materials basis.
- In providing opinions of probable construction cost, it is recognized that neither the Client nor Stantec has control over the costs of labor, equipment or materials, or over the Contractor's methods of determining prices or bidding. The opinion of probable costs is based on Stantec's reasonable professional judgement and experience and does not constitute a warranty, express or implied, that the Contractor's bids or the negotiated price of the Work will not vary from the Client's budget or from any opinion of probable cost prepared by Stantec.
- 4.18 All electronic drawings provided to Stantec by the Client or the Client's consultants are to be in AutoCAD Version 2008 format.
- 4.19 The Client is responsible for payment of all government application, permitting and municipal fees.
- 4.20 Revisions to plans after substantial completion due to Client or approving authority-initiated changes shall be completed on a time and materials basis.
- 4.21 For the purposes of this proposal, it has been assumed that there are existing utilities that are of adequate size, capacity and depth to serve this project.
- 4.22 Examples of items that are specifically excluded from this proposal include, but are not limited to:
- Arborist services.
 - Architectural services.
 - Preparation and processing of drawings and information for dry utility providers.
 - Preparation of offsite easements and/or rights of entry as may be required.

- Construction staking and surveying.
- Topographic and boundary survey & potholing.
- Geotechnical Services.
- Coordination or documentation for the work necessary for the abatement of hazardous materials including asbestos, lead-based paint, etc.
- Design of drainage pump stations or sewer lift stations.
- Design of cable television, phone and natural gas facilities.
- Design of street lighting systems.
- Traffic controls and lane closures.
- Traffic Control Plans.
- Submission and / or coordination of permit applications of any kind.
- Preparation of front end bid documents, bidding, advertising and coordination of bids.
- Design of off-site facilities.
- Utility fees.
- Construction management.
- Pervious pavement design and storm basins.
- Assumes all utilities are adjacent to the street with adequate capacity and depth
- Street utility relocation.
- Storm Water Pollution Prevention Plan (SWPPP) and associated fees.
- Manufacturer design fees such as but not limited to: Pre-engineered shade structure and restroom design fees.
- Bid Alternative(s)

Stantec shall not be responsible for any costs associated with the above noted exclusions.

Stantec is capable of providing most of these services. If the Client requests that Stantec provide these services, Stantec will provide a proposal. If directed in writing by the Client to provide these services with less than five business days notice before the work must be started, Stantec will perform the work on a time and materials basis.

4.23 The tasks and fees in this proposal are not severable. If some items are not to be done by Stantec, fee adjustments may be required.

Project Team

Stantec's Interdisciplinary team is outlined below.

Stantec

Todd Rhoads, Vice President,
Landscape Architect
Role: Quality Control

Paul Marcillac, Principal,
Landscape Architect
Role: Principal-in-Charge

Keith Wilson,
Sr. Landscape Architect
Role: Project Manager

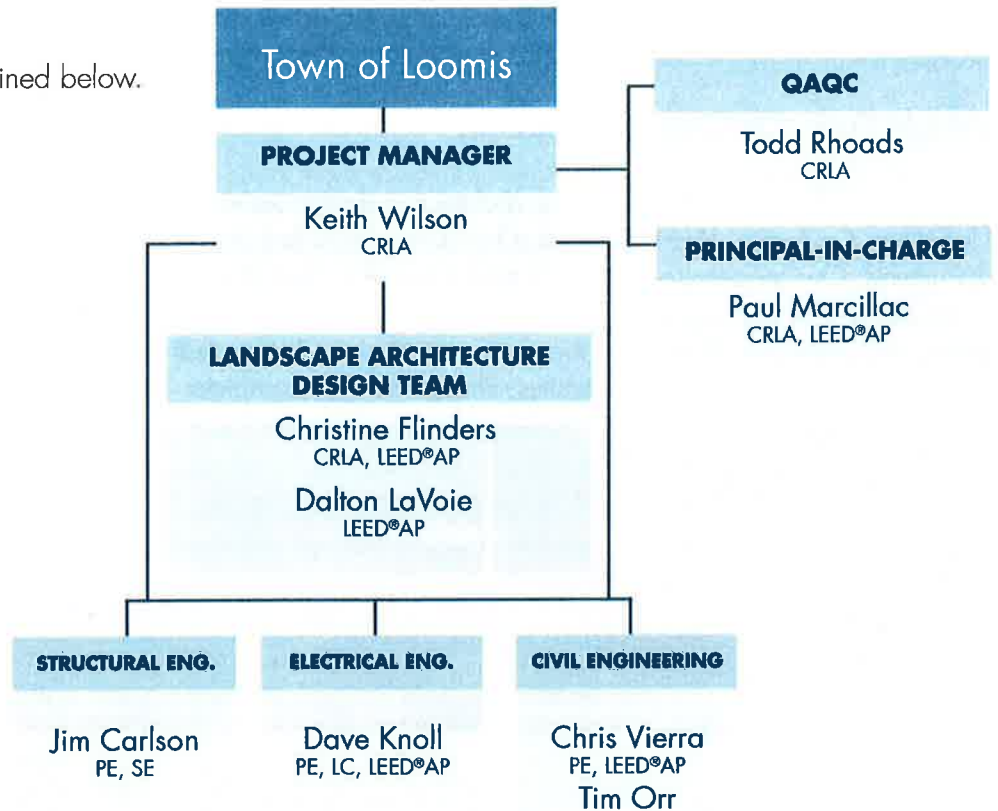
Christine Flinders,
Landscape Architect
Role: Landscape Architect

Dalton LaVoie,
Landscape Designer
Role: Landscape Designer

Jim Carlson,
Structural Engineer
Role: Structural Engineer

Dave Knoll, Principal,
Electrical Engineer
Role: Electrical Engineer

Chris Vierra, Principal,
Civil Engineer
Role: Civil Engineer



Qualifications

Stantec has designed over 200 park & recreation projects in the Central Valley. Below are examples of recent local projects with various themes. We can custom design your project to meet the needs of the Town.

Wright Park, Elk Grove, California

Stantec provided complete landscape architecture design services for the 30.1-acre park located in the City of Elk Grove, California. Work completed by Stantec included conceptual design and preparation of construction documents. Our scope also included preparation of a "negative declaration" per the California Environmental Quality Act (CEQA). The sports park includes soccer fields, tennis courts, a tot lot/picnic area, open play areas, concrete paths, and restrooms. Portions of the park were designed to protect naturally occurring wetlands on the site, providing more passive recreational opportunities. Phase 1 is now complete.



Stephenson Park, Elk Grove, California

Stantec provided landscape architectural, civil engineering, and electrical engineering services for this unique project. Stantec successfully executed an ancient civilization theme for this 7.9-acre park by incorporating thematic play pieces, a custom Egyptian-style shade structure, hieroglyphics fence detail, and a meditation garden with a labyrinth and reflexology path. This park also includes a mix of uses for all age groups including a baseball field, tot lot, an adventure playground, waterspray features, skateboard elements, an adult fitness area, a group picnic area, and horseshoe courts. The park also contains a pre-fabricated restroom, on-site parking with a vegetated filtration bioswale, and a recreation/child care building designed by others.



Schauer Park, Elk Grove, California

Work Performed: 2007

Stantec provided landscape architectural, civil engineering, and electrical engineering services for this project. Schauer Park is a vibrant addition to the East Franklin neighborhood in the City of Elk Grove, California. The Stantec team refined and streamlined the design from the conceptual master plan developed by the Elk Grove Community Services District and completed construction documents for this 1.5-acre mini-park. The park includes play equipment, sand play, swings, a picnic area, shade structures, half-court basketball, and horseshoes. The selected equipment resembles the colors of the rainbow and brings an energy to the park.



United Auburn Indian Community Park, Auburn, California

Work Performed: 2009

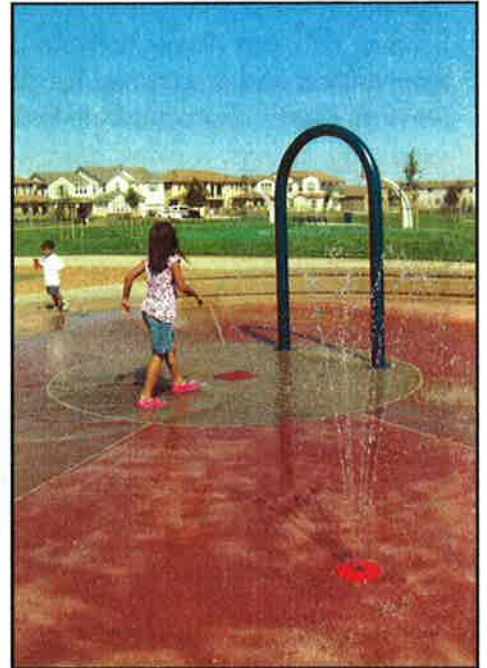
Stantec's project team collaborated with tribal representatives to envision a recreational facility that blends historic cultural elements, themes, and forms with the tribe's modern needs. Interwoven amongst the native oaks, pines, and buckeyes of the Auburn Rancheria landscape, our team integrated a five thousand square foot community building, two restroom facilities, a custom trellis feature, an interactive water play plaza, full court basketball, custom themed play equipment and site furnishings, custom basket-themed pottery, two open play areas, and native plantings throughout. Now complete, the facility is a living example of the balance between historic themes and modern needs, the integration of sound engineering and sensitive design, and the opportunity to bring a community together around a special place.



Henry Backer Sr. Park, Elk Grove, California

Work Performed: 2006

Stantec prepared the construction documents for this 10.8-acre park located on the corner of Bilby Road and Stathos Way in the City of Elk Grove, California. The park was based upon the approved master plan provided by Elk Grove Community Services District and includes on-site parking for approximately 42 cars, a softball field, two half-court basketball courts, a tot lot for 2- to 5-year old children, a play area for 5- to 12-year old children, adult fitness area with equipment, a splash-pad water play area, two tennis courts, a walking/jogging trail, small fabric shade structures, a prefabricated restroom building, an open grass play field, concrete walkways, SMUD security lighting, and landscaping.



Golden Poppy Park, Sacramento, California

Work Performed: 2008

The park includes a full court basketball court, youth playground, swing sets, picnic shelter, a perimeter jogging trail and spraypark features with low-volume misting effects. The park is designed around an "under-the-sea" theme and includes allusions to flowing sea water and feature of the ocean. A focal point of the design is the misting water play area which includes two customized Water Odyssey™ misters in the shape of a whale's tail. This misting area is situated within a multi-colored concrete pad. In addition to the cooling effect of the misters, the shade canopies at the play equipment and the large shade shelter offer users abundant opportunities to find refuge from the intense summer heat.



Magnolia Park, Sacramento, California

Work Performed: 2008

Stantec worked with the City of Sacramento and the community to design this unique recreational facility. During the collaborative community participation process, several themed design options were presented to the community. Graphic plans and three-dimensional renderings of each were provided to help the community visualize the designs. The final design selected includes a tropical theme 2-5 year old play area, 5-12 year old play area, swings with tire swing, two tennis courts, misters, group picnic area, custom shade structure with bamboo-theme posts and hatch-theme roofing, palm trees, bbqs, themed color hardened concrete patterning and faux bridges.



Monterey Park, Galt, California

Work Performed: 2007

The park opened in April 2008 and was so well received that the City nominated the park for the CPRS's Park Planning Awards for Specialty Park. The park's design features two fenced turf areas, one for small dogs and one for large dogs; with training apparatuses, pet drinking fountains, benches, and an ADA accessible loop trail. Their close proximity to a sitting plaza, a sheltered group picnic area, full-court basketball, open turf area, and separate play areas for 2-5 year-olds, 5-12 year-olds, and swings, makes it an ideal place for residents to be active and interact. The park also has a pre-fabricated restroom and security lighting and cameras.



Promontory Community Park, El Dorado Hills, California

Work Performed: 2007

After working with Stantec to develop the conceptual master plan and phase I construction documents for this 18.7-acre facility, the El Dorado Hills Community Services District (CSD) continued their working relationship with Stantec to develop the phase II construction documents. Stantec and the CSD hosted a series of community workshops to identify which amenities the community desired most in the next phase of the project. Phase II includes a 5-12 year old play area, tot lot, swings, tire swing, interactive water play area with custom concrete design, group picnic shade structure, permanent barbecue island, butterfly shade canopies, and landscape improvements



Peregrine Park, Sacramento, California

Work Performed: 2007

Our expertise in master planning and technical document preparation enabled us to deliver a park design that provides outstanding recreational amenities to the neighborhood and a visual resource to the community at large. The design includes a sheltered picnic area, baseball and soccer fields, playground, basketball court, ball wall, and physical connections to a city-wide trail. The design also incorporates unique forms from nature and playful amenities including a butterfly and flower-shaped shade canopy & frog climbing elements.



Regency Community Park, Sacramento, California

Work Performed: 2004

Located in the Natomas area of Sacramento, the first phase of improvements on 1.5 acres includes a dedicated baseball field, a combination baseball and soccer field, grass volleyball courts, youth and adventure play areas, restroom, picnic shelters and tables, water feature play area with variable in-ground jets, 50 parking spaces, perimeter berming, and a bike trail. Other elements in the Master Plan include a disc golf course, regulation soccer and softball field, youth play area with picnic tables, and a bike and pedestrian trail that meanders through the site. The park wraps around a new residential area, with major recreation nodes at either end connected by a narrower trail section. Stantec is coordinating with the City of Sacramento Department of Utilities for the drainage element which will accommodate the 100-year flood event within the naturally landscaped channel.



Olivehurst Public Utilities District Parks, Yuba County, California

Work Performed: Varies

Stantec designed six parks for the District varying from 1.5 acres to 12 acres. Each design had an unique character and included wide range of amenities from shade structures, plays areas, community and school gather spaces, net climbers, swings, barbeques, walking paths, informal turf areas, drought-tolerant planting, and ball fields.



Heritage Community, Sacramento, California

Work Performed: 2005

Stantec designed five parks for this age restricted master planned community. Each park has a separate theme to meet the community's needs and create social interaction. The amenities included custom shade structures, game tables, tennis, volleyball, basketball, play area for visitors, bocce, community garden, barbeques, native and formal gardens, and custom bird houses to attract wildlife.



Corral Alva Park, Rocklin, California

Work Performed: 2007

Stantec performed the conceptual and detailed design of the project and produced the construction drawings, special provisions, and opinion of probable construction costs. Three public workshops were conducted where the community was able to actively participate in the park's design and prioritize the amenities that would be of greatest value to them. The first phase of the project included a shade structure, play equipment, barbecues, and swings. Stantec's design integrated planning for future amenities such as a basketball court, a separate picnic area, and a second play equipment area. The plant palette for the project was composed almost entirely of California native species.



Partial List of Additional Park Experience

The Stantec team has led and participated in the successful completion of many recent Sacramento area projects as part of contracts with city, state, and federal agencies. Our ability to work cooperatively with local agencies has resulted in a proven track record of successful projects. A partial list of park projects within the past seven years is outlined below:

- Adventure Park
- Alder Park
- Basin 3 Dual Use Park
- Hummingbird Park
- Jibboom Street Park
- Mackey Park
- North Natomas Community Park
- Oki Park
- Red Tail Hawk Park
- Rocket Park
- Richfield Park
- Regency Community Park
- River Birch Park
- San Juan Park
- Sparrow Park
- Stockton Boulevard Beautification
- Tahoe Park
- Tanzanite Park Phase 1 and 2
- Truxel Road/I-80 Interchange
- Two Rivers Neighborhood Park
- Basin 1 Dual Use Park
- Westlake Community Park
- Basin 4 Dual Use Park
- University Park
- Marriott Park
- Golden Poppy Park
- North Laguna Trail
- Veterans Memorial Plaza
- Lake Forest Park
- Winsor Point Park
- Stephen Harris Park
- David Uribe Park

References

Ms. Sheri Noblett, Senior Landscape Architect
Cosumnes Community Services District
Parks and Recreation Department
8820 Elk Grove Blvd., Ste. 3, Elk Grove, CA 95624
Phone: (916) 405-5337

Mr. Boyce Jeffries
City of Galt
610 Chabolla Avenue, Galt, CA 95632
Phone: (209) 366-7180

Ms. Dianna Hillyer
El Dorado Hills Community Services District
1021 Harvard Way
El Dorado Hills, CA 95762
(916) 614-3210

Mr. Roy Tatman, Supervising Landscape Architect
City of Sacramento
Department of Parks and Recreation
915 I St., Fifth Floor, Sacramento, CA 95814
(916) 808-5326

Ms. Cory Manzo
United Auburn Indian Community
10720 Indian Hill Road
Auburn, CA 95603
(916) 240-4068

Ms. Tara Gee
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747
(916) 746-1753

Mr. Mark Riemer
City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677-2720
(916) 625-5000

DOWNTOWN PARK
Town of Loomis



PROPOSAL | JANUARY 2010



800 HEARST AVENUE | BERKELEY, CA 94710

510-845-7549 | WWW.MIGCOM.COM

in association with TLA ENGINEERING AND PLANNING, INC.





