



December 2, 2009

Mr. Anthony Lyons, Manager
 Gainesville Community Redevelopment Agency
 300 E. University Ave., Ste. 240
 MS 48, P.O. Box 490
 Gainesville, FL 32602-0490

RE: Professional Services for Depot Park
Work Order 5 Proposal – North Depot Park and Depot Park Trail Design

Dear Anthony,

On behalf of the Carol R. Johnson Associates Team, we have prepared the following work order proposal for design of the proposed Depot Park project outlined in our Agreement of Professional Services. Using what we have learned and produced during the Programming and Master Planning phases, we are providing a detailed description of the services we will perform and the corresponding fee for moving our work through Design Development and Construction Documents.

1.0 The Project

Depot Park is planned as a premier urban space in Downtown Gainesville. The park will embody forward thinking, contemporary design in support of the community's efforts to foster a progressive 21st Century city. The park design will convey a sense of excitement, beauty, and strong sense of place. Advanced technology in resource conservation will permeate the functional aspects of the park.

The park's site is predominantly undeveloped and contains two storm water basins, wetlands, grassy lawns, multimodal trails, trees and an additional storm water basin under development. The park will feature amenities and destinations designed to create memorable experiences whether people visit for a few hours or an entire day. The recreation amenities consist of bicycle trails, a children's area, walking paths, plazas and other features. Destinations include the historic 1860 Gainesville train depot, which is undergoing rehabilitation and will interpret the Depot Park site's industrial past and human history.

Another is the proposed Cade Museum, a center for the interactive exploration of science and technology. The entire park design must embody a unified, underlying character that seamlessly joins the open spaces to the train station and the Cade Museum. The park site is located adjacent to South

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Main Street in downtown Gainesville and within a few minutes' walk from the Hippodrome State Theater, cafés, shopping, professional offices, and luxury residential housing.

Our work will focus on the northern portion of the Park site bounded by Depot Avenue to the north, South Main Street to the west, 4th Street to the east and the storm water basins to the south. The concept for this area (See Figure I) was created with public input and accepted by Gainesville CRA Commissioners. It, along with its assigned cost allowances (See Table I), will guide the park design but it is expected that some modification will be necessary during Design Development.

Our work will also focus on the Depot Park Trail (DPT). DPT is a new trail connector linking two state-designated trails: the existing Depot Avenue Rail Trail to the Gainesville-Hawthorne Trail. The DPT is located within Depot Park, a large scale signature park project which design will occur simultaneously. The DPT is a high usage recreational trail near the heart of Downtown Gainesville that is envisioned to serve as a model trail project for the region.

The general project location is the former railroad corridor beginning about 100 feet east of the intersection with South Main Street and Depot Avenue, generally running southeasterly for approximately 1,950 feet to the intersection with the existing Downtown Connector. Since its conception in 2006, an amended concept for DPT extends its original length by approximately 500 feet (See Figure II) to nearly 2,500 linear feet. This concept was created with public input and accepted by Gainesville CRA Commissioners. It, along with its Recreational Trails Program Grant application in 2006, will guide the Trail's design. DPT shall be designed as a universally-accessible 12' wide multi-purpose paved trail with 24" reinforced turf shoulders on both sides from trailhead to trailhead. Lighting and emergency call boxes will be included in its design and the total construction budget shall not exceed \$485,000, including a pedestrian foot bridge.

2.0 Scope of Services

2.1 Basic Services

Improvements within the programmatic zones of Depot Park (see Figure I) will be designed by our Team in accordance with the cost allowances set by CRA (See Table I). All work will be done in collaboration with the entire Team combining creative park and urban design with, wherever practical, cradle-to-cradle building materials, innovative storm water management, durable furnishings, and native planting, each conducive to the practice of sustainable design. Work on the Depot Trail will be consistent with the requirements of Florida Office of Greenways and Trails' Recreational Trails Program Grant application.

2.1.1 Architectural Design: We will identify a cargo container suitable for procurement and reuse as a comfort station and upon approval of CRA staff, develop construction plans and specifications for its renovation.

2.1.2 Utility Design: We will locate all utility service lines, connections and access points for power, water, gas, sewer, telecom and wi-fi associated with park features. We will determine conflicts between existing, relocated and proposed utilities with desired pedestrian and vehicular circulation and assist with development of alternative locations.