January 22, 2010

Mr. Brian Fragio
Director of Public Works/Town Engineer
Town of Loomis
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

Subject: Request for Proposals – Town of Loomis Downtown Park

Dear Mr. Fragio and Selection Committee Members:

MIG, Inc. and **TLA Engineering and Planning, Inc.** (the MIG Team) is pleased to submit our proposal for design and construction documents for the Town of Loomis Downtown Park. We have greatly enjoyed working with the Town and the community to develop the Park concept plan, and we look forward to continuing to work with you to make this concept a reality.

Our team's past history working with the Town on the 1992 Town Center Master Plan and the more recent Loomis Multi-modal Transportation Facility, along with our experience working with the Loomis community to develop the Town Center Implementation Plan gives us a great understanding of the Town's character, its history, and its desires for the future. We've been to the Eggplant Festival, eaten at High-Hand, shopped at Blue Goose Produce, and watched Del Oro High kids skateboarding by the Loomis Depot. We've come to know Loomis' places and its people, and we look forward to continuing that relationship.

In addition to our familiarity with the Town of Loomis and the details of this project, the MIG Team offers nearly 30 years of award-winning experience in the areas of park design, recreation planning, landscape architecture and engineering, with specialized expertise in:

- bike and pedestrian trails/walkways;
- children's play areas and water play features;
- skate parks;
- irrigation and water-conserving landscape design;
- design engineering, including grading, drainage, water and sewer facilities; and
- construction observation and administration.

MIG also has in-house staff with a proven history of successful grant writing, generating over \$1 billion in the last 10 years to support and implement critical planning and design projects. We are ready to assist the Town with seeking additional funds to complete its vision for Loomis Town Center.

The MIG Team has a proven track record of project completion on-time and on-budget. This project has a very fast-track timeframe and budgetary limitations. The identified MIG Team staff have immediate capacity and are prepared to start working with you as soon as consultant selection is complete in March.

Should you have any questions, please contact me directly at (510) 845-7549 or danieli@migcom.com.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Daniel S. Iacofano". The signature is written in a cursive, flowing style.

Daniel S. Iacofano, Ph.D., FAICP, FASLA
Principal



table of contents

| | | |
|--------------------|-------------------------------|---|
| SECTION ONE | proposed scope/approach | |
| | preliminary scope of services | 1 |

| | | |
|--------------------|---------------------------------------|---|
| SECTION TWO | project budget and schedule | |
| | mig fee schedule | 7 |
| | tla fee schedule | 8 |
| | preliminary budget and schedule chart | 9 |

| | | |
|----------------------|-----------------------|----|
| SECTION THREE | qualifications | |
| | team introduction | 10 |
| | team organization | 11 |
| | key personnel resumes | 12 |
| | about mig | 18 |
| | mig experience | 20 |
| | tla | 30 |

MIG

SECTION ONE proposed scope/approach



Central Park, Davis, California



proposed scope/approach

Preliminary Scope of Services

The MIG Team has prepared the following scope of services to design a park on the Town of Loomis' recently acquired railroad property between Horseshoe Bar Road and Walnut Street. We understand that the Town currently has limited funding, and our proposal includes services to achieve as much as possible with current funding, as well as additional services to help the Town seek funding for additional improvements.

The Basic Services described here consist of assisting the Town in formulating and executing a design and accompanying construction documents, along with construction support activities to successfully construct a park. The project is all new construction, and represents the first phase of construction for a set of downtown improvement projects that are described in the Loomis Town Center Implementation Plan currently being prepared by the MIG Team. All work will meet Town of Loomis and Caltrans standard specifications.

This preliminary scope of work is based on the information provided in the RFP. The MIG Team is committed to working with the Town to refine the work plan to meet project needs and expectations.

TASK 1: DESIGN/ENGINEERING SUPPORT

Task 1.1: Project Initiation Meeting (Finalize Scope and Budget)

The MIG Team will hold an initial project meeting with Town Staff to finalize the scope of work, discuss data and information provided by the Town, review the timing and intent of project deliverables, review the Project schedule, establish lines of communication, clarify Town and other government agency requirements for the Project,

and identify any missing data and information necessary to proceed with the Project. MIG will prepare the meeting agenda and provide a summary of meeting decisions and action items for Town staff review and approval.

Task 1.2: Supplemental Field Surveying

The MIG Team is currently preparing the Loomis Town Center Implementation Plan. As part of this Plan, the MIG Team completed an analysis of the existing infrastructure to serve the Project, including water, sewer, drainage, gas, electric, telephone and cable. The Team also performed a topographic and boundary survey that covers the Project area.

The MIG Team will perform one (1) day of supplemental field surveying to determine conform elevations at existing edges of pavement, sidewalks, curbs, gutters, driveways, loading docks, and retaining walls. The Team will integrate the supplemental survey information into the original topographic and boundary survey for use as a background in the design drawings.

Deliverables

- Infrastructure Analysis from the Town Center Implementation Plan – AutoCAD 2007 file
- Supplemental Field Survey integrated into topographic and boundary survey – AutoCAD 2007 file

Task 1.3: Town Meetings

The MIG Team will be available to conduct up to two (2) meetings with the Town Council, Planning Commission, Parks Recreation and Open Space Committee, and Town Staff with Business Owners. The budget estimate assumes that some meetings will be combined, resulting in a total of six (6) meetings. The budget assumes that the MIG Team will use the existing graphics and PowerPoint from the Town Center Implemen-



proposed scope/approach

tation Plan, and that preparation of new meeting materials will be limited to agendas and sign-in sheets.

Deliverables

- The MIG Team will provide agenda, sign-in sheet, and name tags for each meeting.

Optional Task 1 Services

Task 1.4: Grant Writing

MIG has in-house staff with successful grant writing experience. In the last three years, MIG has written seven (7) grant proposals, totaling more than \$1.3 million—all successful for the full amount requested. MIG can assist the Town in researching available grants; strategizing with the Town on which grants to pursue to achieve their goals; following up with grantees to confirm the requirements and feasibility of submitting a grant proposal; and preparing grant proposals for Town submission.

Task 1.5: Skateboard Stakeholder Meetings

MIG has demonstrated experience and knowledge working with skateboard enthusiasts to design skateboarding experiences that meet their needs. If desired, MIG can work directly with teen skateboarders to develop elements to include in the park.

Task 1.6: Additional Stakeholder Meetings

If desired, the MIG Team can conduct additional meetings with Town leaders and stakeholders.

Task 1.7: Additional Meeting

Materials Preparation

If desired, the MIG Team can prepare additional meeting materials, such as a new PowerPoint, updated sketches or new concept plan exhibits for review and discussion.

Task 1.8: Meeting Outreach

Materials Preparation

If desired, the MIG Team can create an informational flyer to announce the Town Meetings. The flyer will include all necessary information, including date, registration, transportation, accommodation, and other information. The flyer will be printed and distributed by Town Staff to its contacts/ mailing lists, emailed in electronic form, and provided to organizations for on-site distribution to their staff and constituencies, particularly those located in and around the Project area.

Task 1.9: Preferred Concept Development and Illustration

If desired, the MIG Team can prepare a final illustrative concept plan for the park based on a consolidated list of Town staff and stakeholder comments collected during the Town meetings. MIG can also prepare additional vignettes, models, or perspective views to help illustrate the final park concept to support fundraising or public relations efforts.

Task 1.10: Artist Coordination

The MIG Team can work with the Town's selected artist to incorporate public art into the Plan. MIG has a long history of working with artists to develop unique expressions that strongly represent local character and history.

Task 1.11: Additional Studies

The MIG Team can provide financial feasibility studies, environmental studies or other studies not covered under the basic Scope of Work.

Task 1.12: Soils Testing (Horticultural)

The MIG Team can provide soils testing as required to ascertain the soil's suitability for the types of planting proposed and whether soil amendments are needed. Recommendations for the amendments will be included in the report



proposed scope/approach

and the recommendations will be incorporated into the Project technical specifications.

TASK 2: 60% DESIGN, TECHNICAL SPECIFICATIONS and PROBABLE COSTS ESTIMATE

Task 2.1: 60% Design Drawings and Specifications

Based on the approved Concept Plan, the MIG Team will prepare 60% design construction drawings. The MIG Team will design the Project's grading, paving, drainage, water services, and sewer services in conformance with the requirements of the Town of Loomis, Placer County Water Agency (PCWA) and South Placer Municipal Utility District (SPMUD). Pedestrian paths-of-travel elevations will be designed in conformance with the Americans with Disabilities Act Standards for Accessible Design.

Based on the Town's construction budget, the scope assumes a minimal project, including approximately 8 to 12 plan and detail sheets, including:

- Title Sheet and project location map
- General Notes, legend and abbreviations
- Overall site plan and survey information
- Plan Sheets at a scale of 1 inch = 20'
- Construction Detail Sheets

The MIG Team will prepare 60% Draft Technical Specifications, a Schedule of Quantities, and Engineering Calculations as needed. The MIG Team will incorporate the general information, contracts, bonding, insurances and procedure portion of the Bid Document provided by Town Staff.

Deliverables

- **60% Submittal Plans:** MIG will provide three (3) full-size printed copies of the plans and technical specifications for the Town's review and comment.

Task 2.2: 60% Design Calculations and Utilities Coordination

The MIG Team will perform earthwork calculations to determine the volume of excavation and embankment. The Team will also analyze the Project's tributary drainage areas for determining peak flows and sizing of drainage facilities and stormwater quality treatment. The resulting drainage calculations will be provided with this 60% submittal.

The MIG Team will design the domestic and irrigation water service connections, prepare the PCWA Project application and meter information form, and submit the complete Project drawings to PCWA for review and approval of the water service and meter sizing. The Town is responsible for all agency fees.

The MIG Team will design the sanitary sewer service connections and submit the complete Project drawings to SPMUD for review and approval of the sewer services. The Town is responsible for all agency fees.

The MIG Team will prepare and mail Utility 'A' Letters to PG&E, AT&T and Wave Broadband cable notifying them of the Project. The MIG Team will prepare and mail the PG&E Project application for electrical service.

Task 2.3: Estimate of Probable Costs

The MIG Team will prepare an estimate of probable costs based on the 60% construction plans and technical specifications. The MIG



proposed scope/approach

Team will provide quantities and unit costs for all construction items.

Deliverables

- Excel spreadsheet format estimate, showing quantities and unit costs for all construction items. The MIG Team will provide three (3) copies of the estimate for the Town's review and comment.

Optional Task 2 Services

Task 2.4: 60% Architectural Plans and Specifications

If the Town's construction budget increases to allow the inclusion of custom architectural features, the MIG Team can provide architectural, structural, and mechanical plans and specifications. This budget assumes the architectural scope would be limited to a small restroom, arbor and shade structure.

TASK 3: 95% DESIGN, TECHNICAL SPECIFICATIONS and PROBABLE COSTS ESTIMATE

Task 3.1: 95% Design Drawings and Specifications

Based on a consolidated list of staff and stakeholder comments from the review of the 60% complete plans and specs, the MIG Team will prepare 95% design plans and technical specifications. The 95% drawings will incorporate the Town's 60% comments, and they will essentially be complete drawings. Based on the Town's construction budget, the scope assumes a minimal project, including approximately 8 to 12 plan and detail sheets. The MIG Team will also prepare 95% Design Technical Specifications, incorporating the Town's 60% comments, a Schedule of Quantities, and Engineering Calculations as needed.

Deliverables

- **95% Submittal Plans:** MIG will provide three (3) full-size printed copies of the plans and specifications for the Town's review and comment.

Task 3.2: Estimate of Probable Costs

The MIG Team will prepare an estimate of probable costs based on the 95% design plans and technical specifications. The MIG Team will provide quantities and unit costs for all construction items.

Deliverables

- Excel spreadsheet format estimate, showing quantities and unit costs for all construction items. The MIG Team will provide three (3) copies of the estimate for the Town's review and comment.

Optional Task 3 Services

Task 3.3: 95% Architectural Plans and Specifications

If the Town's construction budget increases to allow the inclusion of custom architectural features, the MIG Team will provide architectural, structural and mechanical plans and specifications for these additional features. This budget assumes the architectural scope would be limited to a small restroom, arbor and shade structure.

TASK 4: FINAL DESIGN, SPECIFICATIONS and PROBABLE COSTS ESTIMATE

Task 4.1: Final Design Drawings and Specifications

Based on a consolidated list of staff and stakeholder comments from the review of the 95% complete plans and specs, the MIG Team will incorporate the comments and provide the resulting Final plans and technical specifications. The MIG Team will also update the Schedule of



proposed scope/approach

Quantities and Engineering Calculations as needed.

Deliverables

- **Final Plans:** The MIG Team will provide one (1) mylar set of plans for signatures, one (1) PDF of the final signed plan set, and one (1) AutoCAD 2007 format file.
- **Final Technical Specifications:** The MIG Team will provide one (1) printed copy of the final technical specifications and one (1) electronic copy of the plans and specifications for the Town's review and comment.

Task 4.2: Estimate of Probable Costs

The MIG Team will prepare an estimate of probable costs based on the Final Bid Set plans and technical specifications. The MIG Team will provide quantities and unit costs for all construction items.

Deliverables

- Excel spreadsheet format estimate, showing quantities and unit costs for all construction items. The MIG Team will provide three (3) copies of the estimate for the Town's review and comment.

Optional Task 4 Services

Task 4.3: 95% Architectural Plans and Specifications

If the Town's construction budget increases to allow the inclusion of architectural features, the MIG Team can provide architectural, structural and mechanical plans and specifications. This budget assumes the architectural scope would be limited to a small restroom, arbor and shade structure.

Task 4.4: Plan Revisions

The MIG Team can make revisions to plans, schedules, specifications or other documents for bidding and construction due to the enactment or revisions of codes, laws or other regulations adopted subsequent to the preparation of each document or when such revisions are inconsistent with written approvals or written instructions previously given by the Town.

TASK 5: PROJECT MANAGEMENT and QUALITY CONTROL

Task 5.1: Project Management

The MIG Team will perform ongoing project management for each phase, including invoicing and coordination with Town staff. To ensure efficient and effective management of the project, MIG will have regular phone, fax and e-mail communication with Town staff throughout the project. The MIG Team will provide brief field monthly progress reports for the project.

Task 5.2: Bidding

The MIG Team will assist the Town in answering bidders' questions and RFI's, issuing clarifications and addenda as necessary, reviewing bids and advising regarding award of the construction contract.

Task 5.3: Pre-Construction Meeting

The MIG Team will attend the pre-construction meeting to help answer contractor questions.

Task 5.4: Submittals, RFI's, Clarifications, Modifications

The MIG Team will review and approve shop drawings and submittals in accordance with the specifications requirements. The MIG Team will respond to RFI's and issue clarifications and modifications as necessary.



proposed scope/approach

Task 5.5: Field Observation and As-Built Drawings

The MIG Team will visit the Project site to review progress and quality of the work and determine its compliance with design intent. Four (4) site visits are included in this proposal. The MIG Team will also update the drawings using sketches or handwritten notes as field changes are made and the information is provided to MIG. At project end, the MIG Team will meet with the contractor to review his redline mark-up set. Using this provided mark-up set, the MIG Team will create a final As-built Set in mylar form to deliver to the Town. Note that if the contractor's redline set contains an inordinate number of missing or unclear items, the MIG Team is available to resolve these issues on a time and materials basis.

Task 5.6: Punch List

The MIG Team will assist the Town in preparing the punch list and in the final review.

Optional Task 5 Services

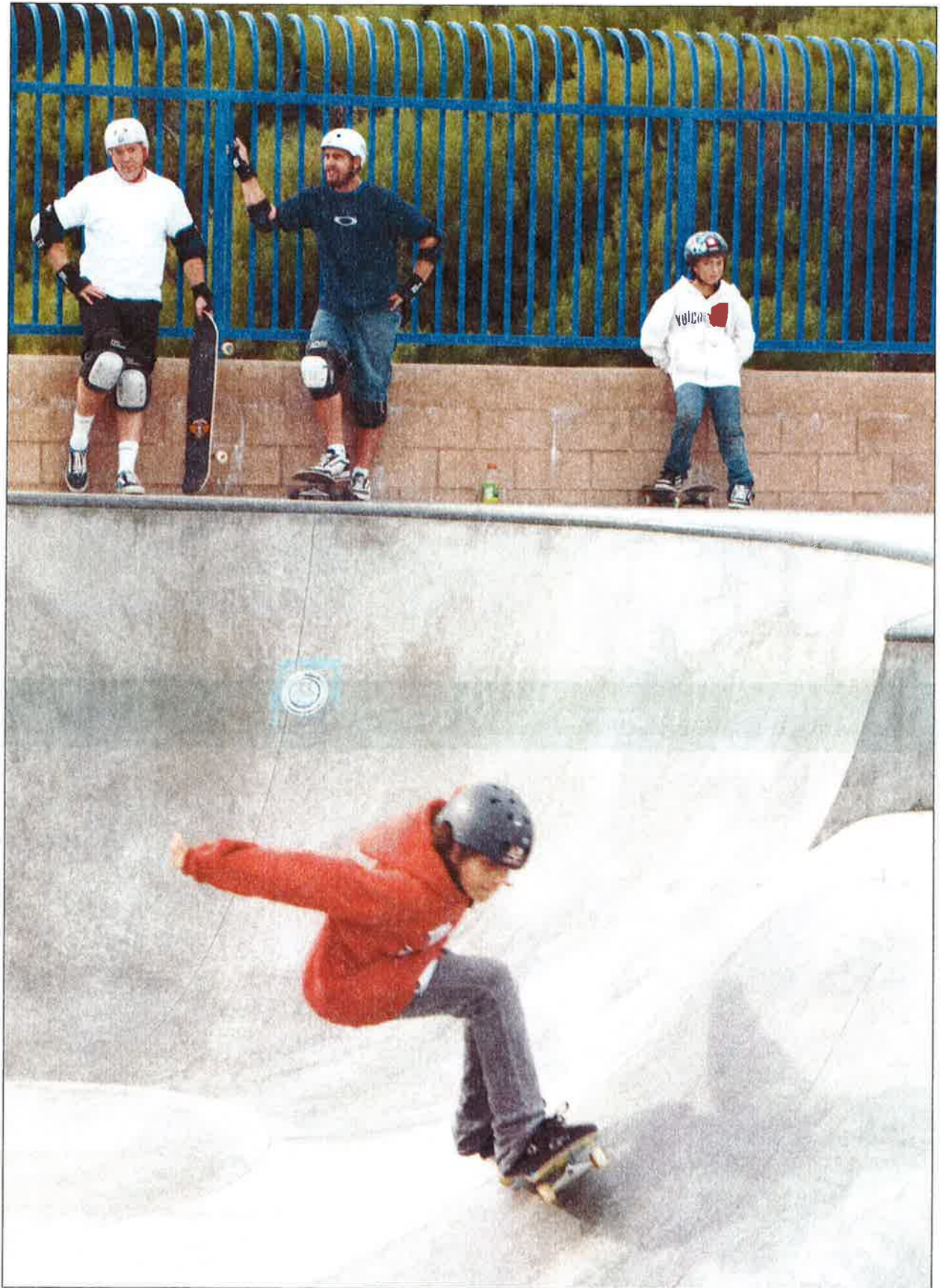
Task 5.7: Additional Construction

Administration Tasks

The MIG Team can perform additional tasks (meetings, site visits, recordkeeping, etc.) to support the construction process.

MIG

SECTION TWO project budget and schedule



Skate Park, Laguna Niguel, California



project budget and schedule

MIG FEE SCHEDULE

Project Budget and Schedule

The schedule and budget presented on Page 9 represents our preliminary estimate of time and cost to complete the scope of services described in the preceding section. The preliminary budget is estimated based on the Town of Loomis Request for Proposal, dated December 2, 2009. It proposes a design fee of 9.5% of the stated \$420,000 construction budget. If the construction budget increases or decreases, the MIG Team will work with Town staff to determine a satisfactory adjustment.

Tasks listed as optional are not included in this budget. If requested, the MIG Team will provide a proposal to provide these services on an hourly or fixed fee basis, depending on the Town's preference. The MIG Team will provide these services only when authorized by the Town in writing.

Final budgets will be negotiated with the Town upon successful selection for the Project.

MIG Professional Time Fee Schedule

Professional time is billed according to the following fully burdened hourly rates.

| MIG, Inc. | |
|--|--------------------|
| Staff/Position | Hourly Rate |
| Daniel Iacofano, Consulting Principal | \$295.00 |
| Amy Mitchell, Project Manager | \$110.00 |
| Susan McKay, Sr. Landscape Architect | \$140.00 |
| Tod Hara, Sr. Landscape Architect | \$150.00 |
| Jose Leal, Irrigation Designer | \$115.00 |



project budget and schedule

TLA FEE SCHEDULE



PROFESSIONAL SERVICE FEES As of January 2010

| Position | Rate Per Hour |
|--------------------------|---------------|
| Principal | \$175 - \$200 |
| Project Manager | \$125 - \$175 |
| Senior Engineer | \$115 - \$150 |
| Senior Planner | \$90 - \$125 |
| Project Engineer | \$80 - \$120 |
| Project Planner | \$75 - \$100 |
| Physical Planner | \$75 - \$150 |
| Project Designer | \$75 - \$105 |
| Assistant Engineer | \$75 - \$100 |
| Engineering Technician | \$70 - \$95 |
| Administrative Assistant | \$45 - \$60 |

| Miscellaneous Expenses | Cost |
|------------------------|---------------------------------|
| Out-of-pocket | Cost plus fifteen percent (15%) |
| Overtime | 1.3 of hourly rate |

The actual rate charged will be the rates in effect at the time the service is provided.



project budget and schedule

PRELIMINARY BUDGET AND SCHEDULE CHART

| Task | Description | Estimated Budget | Estimated Schedule |
|------|--|------------------|--|
| 1 | Design/Engineering Support (includes Town Meetings) | \$8,000 | 6 weeks |
| 2 | 60% Design, Technical Specifications & Probable Costs Estimate | \$12,000 | 5 weeks (1 week staff review included) |
| 3 | 95% Design, Technical Specifications & Probable Costs Estimate | \$6,600 | 4 weeks (1 week staff review included) |
| 4 | Final Design, Technical Specifications & Probable Costs Estimate | \$4,300 | 2 weeks (1 week staff review included) |
| 5 | Project Management & Quality Control | \$9,000 | 4 months |
| | TOTAL | \$39,900 | 9 months |

MIG

SECTION THREE qualifications



Burton Park, San Carlos, California



qualifications

TEAM INTRODUCTION

MIG has assembled a highly experienced interdisciplinary team of professionals to assist the Town of Loomis with the design of a downtown park. The MIG Team is organized to provide the full range of skills and expertise necessary to ensure successful project implementation, including park design, landscape architecture, irrigation and engineering.

The members of our team have been carefully chosen for their familiarity with Loomis and their strong expertise in their fields of work, as well as their commitment to this project. This team will work together in a collaborative and complementary manner with the Town and community stakeholders to provide seamless and efficient services.

Daniel S. Iacofano, Ph.D., FAICP, FASLA, will serve as Consulting Principal for the project. A founding principal of MIG, he is widely acknowledged for his work with cities and agencies across the country to address a wide range of issues, including downtown revitalization, land use, community development, and urban design. He is currently the Principal-in-Charge on the Loomis Town Center Implementation Plan.

Amy Mitchell will serve as Project Manager responsible for coordinating the MIG Team's delivery of services and acting as primary liaison with Town staff. An accomplished landscape designer, Ms. Mitchell's work has resulted in parks and community facilities for communities throughout California. She has served as Project Manager on the Loomis Town Center Implementation Plan.

Senior Landscape Architects **Tod Hara, RLA**, and **Susan McKay, RLA**, will serve as additional landscape architecture resources for the team, assisting with site design and documentation.

Irrigation designer **Jose Leal, RLA, CID, CLIA**, will apply his expertise in water-efficient irrigation for the site.

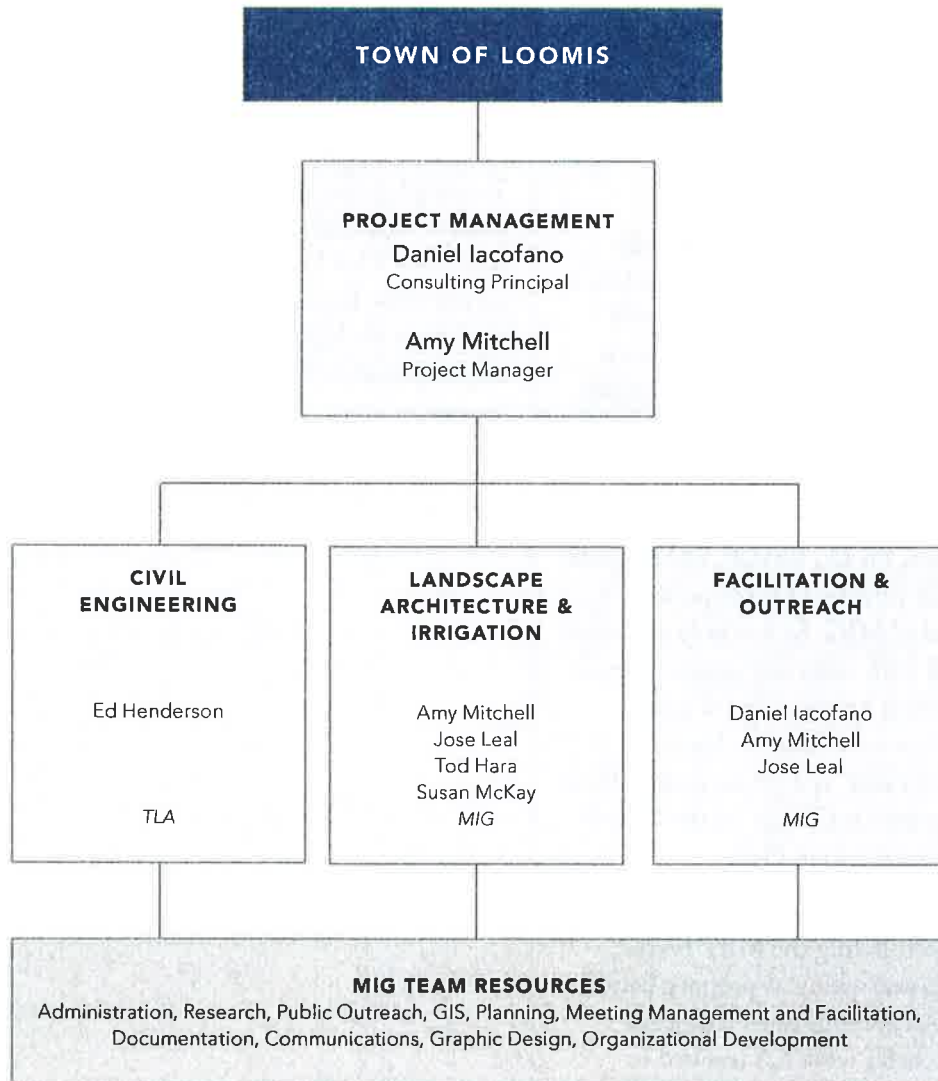
MIG in-house staff will provide support in construction documentation, administration, communications, and other tasks as needed.

To complement our services and expertise, we are pleased to include **Ed Henderson, P.E.**, leading staff from **TLA Engineering and Planning, Inc.** on our team for civil engineering. TLA has been working with MIG on the Loomis Town Center Implementation Plan.

The organization chart on the following page illustrates the structure and organization of the MIG Team. Resumes for key staff are included after the organization chart.



qualifications
TEAM ORGANIZATION





qualifications

KEY PERSONNEL RESUMES

Daniel Iacofano, Ph.D., FAICP, FASLA

Principal-in-Charge

Education

Ph.D., Environmental Planning, University of California at Berkeley

Masters of Science, Environmental Psychology, University of Surrey, England

Bachelor of Urban Planning, *Summa Cum Laude*, University of Cincinnati

Qualifications

Daniel Iacofano is a founding principal of MIG with over 25 years of experience in community planning, urban design, facilitation, public and stakeholder outreach. He has managed and facilitated a wide range of planning studies, addressing issues related to land use, growth strategies, and urban development and revitalization.

Mr. Iacofano has combined his planning expertise with public involvement and facilitation techniques to assist numerous communities and developers in articulating goals, visions, and strategies for future planning.

Mr. Iacofano has been a visiting lecturer at Stanford University, the University of California at Berkeley and the University of California at Davis, teaching courses in urban planning, urban and environmental conflict management, group process management, and advanced communications. He is author of *Public Involvement as an Organizational Development Process* (Garland Publishing, 1990) and *Meeting of the Minds: A Guide to Successful Meeting Facilitation* (MIG Communications, 2002), and the forthcoming *The Inclusive City*, a collection of project studies highlighting the best of universal, inclusive design for buildings, neighborhoods and urban spaces.

Experience

- Loomis Town Center Implementation Plan, *Loomis, California*
- Sacramento R Street Corridor Urban Design and Development Plan, *Sacramento, California*
- West Sacramento West Capitol Avenue Streetscape Plan, *West Sacramento, California*
- Richmond General Plan Update, *Richmond, California*
- Ford Peninsula Area Visioning Project, *Richmond, California*
- El Cerrito General Plan Update, *El Cerrito, California*
- Downtown Denver Area Plan, *Denver, Colorado*
- Downtown Phoenix Strategic Visioning Program, *Phoenix, Arizona*
- Long Beach Citywide Visioning and Strategic Planning Process, *Long Beach, California*
- Los Angeles Downtown Development Strategy, *Los Angeles, California*
- San Clemente Downtown Visioning, *San Clemente, California*
- San Jose Strong Neighborhoods Initiative, *San Jose, California*
- Spokane Downtown Development Plan Update, *Spokane, Washington*
- Swanston/Royal Oaks Station Area Transit Village & Specific Plan, *Sacramento, California*
- UC Davis Long-Range Development Plan and Neighborhood Master Plan, *Davis, California*
- Ventura Community Visioning and Strategic Planning Process, *Ventura, California*
- Washington D.C. Comprehensive Plan, *Washington, D.C.*

qualifications

KEY PERSONNEL RESUMES



Amy Mitchell

Project Manager/Landscape Designer

Education

Bachelor of Fine Arts in Art Education, University of North Texas, Denton, Texas

Bachelor of Science in Landscape Architecture, University of California, Davis

Qualifications

Bringing her background in art education and landscape architecture, Amy Mitchell joined MIG as an associate in 2002. Her work has included a variety of landscape architecture projects including parks, schools, zoos, streetscapes, and accessibility studies in California and abroad.

Ms. Mitchell has experience in project management, site analysis, design development, construction documentation, park master planning, and ADA compliance. She has managed the development of a variety of projects, including the Victoria West Park Expansion, Avenida La Pata/Avenida Vista Hermosa Park Master Plan, the International School Beijing Outdoor Learning Environment, and the Ziggurat Childcare Development Center Playground. In each case, she successfully coordinated the client team as well as a team of subcontractors, while also managing document production and project administration. Her project experience includes extensive community outreach and needs assessment, including public design charrettes and stakeholder interviews.

In addition, she has prepared cost estimates along with schematic design, design development, and construction documents for a range of schools, parks and special recreation facilities. Her access compliance work has included production of an ADA Self Evaluation and Transition Plan for the East Bay Regional Parks District and a Parks Accessibility Guide for the California State Parks.