- 2.1.3 Site Preparation: We will produce plans for site preparation and demolition directly related to our work, including temporary construction entrances, tree preservation, stockpile or removal of material, and contractor staging. All methods will follow low-impact development principles as much as possible.
 - 2.1.4 Erosion & Sedimentation Control: We will provide plans including measures for erosion and sedimentation control prior to and during construction in accordance with environmental governing agencies. This does not include permitting.
 - 2.1.5 Grading & Drainage Design: We will design finished elevations from the top of roadway curb to the edges of buildings and tops of storm water basin slopes. We will specify selection of all drainage structures visible at the surface, size pipe and swales for the conveyance of storm water, and identify points of connection for all drainage devices. Our work will follow best management practices and low-impact development principles as much as possible.
 - 2.1.6 Layout: We will provide critical dimensions for communicating design intent to the Contractor. We assume the Contractor will provide professional survey services for construction staking and layout using our CAD file.
 - 2.1.7 MEP: We will design connections to mechanical, electrical and plumbing systems of the prefabricated and pre-engineered comfort station and features.
 - 2.1.8 Site Lighting: We will designate locations and luminance of accent, site and parking area lighting, as well as final selection of fixtures, poles, arms and accessories. Photometric design will follow IESNA standards for parks and bike paths, and will conform to City of Gainesville Land Development Code.
 - 2.1.9 Pavement Design: We will design and specify materials for pedestrian paving including pathways, shared vehicular access and curbing.
 - 2.1.10 Site Improvements: We will layout and specify walls, fences, gates, bollards, handrails, steps and furnishings such as benches, trash receptacles, and bike racks, as well as other landscape features. Final selections will be made from those offered in the Park's Technical Design Standards.
 - 2.1.11 Planting Design: We will identify and locate any proposed trees, shrubs, perennials, groundcover, seasonal bulbs and annuals, turf grasses and stabilization or conservation-type grasses. We will specify growing medium. Preference to native and/or drought tolerant plants will be considered for all materials.
 - 2.1.12 Irrigation Design: We will provide irrigation plans identifying locations of pipe, nozzles, controllers, backflow preventers, meters and electrical systems.
 - 2.1.13 Fountain Design: We will provide fountain plans identifying locations of drains, pipe, vaults, and mechanical and electrical systems.
- 2.2 Supplemental Services Included
- 2.2.1 Agency Review/Permitting: We will prepare all necessary documentation for municipal review of our work with the City of Gainesville. We have assumed any state or federal review will be coordinated and led by CRA or its construction manager, however we will provide document support as necessary.
- 2.3 Additional Services Not Included

Upon request and authorization by CRA, our Team can provide the following services:

- 2.3.1 Survey: Since we will not have access to the site during our design services, we will not provide a topographic survey. In lieu of such, our Team will use the proposed conditions shown in the 2008 storm water remediation documents as the existing condition. Updated survey information that is provided as the storm water pond's construction progresses past completion of our Design Development Phase will be incorporated into the design as an additional service. As necessary we can provide a topographic survey of existing conditions including easements, metes and bounds, edges of pavement, utilities, structures, elevation, trees, and benchmarks.
- 2.3.2 Maintenance Specifications: We can produce specifications for annual bidding and tender of certain maintenance to commercial landscape contractors.
- 2.3.3 Maintenance Manual: We can produce a manual for the Department of Parks, Recreation and Cultural Affairs to perform in-house maintenance on specific items.
- 2.3.4 Identity Branding: We can prepare a logo and select a typeface to be used to create a brand identity for Depot Park to be used for media, signage and exhibits.
- 2.3.5 Interpretive Exhibits: We can design a system of exhibits which highlight the natural and cultural significance of Depot Park, including signage that identifies the exhibit itself.
- 2.3.6 Way-finding, Identification and Regulatory Signage: We can design regulatory and way-finding devices throughout the park including sign panels, banners, kiosks, posts and hardware.

3.0 Project Schedule

We have assumed work will progress at a steady rate with timely review and comment. We anticipate an aggressive design schedule as follows should a notice to proceed be issued by December 17, 2009:

Design Development	December 2009 – March 2010
Construction Documents	April 2010 - June 2010

4.0 Deliverables

Design Development (DD) Phase: We have assumed the Master Plan will serve as the basis for design during this phase. Major objectives include the refinement those documents, identification of critical construction-related details, and assignment of all probable construction costs associated with our work. Design Development drawings will establish the basis for 30% complete construction documents and will include all information necessary to communicate design intent for pricing and CRA approval. Typically, no significant changes to the design are anticipated after completion of this phase. We understand a CRA construction manager will be introduced into the project after 30% completion of this phase.