Prior to joining MIG, Ms. Mitchell worked with private clients on residential design and with a Sacramento firm, developing design and construction documents for a variety of civic and commercial projects, including urban plazas, office buildings, and streetscapes.

Experience

- Loomis Town Center Implementation Plan, *Loomis, California*
- Victoria West Park Expansion, *Fresno, California*
- Avenida La Pata/Avenida Vista Hermosa Park Master Plan, *San Clemente, California*
- Ventura Community Park, *Ventura, California*
- Half Moon Bay Community Park, *Half Moon Bay, California*
- West Sacramento West Capitol Avenue Streetscape Master Plan, *West Sacramento, California*
- Emeryville Triangle Neighborhood Traffic Calming Plan, *Emeryville, California*
- Valley Children's Zoo at the Oakland Zoo, *Oakland, California*
- Ziggurat Child Development Center Playground, *Laguna Niguel, California*
- St. Coletta School, *Washington, D.C.*
- Taipei American School, *Taipei, Taiwan*
- International School Beijing, *Beijing, China*
- Cordova Recreation and Park District Park Standards and Guidelines, *Rancho Cordova, California*
- Dublin Recreational and Civic Facilities Assessment: Vision for a New Community Place, *Dublin, California*



qualifications

KEY PERSONNEL RESUMES

José Leal, CID, CLIA

Landscape Architect/Irrigation Designer

Education

Bachelor of Science in Landscape Architecture,
University of California, Davis

Professional Registrations

Landscape Architect - California #5429

Certified Landscape Irrigation Auditor #005124

Certified Irrigation Designer #005124

EPA WaterSense Partner

Qualifications

José Leal has over 10 years of experience at MIG in project management; landscape architecture for both public and private projects; and planning. His project experience ranges from plan check review to irrigation water conservation design and urban design. Mr. Leal has extensive knowledge of industry standards, design principles, water conservation practices, and emerging and alternative irrigation technologies.

Mr. Leal's design approach is team-oriented, centered on working with the client and maintenance staff, along with other disciplines, to promote innovative, water-conserving design solutions with long-term, cost-conscious results that meet the needs of the client. As a member of the Irrigation Association, and as a Certified Irrigation Designer and Certified Landscape Irrigation Auditor, Mr. Leal is dedicated to minimizing installation and maintenance difficulties while incorporating water-efficient technologies.

One of Mr. Leal's current projects includes design of a rainwater harvesting system for the Yocha Dehe, Wintun Nation's Facilities Department Office Building. As a LEED Silver project, the rainwater system will capture up to 60,000 gallons

of water a year, providing water for both landscape and interior building uses.

Mr. Leal is dedicated to informing clients about alternative irrigation technologies, including rainwater harvesting, storm water catchment and alternative water supplies. Mr. Leal's design philosophy is to conserve and protect valuable water resources through feasible irrigation design, meeting the conditions of the site while maintaining aesthetically pleasing and useful landscapes that can be managed through low-level, long-term maintenance applications.

LEED Experience

- Yocha Dehe, Wintun Nation, Facilities Department Offices, *Brooks, California*
- City of San Jose Edenvale Community Center, *San Jose, California*
- Disney Childcare Center, *Glendale, California*
- Farm Neighborhood Park, *Santa Cruz, California*

Additional Experience

- West Sacramento West Capitol Avenue Streetscape and Infrastructure Project, *West Sacramento, California*
- Dixieanne Avenue, *Sacramento, California*
- Muir Park Renovation, *Sacramento, California*
- Arroyo Community Park, *Davis, California*
- Mace Ranch Community Park, *Davis, California*
- Hall Memorial Park Phases 1 and 2, *Dixon, California*
- Bridle Path Park, *Healdsburg, California*
- Sacramento Northern Bikeway Extension Master Plan, *Sacramento County, California*

qualifications

KEY PERSONNEL RESUMES



Tod Hara

Senior Landscape Architect

Education

Graduate Studies in Landscape Architecture and Environmental Planning, University of California, Berkeley

Bachelor of Arts, Landscape Architecture, University of California, Berkeley

Registrations

Landscape Architect - California (#1852)

Landscape Architect - Nevada (#683)

Landscape Architect - Oklahoma (#LA 0292)

Landscape Architect - Illinois (#157-001012)

Qualifications

A registered landscape architect in California and Illinois, Tod Hara brings over 35 years of master planning, urban and landscape design, and project management experience to MIG. Prior to joining MIG, Mr. Hara worked with Theodore Osmundson & Associate and KenKay Associates in San Francisco for over ten years, taking a three-year interim to manage his own landscape architecture business.

Mr. Hara has been involved in the planning and design of public parks and institutions, outdoor facilities for schools and child development centers, and university campuses throughout the United States and Europe. In his capacity as senior landscape architect and designer, Mr. Hara develops master plans and design guidelines; develops concept plans with implementation strategies for phasing; participates in public meetings and design charrettes; and prepares budget estimates, detailed construction cost estimates, and complete construction documents.

Experience

- Loomis Town Center Implementation Plan, *Loomis, California*
- Tule Elk Park, *San Francisco, California*
- Lincoln Glen Park, *San Jose, California*
- Jack Fischer and John D. Morgan Parks, *Campbell, California*
- Ibach Park, *Tualatin, Oregon*
- Craig Ranch Regional Park, *North Las Vegas, Nevada*
- Ventura Community Park Conceptual Plan, *San Buenaventura, California*
- Howarth Park Play Area, *Santa Rosa, California*
- Woodland School, *Oakland, California*
- International School of Beijing, *Beijing, China*
- Taipei International School, *Taipei, Taiwan*
- Seven Hills School, *Walnut Creek, California*
- Beauvoir School, *Washington D.C.*
- Brookfield Zoo Southeast Section Master Plan & Phase I Development, *Brookfield, Illinois*
- Children's Zoo at Jacksonville Zoo and Gardens, *Jacksonville, Florida*
- Indianapolis Museum of Art - Art & Nature Park, *Indianapolis, Indiana*
- Children's Zoo at Oakland Zoo, *Oakland, California*
- U.S. Army Child Development Centers, *21 sites in U.S., Italy and Germany*
- California State University, Monterey Bay Long Range Development Plan, *Monterey, California*



qualifications

KEY PERSONNEL RESUMES

Susan McKay

Senior Landscape Architect

Education

Bachelor of Arts, Art, University of California, Berkeley

Landscape Architect Registration

California #2872, 1986

Qualifications

Susan McKay joined the community and environmental design division of MIG in 1997, bringing with her more than 10 years of experience in landscape design, master planning, and project management. She manages landscape architecture projects with a focus on community parks and schools.

Ms. McKay leads implementation of the design work through construction document production and construction administration during the building process. Her strong management skills facilitate the functioning of collaborative design efforts to produce products that are richer for the participation and inclusion of multiple viewpoints. As a project designer, she has contributed to the development and preparation of concept plans, design schematics, and construction documents for a range of MIG projects, including parks, recreation facilities, schools, streetscapes, and childcare centers.

Ms. McKay has taught landscape design in the Landscape Architecture Certificate Program at the University of California, Berkeley Extension Program. She also received a Water Conserving Design Award from the California Xeriscape Society for the CSU Contra Costa Center in Concord, California.

Experience

- Loomis Town Center Implementation Plan, *Loomis, California*
- Indio Parks Renovation, *Indio, California*
- MLK Park Renovation, *Richmond, California*
- Stafford, Spinass, Stulsaft, Maddux and Library Parks, *Redwood City, California*
- Farm Neighborhood Park, *Santa Cruz, California*
- Edison School-Pacific Park Master Plan, *Glendale, California*
- Half Moon Bay Community Park, *Half Moon Bay, California*
- King City Park Renovation Master Plan, *King City, California*
- Harrison Park, *Berkeley, California*
- Bridle Path Park, *Healdsburg, California*
- Market Street Park, *Scottsdale, Arizona*
- Regency Park, *Sacramento, California*
- Rockridge Greenbelt, *Oakland, California*
- Cornerstone Children's Garden, *Sonoma, California*
- West Contra Costa Unified School District Measure M Bond Program Master Landscape Architect, *Contra Costa County, California*
- Berkeley High School Campus Green and Memorial Olive Grove, *Berkeley, California*
- Willard Middle School Quad and Landscaping, *Berkeley, California*
- Gilman Sports Fields Initial Planning, *Berkeley, California*
- Fielding Fields, *Berkeley, California*

Edwin J. Henderson, P.E.

Project Manager

Ed Henderson has been with TLA for nine years after graduation from California Polytechnic State University in 2001. As a project manager for the firm, he has extensive design experience in all areas of public works infrastructure. Ed has prepared a number of improvement plan sets for public roadways, single family and multi-family residential developments and commercial projects. He has a good working knowledge of the Town of Loomis', Placer County's and Caltrans' design standards and specifications. For the Loomis Downtown Park Project, Ed will be responsible for preparing the grading and utility designs, technical specifications, opinion of probable construction cost and ensuring project deliverables are on schedule.

As Project Manager for TLA, his accomplishments include:

- Project scope of service, budgeting, scheduling and staff management
- Analysis and design of sanitary sewer and storm drainage systems
- Analysis of water distribution systems for master planned community's needs in comparison to the Placer County Water Agency's future regional needs
- Project coordination with various consultants, including: geotechnical, traffic, survey, architectural, landscaping, environmental and water quality
- Design and preparation of improvement plans for arterial roadways and residential subdivisions which included sanitary sewer, storm drainage, and water distribution facilities
- Oversight and preparation of opinions of probable construction costs
- Project processing, coordination, and negotiation with regulatory agency staff
- Construction support and coordination with agency inspectors, construction managers, surveyors, and contractors
- Record drawing preparation and project acceptance coordination with regulatory agencies

Ed's efforts include coordination of the following projects:

- Twelve Bridges Master Planned Community, City of Lincoln
- Whitney Ranch Master Planned Community, City of Rocklin
- Claremont Subdivision, City of Rocklin
- Croftwood Subdivision, City of Rocklin
- Vista Oaks Subdivision, City of Rocklin

Education

- Bachelor of Science, Civil Engineering – California Polytechnic State University, 2001

Professional Registration and Memberships

- Registered Professional Engineer (Civil), California, RCE 66017
- American Council of Engineering Consultants of California (ACEC-CA): Sierra Chapter board of directors officer, secretary/treasurer





qualifications

ABOUT MIG

MIG, Inc.

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Berkeley, CA 94710
V: 510.845.7549
F: 510.845.8750

Contact

Daniel S. Iacofano, Principal
danieli@migcom.com

Since it was founded in 1981, **MIG, Inc.** has focused on planning, designing and sustaining environments that support human development. Our team of over 100 professionals has assisted public agencies throughout California and the nation in projects that enhance community livability, support revitalization and connect people with places. MIG embraces inclusivity and encourages community and stakeholder interaction in all of our projects. For each endeavor, our approach is strategic, context-driven and holistic, addressing social, political, economic and physical factors to ensure our clients achieve the results they want.

MIG offers a full range of in-house services needed for the Town of Loomis Downtown Park, from analysis of needs and existing conditions to concept design to fundraising. We create innovative parks that:

- Foster a sense of place;
- Contribute to community identity;
- Connect residents to community history and the natural environment;
- Promote environmental stewardship and sustainability;
- Enhance health and wellness;
- Provide recreation opportunities;
- Meet maintenance and program needs;

- Support the agency's revenue generating goals;
- Promote partnerships, volunteerism and community involvement;
- Make the best use of limited resources;
- Contribute to economic development; and
- Create a legacy for future generations.

We view each project as an important opportunity to invigorate and revitalize communities, and accommodate new users, changing lifestyles and community values. Our experience has proven that incorporating technical rigor, social understanding and economic realities from the beginning ensures that the design will be supported by the community and can be readily implemented. We approach our projects from the standpoint of building collaborative frameworks that include a wide range of professionals working side-by-side with communities. We provide an engaging, multi-leveled community participation process that involves diverse users, non-users and partners in determining recreation needs and priorities. This builds a strong base of supporters and volunteers.

At MIG, every project is viewed as a new opportunity to apply our expertise, but also to learn new approaches and techniques. Our work is characterized by a dedication to quality, a flexible approach, creativity in planning and design, and a commitment to completing projects on time and within budget.

MIG is a woman-owned corporation with offices in Eugene and Portland, Oregon; Fullerton, Pasadena, Berkeley and Davis, California; and Raleigh, North Carolina.

qualifications

ABOUT MIG, INC.



Landscape Architecture

MIG has a proven track record in innovative and award-winning landscape design. Our parks have been recognized by the California Park and Recreation Society, American Society of Landscape Architects, and American Public Works Association.

We believe that a community's green infrastructure is a cornerstone of livability and we consider landscape architecture as more than just placing facilities on a site. We approach each project from a contextual perspective that involves integrating existing and historic site features and topography with a specific program of functions and uses.

We offer the full range of landscape architecture services from planning, needs assessment, analysis, and design for entire sites to detailed construction documents and construction administration services. Our projects encompass a variety of outdoor environments, including parks, skateparks and sports fields, open space, trails, streetscapes, and other public facilities.

Children's Outdoor Facilities

For nearly 30 years, MIG has specialized in the planning, design and management of specialized environments and programs for children—from the Koret Children's Quarters in Golden Gate Park to hundreds of outdoor learning environments for children in parks, schools, children's museums, nature centers, and zoos. MIG has researched and documented how appropriate design and programming can support the developmental and educational needs of people of all ages and abilities. MIG's adventure play settings are fun, hands-on, interactive, developmentally appropriate, and educational, stimulating children's imaginations and encouraging environmental awareness and stewardship.

All our children's designs are grounded in a deep understanding of how children learn. MIG has helped to lead the movement in the U.S. for safe and accessible play areas, organizing events such as the Play for All Conference, as well as participating in drafting and updating many of the guidelines and codes for children's outdoor facilities. Our team also includes Certified Playground Inspectors to ensure that our designs meet current standards.

Universal Design and Accessibility

Recreational facilities must be designed so that they can be experienced by people of all ages and all abilities. MIG is a national leader in providing guidelines and designs for public facilities that go beyond the minimum requirements of the ADA and California Title 24 by creating universally designed environments that appeal to all users. We have welcomed the increasing support for providing meaningful access to public facilities and have responded to this challenge through our work in successful accessible park facility and trail design. Our definition of successful includes providing a superior experience for all users—one that is artful, functional, cost-effective, and easily maintainable. Our recent work with State Parks trails crews has resulted in state-of-the-art designs for year-round accessible trails that are often more easily maintained than "traditional" trails.



qualifications

ABOUT MIG

Sustainability

MIG is committed to low-impact “green” design to achieve energy-efficient, non-polluting, sustainable and durable projects. Our expertise in sustainability includes low water demand plantings, state-of-the-art efficient irrigation systems and sustainably sourced materials. Our staff includes LEED® accredited professionals who are currently engaged in LEED® certified projects in California and throughout the nation. Our work has included vegetated green roofs, natural lighting, recycled and renewable building materials, and water/energy-saving features on new and renovated structures and restrooms.

Fundraising and Grant Development

Given that most of our work is public and sometimes inadequately funded to fully realize programmatic needs, MIG has established a grant writing and fund development group that has generated over \$1 billion in the last 10 years to support and implement critical planning and design projects. For the San Gabriel River Master Plan, MIG developed extensive grant resource inventories, which lay a groundwork for a strategic approach to project funding. For the City of Richmond, MIG secured \$1 million from the California Endowment for a groundbreaking Health Element to be incorporated into the City’s General Plan, as well as funding from the Bay Area Air Quality Management District Climate Protection Program Grant for developing an Energy and Climate Change Element.

In addition, MIG has developed and received four National Endowment for the Arts (NEA) grants for projects addressing universal and inclusive design. We have also tracked State and Federal grants for numerous clients.

Construction Documents

To ensure that every project maximizes its budget, MIG believes that the construction documents must be clear, concise and complete. This is the best way to minimize change orders and cost increases during construction. MIG has an in-house quality assurance program in place to review our construction document production and ensure a high level of document coordination, which we have found is critical to keeping the construction costs within the specified budget. We perform a continuous quality review process to ensure that our drawings are “buildable,” understandable and consistent. We will review all drawings at each submittal for consistency and legibility. During the construction document phase, materials are selected, with special attention given to materials with durable, sustainable characteristics, and to reducing the costs of maintenance.

Construction Support

MIG participates fully in construction support services to implement the project, including pre-bid and pre-construction phases as well as submittal review and on-site progress review. MIG is available to the contractor throughout the construction process to answer all questions. If possible, we usually suggest hiring the contractor before the completion of the construction documents so that cost effective building methods, materials, availability, etc. can be discussed and incorporated into the final design.

qualifications

MIG EXPERIENCE

Stafford Park

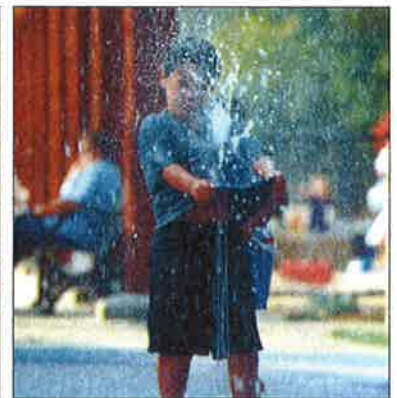
Redwood City, California

Stafford Park is a three-acre neighborhood park in the heart of Redwood City, California. The park features two large play areas and gardens accented by mature redwood and oak trees. MIG designed renovations for the children's play areas and added spaces that appeal to teens and adults.

The new design features a striking redwood rose arbor arching over the central walkway. Children of all ages can now play in three water columns at the center of the park in a large colorfully-patterned circle of soft paving. The water sprays appear one or two at a time, and are activated by children pressing a mounted pad. Adults can enjoy the shade and colorful landscape of the promenade with a clear view of the children at play. The park benches along the promenade enhance what has become the central gathering area for the neighborhood.

A strolling and sitting garden set away from the main activity areas also serves as a back-drop for summer evening music presentations. In addition, picnic tables are located on cobblestone surfaces throughout the park. The play area includes equipment such as swings and overhand bars, and slides and ladders to engage older children. The park also includes a sand and water play area with a fountain that channels water into a sand area.

The success of Stafford Park resulted in four additional park contracts with Redwood City, including Spinax Park, Stulsaft Park, Maddux Park and Library Park.



qualifications

MIG EXPERIENCE

Koret Children's Quarters, Golden Gate Park San Francisco, California

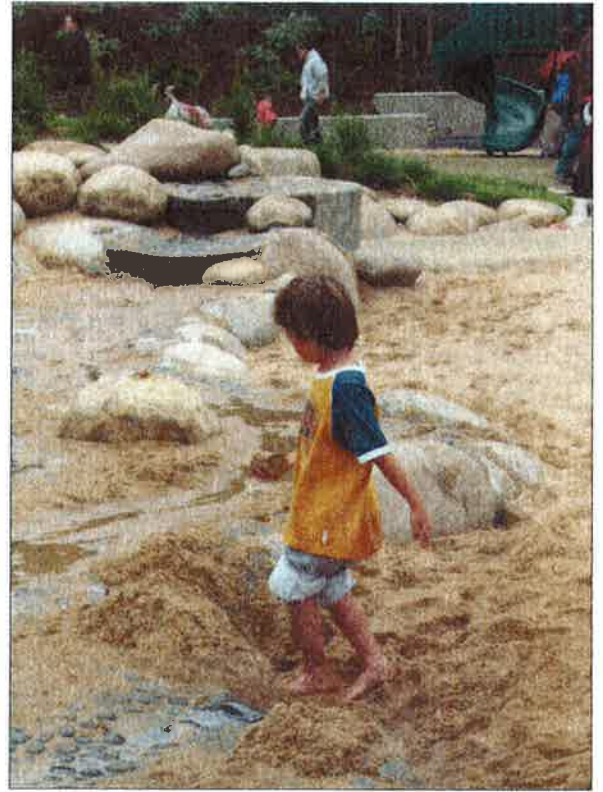
Working closely with the San Francisco Recreation and Parks Department, MIG redesigned the Children's Playground in Golden Gate Park. Believed to be the first public playground in America, the Playground opened in 1887 and was last renovated in 1977. The new Koret Children's Quarter was designed to bring adventure and discovery into play by creating a framework for children to use their imaginations and be able to alter their environment. MIG created the design program with the input of City staff, residents and children. Existing elements like the historic carousel and popular cement slides were incorporated into the design, which reflects the natural landscape of San Francisco as it transitions from forested hills to the edge of the sea.

A boulder-lined stream bubbles along in the midst of hillside lookouts and meanders through a tree house village. Children can dig for artifacts in a large sand zone while others can sway on oversized cattails in the wetland zone. Families can relax and picnic on a central grassy berm. Across a plaza of trees and curving seat walls is the seaside environment, where aquatic forms created by artists Vicki Saulls and Scott Peterson inspire active and imaginative play. Sea caves enclose another sand area with climbable creatures like hermit crabs and sea turtles. Tactile tide pools and playful water jets erupt from sculpted sea lions. Two large climbing walls in the form of cresting waves provide a physical challenge that is safe for children of all ages and abilities.

The \$3.8 million project opened to praise from children, adults and City officials at its grand opening on July 15, 2007.



Koret Children's Quarters, Golden Gate Park





qualifications

MIG EXPERIENCE

Indio Parks

Indio, California

With the recent development of 56,000 new homes, the City of Indio has experienced rapid growth. Accompanying this growth has been greater demand for park and recreation facilities and services. The City selected MIG to serve as its on-call landscape architect in updating and improving the entire park system.

MIG as the prime consultant is responsible for renovating six existing parks—Miles Park, Dr. Carreon Park, Dominguez Park, Cahuilla Park, Yucca Park, and North Jackson Park—and designing a new one—Hjorth Park. MIG is also completing the preliminary design package for a 57-acre community complex to be known as Indio Central Park, which includes police headquarters, a fire station, community center, football fields, softball fields, covered softball stadium, aquatics center, and children's play area.

MIG has worked closely with City staff and neighborhood residents to create distinctive designs for each of the seven parks. Seen as catalysts for community development, the parks have been designed to reflect community and neighborhood ideas and to reinforce a distinct sense of place for each of these older neighborhoods.

Five of the parks have been completed and are already popular destinations within their neighborhoods. Another park is scheduled to be complete in Winter 2009-10 and construction on the final park is expected in 2010. The Central Park community complex will proceed into full design development in early 2010.



qualifications

MIG EXPERIENCE

Indio Parks, Indio, California





qualifications

MIG EXPERIENCE

Oak Hill Park

Danville, California

MIG worked with the Danville Parks and Recreation Commission to renovate an existing play area and community park to address safety issues and concerns. Through community meetings and workshops with neighborhood groups, MIG established a plan for Oak Hill Park that reflected Danville’s strong history in ranching and mining.

Based on this history, MIG created a theme for the park using play elements that replicated farm and mining equipment. This includes an interactive windmill fountain, water troughs, and barn-style play structures.

The new park not only complied with safety and accessibility standards, but has become a creative recreation resource for the entire community.



qualifications

MIG EXPERIENCE



Ventura Community Park

Ventura, California

The 100-acre Ventura Community Park is the result of a community-based planning process to study recreation needs and identify gaps in sports and recreation facilities and programs. MIG led the master plan process, which included stakeholder assessment, a community survey, public outreach, and research on facility use and organized sports participation. Community involvement throughout the process helped shape the final plan. MIG was instrumental in gaining voter approval of the park by a 59% margin in 2001.

Soccer fields, softball fields, tennis courts, basketball courts, group picnic areas, jogging trails, and a natural preserve for a monarch butterfly habitat are planned. A recreation center, including gymnasium; community meeting place; and aquatic center, forms the heart of the complex. A central courtyard and entry plaza incorporates space for gathering, resting or waiting. The aquatic center features an Olympic pool, training pool, two slides, and a kids water play pool. An interactive fountain forms the centerpiece of this space. Set in a citrus grove, cool water springs from a source pool, flows through a narrow channel, and cascades into an accessible basin that ebbs and flows. Construction of Phase One, totaling \$13 million, was completed in 2005.

Awards

2006 Achievement Award in Facility Design - Aquatic Facilities, California Park and Recreation Society





qualifications

MIG EXPERIENCE

Skateboard Facilities

MIG has completed over 120 skate parks across the United States. On all of these projects, we have facilitated design input workshops with the user community, including skateboard professionals such as Tony Hawk, promoters, teenagers, mothers of skateboarders and publishers of skateboard magazines. The input received from these workshops has been invaluable in the development of the total design environment of these facilities.

Completed Skate Parks

- Auburn, WA, 1999
- Corona (#1), CA, 1999
- Dublin, CA, 1999
- Elmhurst, IL, 1999
- Everett, WA, 1999
- Merced, CA, 1999
- Mission Viejo, CA, 1999
- North Bend, WA, 1999
- Palm Desert (#1), CA, 1999
- San Dimas, CA, 1999
- Visalia, CA, 1999
- Vista, CA, 1999
- Aberdeen, WA, 2000
- Anacortes, WA, 2000
- Bell Gardens, CA, 2000
- Bellingham, WA, 2000
- Brea, CA, 2000
- Cerritos, CA, 2000
- Corona (#2), CA, 2000
- Diamond Bar, CA, 2000
- Eagle, ID, 2000
- Fullerton, CA, 2000
- Irvine, CA, 2000
- Lancaster County, PA, 2000
- Long Beach (#1), CA, 2000
- Olympia, WA, 2000
- Paso Robles, CA, 2000
- San Clemente, CA, 2000
- San Ramon, CA, 2000
- Santa Barbara, CA, 2000
- Bellflower, CA, 2001
- Burlington, WA, 2001
- Federal Way, WA, 2001
- Johnson City, TN, 2001
- La Grande, OR, 2001
- Las Vegas, NV (#1), 2001
- Las Vegas, NV (#2), 2001
- Los Angeles, CA, 2001
- Oregon City, OR, 2001
- Paramount, CA, 2001
- Piedmont, CA, 2001
- Rialto, CA, 2001
- Roseville, CA, 2001
- Sumner, WA, 2001
- Whittier, CA, 2001
- Ames, IA, 2002
- Anaheim (#1), CA, 2002
- Anaheim (#2), CA, 2002
- Azusa, CA, 2002
- Burley, ID, 2002
- Camas, WA, 2002
- Downey, CA, 2002
- El Cajon, CA (#1 & #2), 2002
- Fairfield, CA, 2002
- Marysville, WA, 2002
- Monrovia, CA, 2002
- Montebello, CA, 2002
- Murrieta, CA, 2002
- Orem, UT, 2002
- Palm Desert (#2), CA, 2002
- Pomona (#1), CA, 2002
- Redmond, WA, 2002
- Santa Ana, CA, 2002
- Snohomish, WA, 2002
- Vandenberg AFB, CA, 2002
- West Covina, CA, 2002
- Arcadia, CA, 2003
- Baldwin Park, CA, 2003

qualifications

MIG EXPERIENCE



- Buena Park, CA, 2003
- Carson, CA, 2003
- Charleston, WV, 2003
- Chino Hills, CA, 2003
- Citrus Heights, CA, 2003
- Chula Vista, CA, 2003
- Cypress, CA, 2003
- Fayetteville, AR, 2003
- Hawthorne, CA, 2003
- Laguna Niguel, CA, 2003
- Moreno Valley, CA, 2003
- Pomona (#2), CA, 2003
- South Gate, CA, 2003
- Springfield, OR, 2003
- Syracuse, NY, 2003
- Woodburn, OR, 2003
- Arlington, VA, 2004
- Huntington Beach, (#3), CA, 2004
- Irwindale, CA, 2004
- Long Beach (#2), CA, 2004
- Mill Creek, WA, 2004
- Montclair, CA, 2004
- Roeland Park, KS, 2004
- Riverbank, CA, 2004
- Santa Paula, CA, 2004
- League, TX, 2005
- Rancho Santa Margarita, CA, 2005
- Costa Mesa, CA, 2005
- Santa Monica, CA, 2005
- Frazier Park, CA, 2005
- Monster Skate House, CA, 2005
- Biggs, CA, 2005
- Bremerton, WA, 2005
- Solvang, CA, 2005
- Walnut Creek, CA, 2006
- Madera, CA, 2007
- Tulare, CA, 2008

Under Construction

- Los Angeles, CA

In Plan Check or Bidding

- Bixby Skate Park, Long Beach, CA
- Philadelphia, PA

Construction Document Phase

- Barstow, CA
- Seattle, WA

Feasibility Phase

- Alpena, MI
- Atascadero, CA
- Battery Park City, NY
- Boulder City, NV
- Central Point, OR
- East Los Angeles, CA
- Incline Village, NV
- Lake Isabella, CA
- La Mirada, CA
- L.A. Housing Authority
- Lehi, UT
- Long Beach Bike Park, CA
- Newport Beach, CA
- Pinole, CA
- Port Hueneme, CA
- Puyallup, WA
- Milton, WA
- Ojai, CA
- Richland, WA
- Rockville, MD
- Santee (#2), CA
- San Diego, CA
- Shoreline, WA
- Sioux City, IA
- South Pasadena, CA
- Stanton, CA
- Tigard, OR
- Tustin, CA
- Yakima County, WA
- Yorba Linda, CA

TLA Engineering & Planning, Inc.

Statement of Qualifications

Contact Information

TLA Engineering & Planning, Inc.
1528 Eureka Road, Suite 100, Roseville, CA 95661
T: 916.786.0685 | F: 916.786.0529
<http://www.tla-inc.com>

The Firm

TLA Engineering & Planning, Inc. is a land planning and civil engineering firm dedicated to providing a full-range of services to private and public clients. Established in 1985, the firm specializes in planning, permitting, designing and managing public and private projects that range from small to large, simple to complex. Experience earned over many years and across all varieties of projects provides the necessary foundation for a wide range of capabilities.

Areas of Expertise

- Feasibility Studies
- Land Use and Site Planning
- Design Engineering: grading, drainage, sewer & water facilities
- Hydrology / Hydraulic Engineering
- Facilities Master Planning
- Entitlement and Processing
- Project Management

Related Project Experience

Loomis Town Center Master Plan, Town of Loomis

TLA is currently on the consultant team preparing the Loomis Town Center Master Plan which established the conceptual site plan for the Loomis Downtown Park. TLA performed topographic and boundary surveys of the Town Center property and completed an infrastructure analysis of existing utilities serving the property.

TLA's firsthand knowledge and background information will directly benefit the design team for the Downtown Park site by expediting the schedule and minimizing the budget.

Loomis Multi-modal Transportation Facility, Town of Loomis

The Loomis Multi-modal Transportation Facility (a.k.a. Loomis Depot) is located adjacent to the proposed Downtown Park site. As a consultant to the Town of Loomis, TLA prepared the site improvement plans which included grading, paving, drainage, sewer, water, landscaping, and lighting. TLA managed the team of sub-consultants for surveying, landscape and electrical design.



Proposal for:

TOWN of LOOMIS Downtown Park

Submitted to:



Attn: Brian Fragiao
Public Works Director / Town Engineer
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

January 22, 2010





January 22, 2010

Brian Fragio, Director of Public Works/Town Engineer
Town of Loomis
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

RE: Proposal to Design the Town of Loomis Downtown Park

Dear Brian:

A Special Space Requiring Special Attention

Having attended, and contributed to, a community meeting during the Downtown Development Master Plan process, we am aware of the importance this area is to the community and the future revitalization of the area. Although this project may be small in size, we understand that it will spearhead development of the corridor between the railroad right-of-way and the businesses along Pacific Taylor Road. Therefore, an attention to detail is needed to get the most out of this small space, and to set the tone for future improvements along this corridor. Toward that end, our design approach, at minimum, is to pay particular attention to:

- *Incorporating hardscape elements that blend with the existing town image, especially that of the Train Depot area*
- *Incorporating historic / thematic architectural elements associated with the Depot, and fruit packing houses (IE metal roofing materials, open beam and rafter construction, wood / metal siding).*
- *Preparing a creative design for the stage area utilizing the now razed Blue Anchor building as a theme*
- *Considering opportunities to incorporate historic images / themes / colors associated with the fruit packing labels.*
- *Looking for opportunities to incorporate "orchard" type trees to support the overall theme of the corridor*
- *Meeting the needs of the "skate community" while providing multi-use environment for all users—young and old*
- *Provide an accessible environment for all users, while separating/buffering non-compatible uses*
- *Providing a design that can be incorporated within the proposed budget or phased as future funding becomes available*

In an effort to elaborate our design approach and project understanding we have included a section following this letter that reviews the challenges presented by the site/project, and our Team's ideas for providing a creative design solution.