- 4.1 We will host up to two (2) progress meetings in Gainesville to coordinate efforts.
- 4.2 We will attend up to three (3) teleconferences with the Team hosted by CRA.
- 4.3 We will prepare two (2) submissions of our DD documents – at 60% and 100% complete – for CRA review and comment. Comments from each approval will be applied to the subsequent % complete submission. We will also submit interim submissions for Team coordination.
- 4.4 We will submit our documents for municipal agency review at 60% complete and attend up to four (4) meetings.

- 4.5 Drawings will be delivered in AutoCAD 2008/2009 and PDF format at a scale appropriate to communicate design intent and include the following sheets. Collation and binding of the Drawing Set will be a reimbursable expense if CRA does not have an account.
- 4.5.1 Existing Conditions
 - 4.5.2 Site Preparation Plan
 - 4.5.3 Critical Layout Plan
 - 4.5.4 Grading Intent Plan
 - 4.5.5 Drainage Intent Plan
 - 4.5.6 Material Selections Plan
 - 4.5.7 Planting Diagram
 - 4.5.8 Irrigation Diagram
 - 4.5.9 Site Utility Plans
 - 4.5.10 Lighting Location Plan
 - 4.5.11 Site Elevations/Cross-Sections
 - 4.5.12 Site Details
 - 4.5.13 Floor Plans
 - 4.5.14 Reflective Ceiling Plans
 - 4.5.15 Architectural Elevations/Sections
 - 4.5.16 Roof Plans
 - 4.5.17 Foundation Plan
 - 4.5.18 Wall Sections
 - 4.5.19 Interior Elevations
 - 4.5.20 Architectural Details
 - 4.5.21 Schedule for Doors, Windows and Finishes
- 4.6 Outline specifications will be provided and delivered in PDF format for all technical sections of the project manual. Outline specifications will generally identify all methods, systems, finishes, materials and set the quality level of the project.
- 4.7 Cost estimating will be performed by the project's construction manager however we have included coordination time to assist with establishment of a GMP.

Construction Document (CD) Phase: Major objectives of this phase include the production of all documents necessary to initiate Owner procurement of bids for construction. We have assumed we are beginning with a 100% Design Development package equivalent to 30% complete construction documents.

- 4.8 We will attend up to six (6) teleconferences with the Team hosted by CRA.
- 4.9 We will prepare three (3) submissions of our documents – at 50%, 95% – for CRA review and comment and at 100% complete/PSE for contractor bids. Comments from each approval will be applied to the subsequent % complete submission. We will also submit interim submissions for Team coordination.
- 4.10 Drawings will be delivered in AutoCAD 2008/2009 and PDF format at a scale appropriate to communicate design intent and include the following sheets. Collation and binding of the Drawing Set will be a reimbursable expense if CRA does not have an account.
- 4.10.1 Existing Conditions
 - 4.10.2 Site Preparation Plan

- 4.10.3 Erosion and Sedimentation Control Plan
- 4.10.4 Layout Plan
- 4.10.5 Grading Plan
- 4.10.6 Drainage Plan
- 4.10.7 Materials Plan
- 4.10.8 Planting Plan
- 4.10.9 Irrigation Plan
- 4.10.10 Structural Plan
- 4.10.11 Electrical Plan
- 4.10.12 Mechanical Plan
- 4.10.13 Plumbing Plan
- 4.10.14 Site Utility Plan
- 4.10.15 Lighting Photometrics Plan
- 4.10.16 Enlargement Plans
- 4.10.17 Site Elevations/Cross-Sections
- 4.10.18 Architectural Elevations/Sections
- 4.10.19 Site Details
- 4.10.20 Planting Details
- 4.10.21 Floor Plans
- 4.10.22 Reflective Ceiling Plans
- 4.10.23 Architectural Elevations/Sections
- 4.10.24 Roof Plans
- 4.10.25 Foundation Plan
- 4.10.26 Wall Sections
- 4.10.27 Interior Elevations
- 4.10.28 Details for Doors, Windows and Millwork
- 4.10.29 Schedule for Doors, Windows and Finishes
- 4.10.30 Structural Details
- 4.10.31 HVAC Details
- 4.10.32 Plumbing Details
- 4.10.33 Electrical Details

4.11 Specifications will be delivered in PDF format to a third-party printer for all technical sections of the Project Manual. Collation and binding of the Project Manual will be a reimbursable expense if CRA does not have an account.