If retained as your consultant, you can be assured *you will not find a more responsive design team* that includes:

- *OMNI-MEANS, Engineers and Planners* - Lead Consultant, Park Designer / Landscape Architect, Base Survey, and Civil Engineer
- *Wormhoudt Inc.* - Skate Plaza Design
- *ECOM Engineering* - Electrical Engineering Design
- *RND Architecture, Planning and Design* - Restroom Structure Design (optional service if requested for custom restroom design)

We are excited about the opportunity to continue to work with the Town of Loomis, and we look forward to discussing our ideas about this project in greater depth. If you have any questions, please contact us anytime.

Sincerely,
OMNI-MEANS. Ltd.

Scott A. Robertson, Associate
Landscape Architect LLA 4271

Martin R. Inouye, Principal

1. Issues and Approach

“The Devil is in the Details”

Although this project may be small in size, the project includes the following key elements (as identified in the RFP) that require a certain level of detail in order to be successful. These include:

- A lighted parking area to serve the park, businesses, and events
- Restroom facility
- Iris garden
- Water play spray pad area
- Large shade structure
- Sunken amphitheater with informal seating
- Informal stage area
- Skate elements incorporated into amphitheater area
- Passive lawn areas

We understand that this project will spearhead the future development of the corridor between the railroad right-of-way and the businesses along Pacific Taylor Road. Therefore, an attention to detail is needed to get the most out of this small space, and to set the tone for future improvements along this corridor. Toward that end, we spent time prior to preparing this proposal to consider key issues, solutions and design ideas that may be used.

A Cohesive Design Theme

The recent improvements made at the depot / park-n-ride area have set a tone that should in some way be incorporated into the design of the park. Roof lines, material selections for vertical and horizontal surfaces, and site furnishings / lighting can be incorporated in to the design that will create a cohesive theme that will help establish a “sense of place”. *As a part of the design process we will present ideas and cut sheets of products that will give the Town a clear understanding of the design before finalizing plans for construction.*

Incorporate / Encourage Historical Aspects

The Town’s historic connection to the railroad and fruit packing houses provides plethora of images, styles, and colors that can be incorporated into the design of many park elements, including the shade and restroom facility structures, and the stage area. *As a part of the design process we will provide quick study images / and photo-images of the elements proposed. Identifying these early in the process will set the tone for the overall project design.*



1. Issues and Approach

The Plaza Design Should Be Multi-functional

Designing in small spaces typically means an overlap of uses that can sometimes be incompatible with each other. In the case of this park, the preliminary program establishes a skate facility with an amphitheater where events can be conducted. In order to reduce tensions typically noted between skaters and passive park users it will be important to design a plaza that respects the expectations of both. We believe the design of the plaza will be the key aspect in the success or failure of this park, and toward that end **our Design Team includes the Award Winning Skate Park Design firm of Wormhoudt, Inc.** Wormhoudt is an innovator of skate facility designs throughout California, and they have recently completed designs for similar Skate Plaza Parks. Both Wormhoudt and Omni-Means understand the importance of proving the user with a voice in the process, and toward that end our proposal includes **time to meet and interview local skaters at the local skate shop “Tactis Sk8 Shop”,** to gain an insight into their needs, wishes and expectations.

Utilize Existing Site Materials

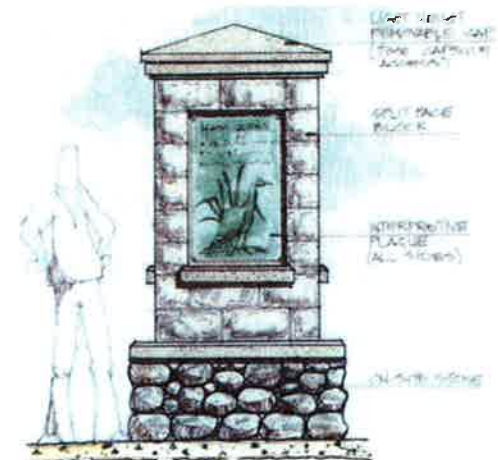
The cut stone blocks and granite boulders currently marking the perimeter of part of the site can be incorporated into the site design as sculptural elements, informal seating, and retaining walls. Some blocks can also be located for the future inclusion of inscriptions specific to the Town heritage or names of donors/benefactors, similar to ideas used on Town benches or “donor bricks”. **The reuse of site materials also promotes the ideas associated with “green design”.**

Time Capsule Opportunity to Foster Community Participation

This park provides an excellent opportunity to locate a time capsule structure that could kick-off the beginning of the future for this redevelopment area. A time capsule can be incorporated into a kiosk structure (as illustrated on this page), or buried under one of the granite stones. **Children from the elementary schools could be encouraged to contribute items representing the year the park was implemented.** This ceremony could be incorporated as part of the park dedication. This would be another way of building community interest and participation.



Time Capsule / Kiosk Concept Designed for Humbug Creek Mini Parks—Folsom



1. Issues and Approach

Turn an Alley Into a Street

Special attention is needed to mitigate the utility side of the businesses along Pacific Taylor Road as seen by visitors from the park. **Our design objective will be to screen / blend the east side of the project so that the layout presents a street image that looks like it belongs and reduce the look of the back side of some other development.**

Water Play Area

The water play area identified in the concept plan requires a number of elements to work successfully. It is assumed that the water will need to be recycled (water waste and health issues), and that the active features will include an interactive feature that would trigger the water-play for a set amount of time before shutting down.

Although small in scale, these elements require storage tanks, pumps, controllers, special permits, and regular maintenance. The state treats these features as “bath facilities” and a shower facility would be needed as part of the restroom structure. This would also mean the spray pad facility could not be constructed until the restroom facility is completed.

Costs associated with the spray pad facility could be at least \$150,000, excluding design/engineering fees and permits. Since the design program for this feature is yet to be detailed, **our design approach is to conceptually define the program, identify the technical needs / points of connection, and then prepare a specification sufficient in detail to allow an aquatics contractor/manufacture to provide a design build solution.**

Restroom Facility Design Options

Public park restroom facilities need to be low maintenance, vandal resistant, meet state and local codes, and fit in to the surrounding theme. Custom design facilities require the services of an architect, structural engineer and mechanical plumbing engineer. Facilities designed in this fashion tend to be very expensive compared to pre-engineered structures. Given the construction budget for the project, **our proposal recommends the coordination/ specification of a Pre-engineered / Pre-cast Modular structure.** These facilities vary greatly in cost, and can range from \$60,000 to \$120,000 depending upon the program involved and types of materials. However, the bene-



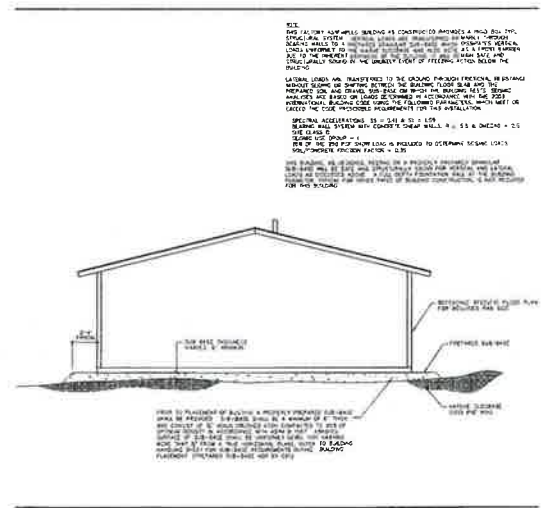
1. Issues and Approach

fits of a Pre-cast facility include:

- Design fee not necessary (included in cost of the structure).
- Pre-cast /engineered buildings cost much less (up to 40% less) to install than a site constructed building.
- Concrete Buildings CAN contribute to LEED projects (green).
- Buildings meet UFAS, A.D.A compliant and Title 24 Statue of the State of California and is up to date with 2007 California building codes.
- Some products are completely concrete (doors excluded) providing *the most vandal resistant buildings* in the industry!
- Some products feature "Color Through" concrete walls and roof to reduce the onset of vandalism, all plumbing and electrical is in chase areas, out-of-sight from vandalism. Concrete roofs (designed to look like metal) will outlast any metal roof.
- Some precast buildings are easy to maintain feature steel reinforced 5,000psi concrete construction. The building will not ROT, RUST or BURN!
- Some products come with a non-sacrificial anti-graffiti sealer (coating) with 10-year warranties.
- There are many styles / finishes / colors to chose from, and structures can typically match most any surrounding or park theme.

If the product selected meets the California Multiple Awards Schedule (CMAS) requirements, the Town can coordinate this purchase and typically save considerable dollars vs. coordination through the general contractor. The CMAS offers a wide variety of commodity, non-IT Services, and information technology products and services at prices which have been assessed to be fair, reasonable and competitive. The use of these contracts is optional and is available ONLY to California State and Local Government agencies.

We encourage the Town to consider this option when choosing a restroom facility in order to get the most out of your budget.



1. Issues and Approach

Drainage Issues

An initial review of the existing topography indicates that the natural drainage flow around the site is from Pacific Tailor Road—down Walnut Street, the Depot parking lot, and from the back side of businesses along Pacific Tailor Road. The site sits at the low end of this drainage and includes a “hole” (assumed past borrow site) that is in the area proposed for the amphitheater.

Current drainage conditions associated with the recently improved depot area indicates that much of the parking lot drainage does not collect in underground drains, but instead is surfaced drained into the railroad right-of-way.

Given that without considerable fill material to raise the project area it is doubtful that drainage could be made to flow back toward facilities in Pacific Taylor Road. Some drainage may be directed to a drain in the south end of the Depot parking lot. However, the entire site drainage could not be accommodated towards this area. **We assume that pumping would be a costly choice and therefore we have assumed that following the historic natural drainage patterns into the railroad right-of-way is the preferred drainage scenario for most of the site. Our proposal assumes this surface drainage approach.**

Trees Can Contribute to a Theme

Given the Town's historic connection with orchard farming, the types and location / layout (formal rows) of specific tree materials can contribute to a historic theme. However, the choice of tree materials must be carefully considered as not all fruiting trees are compatible to park situations and can create maintenance nightmares for the public works department - something we will work to minimize in any design we promote.



2. Scope of Work / Budget

The following Scope of Work and Budget are formatted in response to the RFP dated December 2, 2009. However, as needed, we have elaborated the detail for each task in an effort to provide the Town with a comprehensive proposal based on the design program provided. In general, our approach to preparing documents sufficient to construct this project within the available budget and time frame include:

- Prepare a base survey
- Analysis issues
- Solicit input from key stakeholders
- Develop a detailed design program for the park including cost implications
- Prepare construction documents sufficient to install first phase elements of the project
- Provide sufficient detail for add-alternate elements to be design-built by the contractor/ manufacture
- Provide construction observation services during construction in order to assure that the project is being implemented per the design intent of the documents

SCOPE OF WORK

Task 1: Design Support

OMNI-MEANS will prepare a topographic and boundary survey for the Project area sufficient in detail to prepare construction documents. Specific sub-tasks include:

- Topographic field survey including the identification of all existing conditions
- Boundary identification prepared from title reports / APN maps, and found monuments. Town of Loomis to provide current title report for project area. (not a resolved boundary)
- Contact / collect utility information from utility companies.
- Site analysis to clearly understand the existing conditions, opportunities and constraints
- Prepare base map illustrating all ground conditions, key spot elevations, above and below ground utilities, and project boundary.
- Review Downtown Development Master Plan
- (1) Meeting with members of the “skate community” in an effort to program the skate plaza to fit the needs of the skaters. **We have contacted Dan at TACTIS SK8 on Pacific Taylor Road, who has agreed to host a meeting with local skaters. We will place flyers in his shop along with the local shop in Rocklin where skaters from both communities “hang”.** The goal of the workshop will be to develop project specific skate park elements to reflect the local skating style. Tentatively, the first workshop will consist of the following activities:
 - Brief site analysis overview
 - Introduction to the design process and the project’s design options and opportunities
 - Interactive design and brainstorming session with skaters to solicit their ideas
- (1) Meeting with downtown business owners coordinated by the Town Engineer
- (1) Meeting with Town Engineering and Planning staff to discuss park programming, issues, schedule, and product detail expectations.

2. Scope of Work / Budget

Task 2: 60% Design and Draft Specifications

Upon preparing the base map and collecting input from the Town staff and local skate community, OMNI-MEANS and Wormhoudt designers will collaborate on the design layout of the park. Specific Sub-tasks include:

- Prepare quick sketch studies of different layout options (up to three studies)
- Identify material and amenity cut sheets associated with structures, hardscape, and plant materials.
- (1) Meeting with Town staff to review sketch studies and material selections.
- Prepare design development illustrative plan view and a 3D “Sketchup” rendering of the proposed park identifying key elements. (similar to image on this page)
- Prepare design details and sections as needed to “explain” the design.
- Prepare 60% complete drawings (20-scale plans, with 10-scale plans as needed for detail), including:
 - Cover Sheet
 - General / Engineering Notes
 - Demolition Plan (if warranted)
 - Dimensional Layout Plan
 - Grading and Drainage Plan
 - Water and Sewer Utility Plan
 - Electrical / Lighting Plan
 - Planting Plan
 - Irrigation Plan
 - Construction Details
 - Add-alternate elements identification for “big” ticket items (IE Water Play Spray Pad, Rest room Facility, and Shade Structure).
- Prepare technical specifications (including Town of Loomis and Caltrans specifications as needed). Minimum specifications to include those identified on page 2 of the RFP dated December 2, 2009.
- Prepare an itemized preliminary opinion of cost
- Deliver Design Development exhibits, (3) sets of 60% plans/specifications, and cost estimate to Town for review and comment. Includes informal meeting to review design and documents with Town staff.
- Coordinate a set of Design Development plans to the Railroad for their cursory review and comment.
- Coordinate a set of Design Development plans to the Start Parks for their cursory review and comment



Example of a 3D rendering

2. Scope of Work / Budget

Task 3: 95% Design and Final Specifications

Upon receiving comments from the Town staff, OMNI-MEANS Design Team will prepare Final Plans and Specifications incorporating response to all comments. Final review products to include:

- (3) sets of plans
- (1) set of specifications
- (1) cost estimate

Task 4: Final Design and Specifications

OMNI-MEANS Design Team will incorporate final comments received from the Town staff and deliver the following to the Town Engineer:

- (1) set of stamped/ signed mylar plans
- (1) set of specifications
- (1) final cost estimate
- (1) electronic PDF of all documents delivered to the Town
- (1) ACAD set of drawings (version 2007)
- (1) Word file containing the technical specifications and cost estimate

Task 5: Project Management and Quality Control

OMNI-MEANS Team will provide construction observation services during the project construction including:

- (5) site visits to evaluate construction against the design intent of the construction documents
- Brief monthly progress reports to the Town engineer regarding observations
- Review material submittals or change orders
- Prepare / deliver mylar Record Drawings based on contractor as-built plans

Wormhoudt, Inc.'s project manager and/or designated representative will prepare for and attend two (2) field observation meetings at intervals appropriate to the stage of construction to observe construction progress of the skate plaza. Field observation meetings will be planned to coordinate with key milestones during the skate park construction process. In the interest of cost efficiency, we will encourage meeting consolidation by strategically scheduling meetings to maximize productivity whenever possible, such as meeting with Town staff, construction inspectors, contractors, and any other agency representatives in a single visit.

The site visits and observations are not intended to be an exhaustive check or a detailed inspection of the Contractor's work, but rather are to allow Wormhoudt, Inc. to become generally familiar with the work in progress and to determine, in general, if the work is proceeding in accordance with the Contract Documents. Wormhoudt, Inc. or Omni-Means shall not supervise, direct, or have control over the Contractor's work nor have any responsibility for the construction means, methods, techniques, sequences or procedures selected by the Contractor, nor for the Contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the Contractor in accordance with the Contract Documents.

2. Scope of Work / Budget

BUDGET AND SCHEDULE SUMMARY

The following summary is formatted per the RFP dated December 2, 2009.

| TASK | ESTIMATED BUDGET | ESTIMATED SCHEDULE |
|----------------------------------|--------------------|---|
| Task 1: Engineering Support | \$6,778.00 | 1-month |
| Task 2: 60% Design/Draft Specs | \$32,348.00 | 2-months* |
| Task 3: 95% Design/Final Specs | \$5,478.00 | 1/2-month* |
| Task 4: Final Design/Final Specs | \$2,225.00 | 1/2-month* |
| Task 5: Project Management | \$5,873.00 | During Construction |
| TOTAL | \$52,702.00 | *Consultant time only. Town staff review not in consultant control. |

Scope of Work / Budget Assumptions / Understanding

Prior to preparing this proposal OMNI-MEANS communicated with the Town Engineer in order to clarify specific issues that would affect scope and budget. Based on Brian's response to our questions we have prepared the Scope of Work based on the following assumptions and understandings:

- The initial construction budget available for the project is \$420,000. Actual cost to construct the concept program is unclear. Design fees are not included in \$420K budget. *Scope implications - Our proposal is based on the concept program provided per the RFP, that if implemented could cost beyond the \$420K identified.*
- The Town is responsible for all environmental clearance documents and all agency fees and permits that might be needed.
- Water and utility connections can be made from services at the Depot. *Scope implications - coordination with PCWA and SPUMD is not required or scoped in this proposal.*
- Despite what is indicated in the RFP the Consultant will only be reviewing design plans with the Town staff - not with the Town Council Planning Commission, or Open Space Committee. *Scope implications - attendance and presentation to Council, Commission and Committee is not included in scope/budget.*
- There are no underground drainage facilities in the immediate project area and surrounding facilities are higher in elevation. The Town Engineer has indicated that surface draining will be required as-much-as possible. *Scope implications - grading and drainage design approach assumes surface draining to the railroad right-of-way (typical historic drainage).*
- Electrical service at the Depot is probably not sufficient to support this project. *Scope implications - A new electrical service connection will need to be designed and coordinated with PG&E for the project.*
- The program for the restroom facility is not identified in the RFP and could be either a custom design or a pre-engineered structure (design/manufacture/installation). The design cost for each is significantly different. *Scope implications - Our proposal allows for the coordination and design of a pre-engineered structure. If a custom design is requested, a change of work would be negotiated at that time.*
- Shade structure program not define. *Scope implications - Our proposal assumes the selection / specification of a pre-engineered shade structure selected from a catalog.*
- A Geotechnical report is not requested in the RFP. It is assumed that the Town will provide foundation requirements for the shade structure and restroom facility. *Scope Implication - A geotechnical report is not included in this scope. However, it can be added / coordinated if requested by the Client.*

2. Scope of Work / Budget

OMNI-MEANS' CURRENT BILLING RATE SCHEDULE

| | | | | |
|----------------------|---|----------|----|-------------|
| Project Manager | 1 | \$135.00 | to | \$155.00/hr |
| Project Manager | 2 | \$131.00 | to | \$140.00/hr |
| Project Manager | 3 | \$137.00 | to | \$171.00/hr |
| Project Manager | 4 | \$162.00 | to | \$178.00/hr |
| Project Manager | 5 | \$170.00 | to | \$197.00/hr |
| Eng'r/Traf Eng'r | 1 | \$70.00 | to | \$94.00/hr |
| Eng'r/Traf Eng'r | 2 | \$93.00 | to | \$115.00/hr |
| Eng'r/Traf Eng'r | 3 | \$113.00 | to | \$134.00/hr |
| Eng'r/Traf Eng'r | 4 | \$131.00 | to | \$140.00/hr |
| Eng'r/Traf Eng'r | 5 | \$137.00 | to | \$171.00/hr |
| Landscape Architect | 1 | \$70.00 | to | \$94.00/hr |
| Landscape Architect | 2 | \$93.00 | to | \$101.00/hr |
| Landscape Architect | 3 | \$101.00 | to | \$120.00/hr |
| Landscape Architect | 4 | \$120.00 | to | \$134.00/hr |
| Office Surveyor | 1 | \$54.00 | to | \$70.00/hr |
| Office Surveyor | 2 | \$70.00 | to | \$94.00/hr |
| Office Surveyor | 3 | \$93.00 | to | \$115.00/hr |
| Office Surveyor | 4 | \$113.00 | to | \$120.00/hr |
| CADD Technician | 1 | \$70.00 | to | \$82.00/hr |
| CADD Technician | 2 | \$82.00 | to | \$94.00/hr |
| CADD Technician | 3 | \$93.00 | to | \$115.00/hr |
| CADD Technician | 4 | \$113.00 | to | \$134.00/hr |
| Clerical | 1 | \$31.00 | to | \$46.00/hr |
| Clerical | 2 | \$47.00 | to | \$54.00/hr |
| Clerical | 3 | \$54.00 | to | \$82.00/hr |
| 2-Person Survey Crew | | \$155.00 | to | \$200.00/hr |
| 3-Person Survey Crew | | \$185.00 | to | \$325.00/hr |

3. Experience Summary

OMNI-MEANS, Ltd.

As the prime consultant for this project OMNI-MEANS will coordinate all aspects of the project. However, specific services provided by OMNI-MEANS include:

- Project Manager / Point of Contact (Scott Robertson, Landscape Architect)
- Park Design
- Landscape Architecture
- Topographic and Boundary Survey
- Grading and Drainage Design
- Utility Research and Design

OMNI-MEANS is uniquely qualified for this project in that we can provide the key services in-house, we have built a positive relationship with the Town staff, and we are familiar with the Town's vision for the downtown area. Pages 14 through 21 highlights OMNI-MEANS' and Scott Robertson's similar park design experience.

Wormhoudt, Inc. - Skate Park Designers

Wormhoudt Inc. has specialized skate park design experience includes a successful skate park designed for the City of Folsom, and recent Skate Plaza designs for the City of Fresno. Wormhoudt offers complete design services including feasibility studies, master planning, site selection, cost estimating, consulting, construction documentation, and construction administration services. More information regarding Wormhoudt's services can be found on pages 22, 23, and 24.

ECOM - Electrical Engineers

ECOM will provide all electrical consulting services for the project's design. Similar project type experience includes the electrical and lighting design for a Skate Park in Modesto, parking lot lighting for a public lot in Galt, and a Park Concession Building in the City of Chowchilla.

Additional sub-consultants if needed

We have not included the services of an Architect/MEP for the restroom facility. This is based on the understanding that a pre-engineered facility may be sufficient for the design. However, if requested we have identified the services of RND Architecture to coordinate this design. ***A custom designed restroom facility would require an additional \$16,610.00 of design fee.***

The following pages provide a brief overview of similar type experience involving the design of park and skate plaza facilities.

3. Experience Summary

WHISTLING DRIVE NEIGHBORHOOD PARK

Redding, CA

Landscape Architect: Scott Robertson

Contact: Chris Glover, Community Services, (530) 225-4453

This 1-acre sloping site is designed to provide passive and recreational activities to a surrounding established neighborhood. OMNI-MEANS provided the Master Plan Design, community presentation graphics (illustrative plan view and 3D "Sketchup" views), and construction documents. The programming includes:

- Half basketball court
- Tot-lot area
- Picnic area with overhead shade structure
- Pedestrian connections to two different streets
- Large open turf area for passive recreation
- Landscape buffer areas between home sites
- Potential future connection to an open space trail system

Design Completed: Summer 2007

Estimated Cost to Construct: \$400,000.00 (+/-)



3. Experience Summary

HERITAGE NEIGHBORHOOD PARK

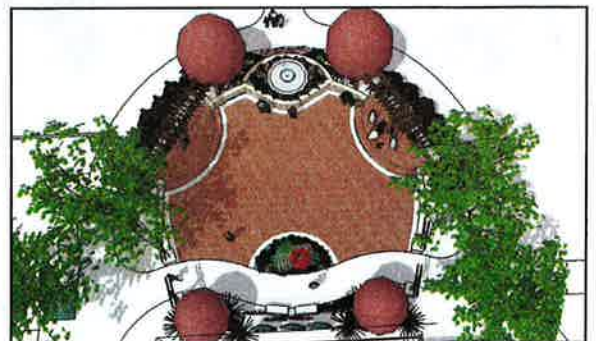
Rocklin, CA

Landscape Architect: Scott Robertson

Contact: Mark Riemer, Parks Director, 916-625-5210

The first phase design of this park included the relocation of a historic church to a site that will eventually feature a number of historic structures being saved by the Rocklin Historical Society. This project was especially challenging in that the site is relatively flat (positive drainage issues), next to a railroad ROW (awareness of special issues), and being jointly developed by the City and the Historical Society. OMNI-MEANS provided the following services toward the design of the first phase:

- Base Survey
- Design of the wedding patio area
- ADA access design to a non-conforming structure
- Detailed grading and drainage design
- Planting and irrigation design
- Arbor structure concept design
- Project coordination between Public Works, Parks Department, Building Department, and Historical Society



3. Experience Summary

(9) MINI-PARKS ALONG HUMBUG CREEK

Folsom, CA

Landscape Architect: Scott Robertson

Contact: Robert Goss, 916-355-7336

As a part of a trails design along Humbug Creek Mr. Robertson prepared the designs for nine mini-parks connecting the surrounding neighborhoods to the Humbug Creek Open Space Preserve. The design program for each park included:

- All weather access between the neighborhood and open space trail
- Tot-lots at key parks
- Seating areas
- Low walls
- Transition landscape planting design
- Information kiosk / time capsule

The time capsule is designed inside the hollow cavity of the kiosk and was filled with items by school children from the local elementary school.



3. Experience Summary

FOLSOM YOUTH SPORTS COMPLEX

Folsom, CA

Landscape Architect: Scott Robertson

Contact: Robert Goss, 916-355-7336

This 10-acre project was designed as the home for the Folsom Athletic Association and included a variety of active and passive recreation activities including:

- Lighted baseball and softball fields
- The area's first outdoor roller hockey rink
- Basketball courts
- Tennis courts
- Soccer field with raised seating built into a grassy hillside
- Themed (nautical) tot-lot
- Picnic areas

The project included community participation, master plan, phased construction documents, and construction observation.

Cost to construct: \$600,000.00 (+/-) (first phase)



3. Experience Summary

MANN NEIGHBORHOOD PARK

Folsom, CA

Landscape Architect: Scott Robertson

Contact: Robert Goss, 916-355-7336

The challenge with this 4-acre park was incorporating a very intensive recreation program in a small and unusually shaped space. Programming for the park included:

- Championship Little League Field
- Basketball court
- Tot-lot
- Off-street parking
- Screening of park from adjacent residences
- Picnic area
- Concession and restroom facility
- Plaza area

Cost to construct was approximately \$840,000.00 (+/-)



3. Experience Summary

FLORIN RECREATION CENTER

Southgate Recreation and Parks District - Sacramento County, CA

Landscape Architect: Scott Robertson

Contact: Maureen Casey, Assistant General Manager, (916) 428-1171 ext. 29

OMNI-MEANS provided landscape renovation services for this existing recreation center. Included is the design of a ramp to make the building accessible to those with disabilities, railings, low walls, grading for new sloped planter areas, and the planting and irrigation design.

DISCUSSANCES
 The plant material listed in this concept can be found in various style guides. However, it should be noted that the design is not intended to represent a true landscape design. Florin has been created by the client to be a group of various plant material produced through test and future interesting feature. It is to total represent a relative low maintenance and drought tolerant high water conditions.

* If grass is proposed on either side of the ramp, the grass will be removed. However, it should be noted that some grasses are not recommended. It should be noted that some grasses are not recommended. It should be noted that some grasses are not recommended.

High cut ground cover is a proposal of a ground cover that is contained by mowing and is a low maintenance ground cover. It should be noted that some grasses are not recommended.

Ground covers proposed on the ramp are to be a low maintenance ground cover. It should be noted that some grasses are not recommended.

PLANTING
 Planting material listed in this concept can be found in various style guides. However, it should be noted that the design is not intended to represent a true landscape design. Florin has been created by the client to be a group of various plant material produced through test and future interesting feature. It is to total represent a relative low maintenance and drought tolerant high water conditions.

LEGEND
 Planting material listed in this concept can be found in various style guides. However, it should be noted that the design is not intended to represent a true landscape design. Florin has been created by the client to be a group of various plant material produced through test and future interesting feature. It is to total represent a relative low maintenance and drought tolerant high water conditions.

DRAFT CONC

Architectural Elevation: A detailed architectural drawing of the building's facade, featuring a prominent, curved roofline and a central entrance with a ramp. The drawing shows the building's structure, including windows, doors, and the ramp leading to the entrance.

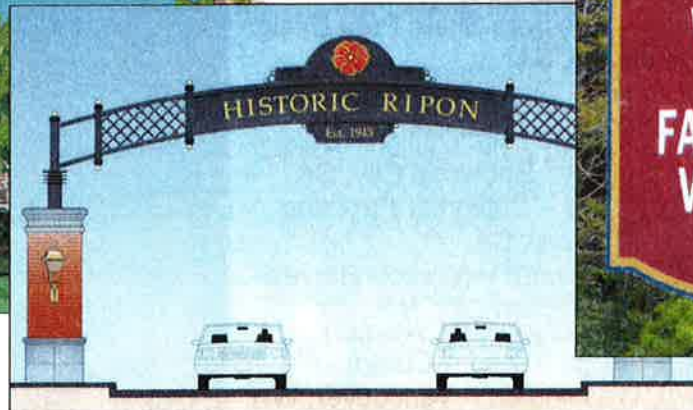
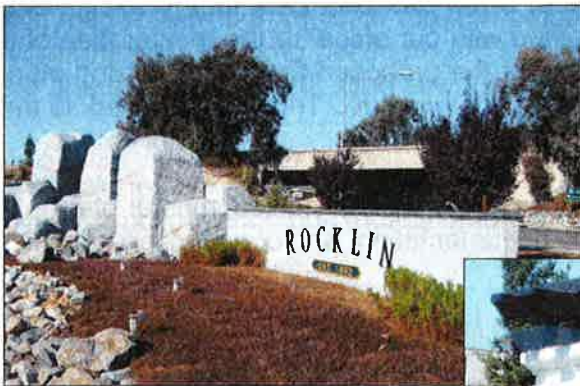
3. Experience Summary

STRUCTURE DESIGN

Landscape Architect: Scott Robertson

OMNI-MEANS landscape architects have prepared many designs / construction documents for amenity structures associated with parks and urban spaces. Designs include:

- Gazebos
- Clock Towers
- Wayfinding
- Identity Monumentation
- Water Features
- Water Fountains
- Pools/Spas
- Bridge Aesthetics



3. Experience Summary



849 Almar Avenue, Suite 280
Santa Cruz, California 95060
Phone: 831.426.8424, Fax: 831.426.8411

Ken Wormhoudt established Wormhoudt Incorporated in 1963, providing landscape architectural services for the design of parks, schools, playgrounds, commercial projects, public projects and private residences. As a Landscape Architect with over 45 years of experience, Ken Wormhoudt is widely recognized as the pioneer of public skate and bike park facility design and planning. Ken's user input based designs demonstrated his dedication to client needs and set the standard for most public skate and bike parks being built today. Wormhoudt Incorporated continues to take pride in being a full service professional practice committed to the sound principles of environmental planning, personalized service, and innovative cost effective design solutions.

Wormhoudt Incorporated first became involved in the field of skate and bike park facility design and planning in 1973. The City of Santa Cruz, California contracted with our office for the master plan of a community park (Derby Park), and a skating facility was part of the proposed program. Utilizing input from local skaters for the design, a plan was created and the park was built. Today *Derby Park* is the world's oldest public skate park still in use.

Wormhoudt Incorporated offers complete design services including feasibility studies, master planning, site selection, cost estimating, consulting, construction documentation, and construction administration services.

On the Town of Loomis Downtown Park project Wormhoudt, Inc. will prepare the design for the skate plaza facilities layout, and preparation of special construction details associated with the skate facilities.