5.0 Professional Fee

5.1 Our proposed fees for Basic Services are lump sum based upon the scope of service outlined within this proposal and will be invoiced to the percentage of work complete for each phase. Fees are for direct labor only and do not include reimbursable expenses (See 6.4).

Design Development	\$ 115,980
Construction Documents	\$ 77,325

5.2 Our proposed fees for Supplemental Services are hourly not to exceed the following amounts based upon the scope of service outlined within this proposal and will be invoiced to the

percentage of work complete for each phase. Fees are for direct labor only and do not include reimbursable expenses (See 6.4).

Agency Review/Permitting \$ 12,000

5.3 Additional services may be provided upon request using hourly rates contained in the Agreement for Professional Services Attachment B, Exhibit A.

6.0 Invoices and Expenses

6.1 Invoices and expenses will comply with Attachment B – Compensation and Payment Terms of our Agreement for Professional Services.

6.2 Direct project expenses will be reimbursable at cost and billed as they are incurred. Reimbursable items will include airfare, overnight accommodations, rental cars or mileage at the current US POV rate, and shipping including same-day courier and overnight express delivery.

6.3 All plans and documents will be delivered to your office via email or FTP in PDF format with the ability to be printed at 11"x17". CRA will bear the additional cost of any paper reproduction other than the original illustrative site plan print.

6.4 We are proposing an estimated allowance of \$6,160 for reimbursable expenses in addition to the professional fees. Assumptions of \$600 maximum per round trip airfare and \$150 maximum per overnight accommodation have been used as necessary to calculate the proposed allowance.

7.0 Additional Services

We will submit requests for additional services,

7.1 When the scope of work, project schedule, number of meetings and presentations, construction budget, deliverables, and/or size of the site increases from that assumed herein;

7.2 When meetings on-site require multiple-day stays;

7.3 And, when revisions to our work is required as a result of directives and/or changes to the work beyond the control of our office, each occurrence after approval to proceed has been given.

In addition to those noted in 2.3, we can provide the following services upon request and authorization by your office:

7.4 Geotechnical Engineering Reports

7.5 Revisions to existing environmental permits

7.6 Hazmat Assessments, Recommendations, Remediation and associated reports

7.7 As-built Drawings/Record Drawings

7.8 Preparation of a Grow-install contract or Tree Pre-purchase program

7.9 Three dimensional digital imagery or animation for presentation purposes

7.10 Colored rendered presentation plans

7.11 Physical Model of the site for presentation purposes

7.12 Public process workshops or forums

7.13 Grant-writing support and other Fund-raising support services

- 7.14 Report Booklets summarizing the design phases
- 7.15 Administering of or support of an artist selection process. We will designate locations for art in the park.
- 7.16 Establishment of a Friends group, Facebook fan page or Twitter feed
- 7.17 Preparation of front end specifications – Division 0 General Conditions and Division 1 General Requirements (except for tree preservation)
- 7.18 Bidding and construction administration services

8.0 Assumptions

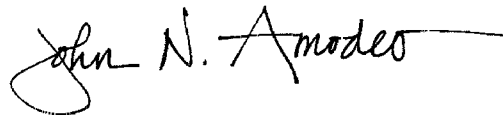
- 8.1 Designs will follow all applicable federal, state, and local design standards and guidelines, including City of Gainesville Land Development Code and best management practices.
- 8.2 Work will be well-coordinated with adjacent projects (SE 4th ST, 6th St R2T, Depot Ave, Depot Building, Main St, and Cade Museum)

On behalf of each of us at CRJA, we appreciate the opportunity to submit this proposal. Please do not hesitate to contact us if you have any comments or questions. Thank you for your continued support of our office's involvement on this special project.

Our very best regards,
CAROL R. JOHNSON ASSOCIATES INC.