Partial List of Successful Skate Design Projects and Awards

- The Quad Skate Plaza, Fresno, CA
- Radio Park Skate Plaza, Fresno, CA
- Achievement Award - Facility Design - *California Parks & Rec. Society* - Folsom, CA
- Outstanding Design - *State of California Counties -District VIII* - Oxnard, CA
- Award of Excellence - *California Parks and Recreation Society* - Menlo Park, CA
- Award for Excellence – Concrete Skate Park Design – *Skate Park Association, USA*
- Project of the Year Award - Structures - *American Public Works Association* - Oxnard, CA
- Award for Excellence - Skate Park Design - *California Parks and Rec. Society* - Redwood City, CA
- Outstanding Facility Award – *California Park and Recreation Society* – Hanford, CA
- E.H.A. Parks Excellence Award – *Nevada Recreation and Parks Society* – Carson City, Nevada
- Excellence in Urban Design Award – *Community Pride Design Award, Washington* – Vancouver, WA



3. Experience Summary

The Quad ~ Fresno, California



This “Skate Plaza” designed by Wormhoudt, Inc. is very similar in nature to the design expectation for the Loomis Downtown Park.



The Quad ~ Fresno, California
Size: 20,000 - 40,000 square feet
Use: Skate, Bike, Performing Arts, Farmers Markets, Movies in the Park, Special Events, etc.

The world is filled with plazas that allow people to gather, perform, shop, and relax. Some skate parks are now built under the description of “Skate Plaza”, which mimic the features of real urban plazas. Now Wormhoudt Incorporated introduces *The Quad* ~ an urban space designed for urban life, for pedestrians, for athletes, for the community.



Day to day *The Quad* functions similar to the City of Fresno's other action sports parks; open to the public during regular City Park hours. However, *The Quad* will set a new precedent within public action sports facilities in that it will also serve the greater Fresno community as a dynamic urban space. Capable of hosting farmers markets, bands, public and private special events, *The Quad* will be unlike any other skate park ever built. Urban spaces are notorious for criminalizing the action of skaters and bikers, but *The Quad* will offer an ironic twist to the norm where skaters and bikers welcome the urban life into their park.

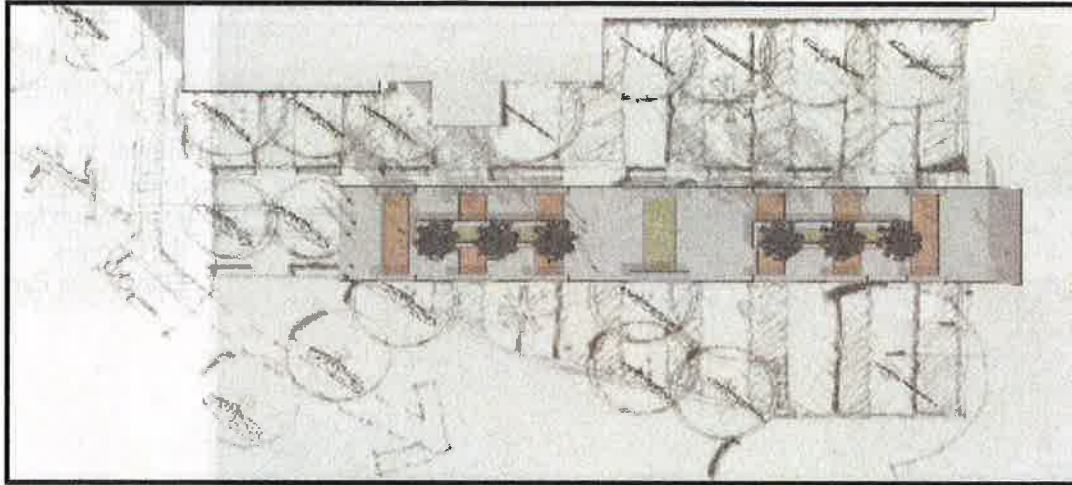
The Quad will offer beginner through professional level street skating terrain capable of hosting recreational classes and competitions. *The Quad* will also include infrastructure such as power, PA system, water, shade structures, restrooms, etc.

“I have been chased out of and arrested for skating public spaces for the last fifteen years... but I would be down to let people come use our skate park for other stuff, I am not going to hold a grudge”. Emanuel Guzman
Professional Street Skater



3. Experience Summary

Radio Park Plaza ~ Fresno, California



Radio Park Plaza ~ Fresno, California
Client: City of Fresno
Size: 6,000 square feet

Radio Park Skate Plaza is a 6,000 square foot skate plaza located in Radio Park immediately adjacent to the Fresno Art Museum. The original intent of the project was to provide skate plaza terrain in an underutilized portion of Radio Park behind the museum. The Wormhoudt, Inc. design team questioned why this space could not serve a greater function beyond the skate plaza. Could the skate plaza be something more for the skaters and the community?



The current design for the project now includes a skate plaza that will be intermingled with the museum's sculpture garden. The skate plaza is also being designed to host special events associated with the museum including exhibit openings, receptions, etc. Skating is and will be the primary function of the space, the skate structure will offer additional opportunities for the public to utilize this unique outdoor space.

"We were already excited about the Radio Skate Park Plaza Project, but the Wormhoudt Design Team has really brought a new dynamic to this. We have appeased a lot of people and created a huge amount of additional support for this project." -Ryan Garcia, Fresno Action Sports Facility Coordinator



4. Key Staff Resumes

OMNI-MEANS Staffing

The **diversity of professional talent** at OMNI-MEANS allows us to provide the majority of disciplines for this project. The key Omni staff and related discipline proposed for this project include:

Scott A. Robertson, LLA

Landscape Architect

Associate / Project Manager

Mr. Robertson will act as Project leader for the design team, be the single point of contact for the consultant team, and oversee the site design, planting and irrigation design.

Charles Rutter, PE

Principal / Civil Engineer

Mr. Rutter will coordinate civil design including grading, drainage and utility design for the project.

Support Consultants

OMNI-MEANS is supported by the following key sub-consultants:

Wormhoudt Inc.

Zach Wormhoudt will oversee design services associated with the skate facility.

ECOM Electrical Engineers

Cheryl Luu will provide electrical and lighting design support.

The following resumes provide further background information and experience summaries for each of the key design staff that will be associated with the Town of Loomis Downtown Park project.

4. Key Staff Resumes

Scott A. Robertson, LLA

Associate / Landscape Architect / Project Manager

OMNI-MEANS

As OMNI-MEANS lead Landscape Architect and Site Planner, Mr. Robertson is responsible for landscape design services, land use planning, site development design, and entitlement processing. In this capacity, Mr. Robertson is responsible for project design, quality control, project and staff scheduling, client relations, construction document oversight, public presentations and construction observation. The following project overview demonstrate Scott's diverse design and project management background.

On this project, Mr. Robertson is responsible for day-to-day Project Management, quality control, consultant coordination, project scheduling, client relations, project design, and public presentations.

Professional Skills

Mr. Robertson contributes a variety of professional skills that are of direct benefit to this project. These skills include:

- Project Management
- Park / Landscape and Irrigation Design
- Site Development Design
- Structure Design
- Public Outreach
- Construction Observation

Park / Urban Design Experience

- Earlimart Community Park - Tulare County
- Whistling Drive Neighborhood Park - Redding
- Heritage Historic Park - Rocklin
- Sports Complex - Folsom
- Mann Neighborhood Park - Folsom
- Lexington Hills Mini-Parks (9 parks) - Folsom
- California Vineyards Park - Southgate Recreation, Sacramento
- Florin Community Center - Southgate Recreation and Park District, Sacramento
- Parks and Pedestrian Corridor - Southgate Recreation - Sacramento
- Main Street Beautification - Ripon
- Roundabout Clock Tower Design - Ripon
- Fair Oaks Wayfinding Design - Fair Oaks
- First Street Amenity Design - Escalon

Professional Registration/Affiliations

- Landscape Architect, CA #4271
- American Society of Landscape Architects

Education

- Bachelor of Landscape Architecture - University of Arizona, AZ

4. Key Staff Resumes

Charles Rutter, PE Principal / Civil Engineer **OMNI-MEANS**

Mr. Rutter is a Senior Design Engineer and is responsible for project management, design development, construction administration design, construction documents, specifications, cost estimates, and client relations for site development projects. Mr. Rutter's experience includes Storm Drainage Studies (including HEC-HMS & HEC- RAS), Water and Sewer Modeling, plans and specification preparation for City, County, State and Federal Facilities, Park Facilities, Medical Facilities, University and School Projects, Commercial Sites, Multi-family Sites, Church Sites and Utility Improvement Projects.

Professional Skills

Mr. Rutter contributes a variety of professional skills that are of direct benefit to this project. These skills include:

- Project Management
- Site Development Design
- Parking Lot Design
- Grading /Drainage/Hydrology Design
- Infrastructure Planning and Design

Project Experience

Mr. Rutter has participated in many complicated engineering design projects including, but not limited to the following:

- Folsom Clubhouse and Site Development – Folsom
- Orangevale Community Center – Orangevale Park
- Galt High Joint-Use Detention and Sports Facility – Galt
- Multiple Southgate Parks and Recreation Projects – Sacramento
- Twelve Bridges Joint Use Campus (High School, College, City Library) – Lincoln
- Pleasant Grove Community Church, Civil Site Development – Roseville
- Valley Springs Presbyterian Church – Roseville
- Aston Parc Apartments - Sacramento
- Westfield Galleria at Roseville – Roseville
- Blue Oaks Towne Center (Retail, Office, Hotel) – Rocklin
- Sutter Auburn Faith Replacement Hospital – Auburn
- Sutter Roseville Hospital, Medical Office Buildings II and Bed Tower Expansion - Roseville
- Mercy America River Hospital - Carmichael
- PCWA Building – Auburn

Professional Registration/Affiliations

- Civil Engineer, Civil Engineer, CA #56896
- American Public Works Association

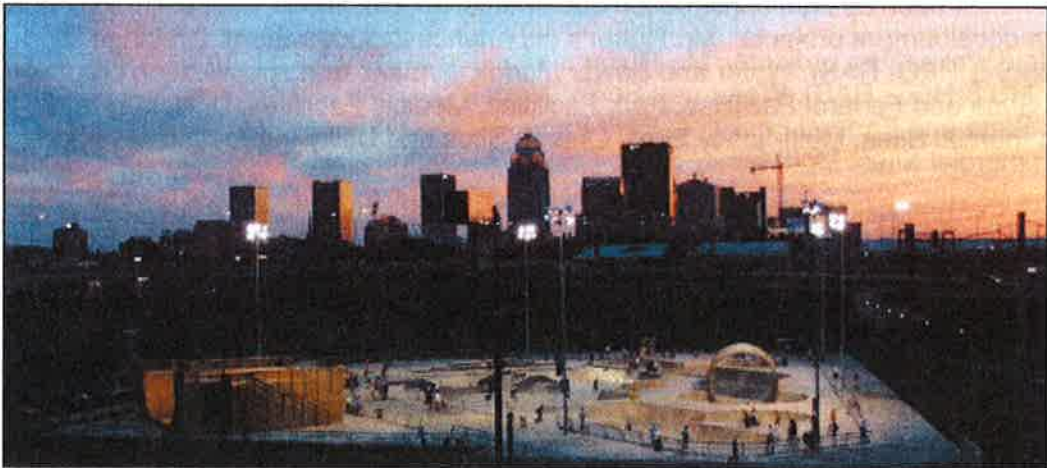
Education

- *Associate of Science, Engineering* - Cabrillo College, Santa Cruz, CA
- *Bachelor of Science, Civil Engineering* - California State University, Sacramento, CA

4. Key Staff Resumes

Wormhoudt, Inc. Skate Park Designers

TEAM QUALIFICATIONS



Zachary A. Wormhoudt, Principal and Project Manager

Zachary Wormhoudt is a licensed Landscape Architect in the following states: CA, ID, KY, MI, UT, & WA.

Zachary Wormhoudt has a Bachelor of Science Degree in Landscape Architecture from California Polytechnic State University, San Luis Obispo. Zach has served as senior designer for Wormhoudt Incorporated for the past eleven years and now manages: project design, document preparation and construction observation. He is also an avid skater and surfer and has surfed professionally for over 15 years.



Craig K. Waltz, Associate and Project Manager

Craig Waltz graduated from California Polytechnic State University, San Luis Obispo with a Bachelor of Science Degree in Landscape Architecture and a Minor in art. Craig handles all AutoCAD Construction Document production, design, and 3D modeling and Rendering. As a passionate life long skater, Craig brings a keen sense of completeness and attention to all project details.



Thomas Max, Park Designer, Model Builder

As with the rest of our design team, Tom is an avid skater with over 30 years of skate park riding and design experience. Committed to the pursuit of creative solutions to the most difficult skate park construction and design constraints, he is one of our most valued design consultants and also our to-scale model builder.

4. Key Staff Resumes

Wormhoudt, Inc. Skate Park Designers

TEAM QUALIFICATIONS



Errol Griffin, Skate Park Design Consultant

Errol Griffin brings 30-plus years of direct pool and skate park professional skating experience to the design team. Maintaining a practical understanding of skater's needs and their abilities, Errol assists with design development and construction support services.



Ron Whaley, Professional Skateboarder, Design Consultant

Ron Whaley's street skating reputation precedes him everywhere he goes, making him the perfect fit for the proliferation of our Street and Plaza design projects. With 20 years of skating experience, 15 of which are competitive Professional Street Skating, Ron brings the latest in cutting-edge direct user input to the project designs.



Ryan Johnson, Professional Skateboarder, Design Consultant

Ryan has traveled the globe competing in both street, and pool competitions. He now has a passion for designing parks, and is part of the California's central valley movement to get better designed skate parks for local communities and skaters alike. Ryan utilizes his professional skating and world wide travel experience to help form and shape our urban street plaza concepts and details.



R3 Consulting Engineers, Civil & Structural Engineering

We are proud to have R3 Consulting Engineers to provide us with all of the Structural Engineering for our skate park structures. We have worked exclusively with Charlie Prograce, Principal Engineer on all of the skate parks we have designed over the past 10 years. Charlie is an avid skater and integral part of our design team.

Together our project team incorporates a dynamic understanding of public skate park facilities and the public planning process. The team will work to ensure community participation for the diverse activities that will be part of this project. Our project team always represents a service oriented attitude and in the case of this project an intense personal interest in the successful design of a facility for activities we actively pursue in our own spare time.

WORMHOUDT INCORPORATED

WWW.WORMHOUDT.COM

4. Key Staff Resumes

Cheryl Luu, E.I.T. Electrical Engineer *ECOM Engineering*

| | |
|--------------------------------|---|
| <i>Present Role</i> | Project Manager |
| <i>Education</i> | Bachelor of Science, Electrical & Electronic Engineering, 2004, CSU, Sacramento, CA. Engineer-in-Training, 2008 |
| <i>Experience</i> | <p>As a Project Manager, Cheryl has experience in site investigation, design development, construction documents and construction support of projects. This experience includes remodel projects with designs of the lighting and power. Her experience is primarily in health care facilities with some experience in schools. Following are recent major projects designed by Mrs. Luu as a Project Manager:</p> <p>Kaiser Roseville Medical Center – <i>Hospital Ancillary Services Expansion 3 & 7</i> Kaiser Roseville Medical Center – <i>ED/Radiology Addition</i> Kaiser Roseville Medical Center – <i>Medical Office Building 2</i> UC Davis Medical Center – <i>Research Building II Remodel</i> Methodist Hospital – <i>ED Expansion</i> Carson Tahoe Cancer Center – <i>Medical Building</i></p> <p>Nelson Avenue Middle School – <i>New Media Center Upgrade</i> Fairview High School – <i>New Parking Lot</i> Westfield Galleria at Roseville – <i>Plateau Deck Parking Structure</i> Universal Technical Institute – <i>Phase II</i> Fall River Unified School District – <i>Modernization Project</i></p> <p>Sacramento National Cemetery – <i>Electrical and irrigation controls</i> Yolo County – <i>Elections and Records Remodel Project</i></p> <p>Westfield Galleria at Roseville – <i>Site Infrastructure</i> Auburn Blvd. Beautification Project – <i>Site Infrastructure</i> Westfield Valley Fair Mall Expansion – <i>Site Infrastructure</i></p> |
| <i>Professional Background</i> | ECOM Engineering, Inc. 1998 - Present Project Manager |



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