Sean M. Vasington, RLA
Senior Associate



John N. Amodeo, LEED[®] AP
Principal

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Figure I Zones of Our Work

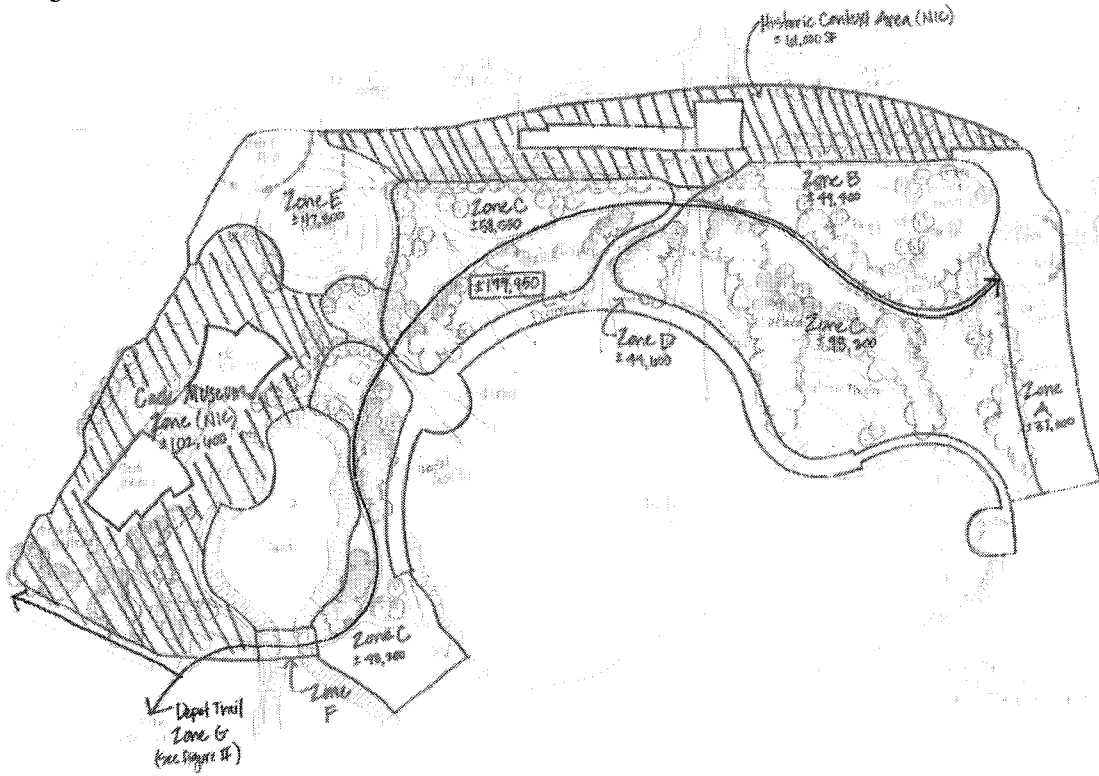


Figure II Depot Park Trail



Table I

CRA Construction Allowances
 Depot Park - Northern Half & Depot Park Trail

November 19, 2009
 Carol R. Johnson Associates, Inc.

Zone Description	Main Features	Qty	Unit	RA Total Allowance
A 4th Street Gateway & Trailhead	Parking, trailhead, secondary park entrance, paving, trees	37,000	SF	\$166,250.00*
B Children's Area	Interactive fountain, playground, comfort station, trees	49,400	SF	\$736,000.00*
C Paths & Parklands	Large shade trees, site furnishings, lawn, meadow, secondary paths	199,950	SF	\$456,500.00*
D Promenade	Primary service/emergency path, lighting, paving, furnishings	44,590	SF	\$700,000.00*
E Main Street Gateway	Park's main entrance, acorn plaza, grass mounds, walls, paving	47,800	SF	\$75,000.00*
F Pedestrian Bridge	50'-60' span, no vehicular loading	1	EA	\$100,000.00*
G Depot Trail	12' multi purpose, 2' grass shoulders, 25-yr signage, service/emergency entrance, lighting	2,500	LF	\$385,000.00*
			SUBTOTAL	\$2,618,750.00*
			Contingency (0%)	\$0.00*
			TOTAL ESTIMATE	\$2,618,750.00*
Areas Not in Contract (NIC)				
Historic Context Area	Specialty paving, parking, drop-off, interpretatives, gathering area	61,000	SF	\$675,000.00*
Cade Museum	Museum surrounds, acorn plaza, trailhead, trees, meadow	102,600	SF	\$2,345,436.00*