



CAROL R JOHNSON ASSOCIATES INC

LANDSCAPE ARCHITECTS • ENVIRONMENTAL PLANNERS

20 August 2008

Matthew Dube
Gainesville Community Redevelopment Authority
PO Box 490
Gainesville, FL 32602-0490

**RE: Depot Park Stormwater Management Basin Peer Review
Consulting Services: Fee Proposal; CRJA # 2007-288.99/1.0**

Dear Matt:

Thank you for the opportunity to submit this proposal for Peer Review Consulting Services for the design of the Depot Park Stormwater Management Basin. We would enjoy continuing our work with you in ensuring the best design possible for all of Depot Park's components.

Project Understanding

We understand that local engineering consultants are preparing construction documents for the second stormwater management basin within Depot Park. We also understand that there are already water quality issues with the first basin that are at least partially design-related. We understand that we would be working for the CRA, while the consulting engineer for Basin 2 is working for the Public Works Department, and that a successful outcome is dependent on interagency cooperation and collaboration.

Project Approach

In order to prevent Basin #2 from perpetuating problems already occurring in Basin #1, and possibly in an effort to improve Basin #1's problems, we propose that we perform peer review on the construction documents of Basin #2. CRJA has extensive experience in innovative low impact design for stormwater management integrated into the landscape, in the same vein as the basins at Depot Park. I personally have designed three such stormwater management basins, one that has been completed for 10 years, another, for 2, and another under construction. In each case, the basins are front and center amenities in the landscape, appear natural, and function as environmental, aesthetic, and educational amenities. We would like to include on our team Nitsch Engineering Inc., a Boston-based civil engineering firm that is also very innovative in their approach to stormwater management. They have many such projects in their portfolio, and are leaders in the field, providing the design industry with regular educational seminars on the topic of stormwater management. Both CRJA and Nitsch would apply our experience to reviewing the construction documents and providing written and perhaps even graphic comments to modify the Basin #2 design to enhance water quality, habitat, and educational value, as well as a more self-sustaining water system that

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won't become a budget burden for the town. Though CRJA and Nitsch would both be looking at all issues through the individual filters of landscape architecture and civil engineering, and would develop comments collaboratively, a simple division of responsibility would be as follows: CRJA would review for ecological enhancement, habitat opportunity, and visual quality. Nitsch would review for water quality, hydrology, soils, and compliance with local, state, and federal permitting requirements.

Scope of Work

The CRJA team would perform the following tasks:

1. Review photo documentation and Construction Documents of the Basin 1, done by CRJA in Spring of 2008.
2. Review #1: Review the Construction Documents for Basin 2 prepared by the project's Consulting Engineer. The CRJA Team will address both aesthetics and function of the stormwater basin, and the integration of the two. We will review the proposed project stormwater management system (plans and calculations) for conformance with the goals/objectives of the Depot Park stakeholders (CRA, DPW, Park's Dept.), as well as widely-accepted sustainability practices, Low Impact Development techniques, and Best Management Practices that meet (or exceed) local, state, and federal stormwater requirements.
3. One phone conference with the Consulting Engineer for Basin 2 to hear the Consulting Engineer's design intent, and exchange information to better inform the CRJA team of the components of the design.
4. If necessary, mark up the Construction Documents with comments, suggestions for improvement.
5. Review the stormwater permitting requirements for the Department of Environmental Protection (DEP) and the SJRWMD. Review the City's credit banking methodology, if necessary.
6. Prepare a narrative to address aspects of the design/function of Basin #2 as designed, would aid/hinder the permitting process, and, if necessary, make recommendations for design modifications that might better facilitate the permitting process
7. Make recommendations for restoring and reconnecting the wetland wet of Basin #1.
8. Make recommendations for restoring and reconnecting the wetlands east of Basin #2 (post-remediation).
9. Submit all comments and recommendations to CRA in the form of a memo or letter, with any supplemental marked up construction documents, if any.
10. Respond to rebuttal (if any) from Basin 2 Consulting Engineer, or the Gainesville Public Works.

11. Review #2: Review the revised Basin 2 Construction Documents and calculations for compliance with the CRA/CRJA team comments.
12. Submit written and perhaps graphic comments to CRA on Review #2.

Work not included in scope:

1. Performing a property line survey, topographic survey, or other land surveying services.
2. Attending site visits.
3. Preparing quantity/cost estimates
4. Preparing Construction Documents
5. Preparing/compiling goals/objectives of the stakeholders (CRA, DPW, Parks Dept., etc.)

Assumptions;

1. There will be one (1) revision of the plans. Further revisions can be performed as an Additional Service.
2. The CRA will provide the CRJA Team with the Construction Documents, stormwater calculations prepared by the Consulting Engineer.
3. The CRA will provide the CRJA Team with the Depot Park stakeholder goals/objectives (CRA, DPW, Park's Department).
4. The CRA will provide the CRJA Team with all applicable local site development regulations.
5. The Client will indemnify and hold harmless CRJA and its officers, agents, and employees with regard to errors or omissions within documents from which information was obtained, in whole or in part, and incorporated into documents prepared by CRJA.

Fee:

For this review, CRJA estimates up to 59 hours of consulting services for CRJA at a weighted average hourly rate of \$110.00 (Principal, Project Manager, and Project Designer) billed hourly up to \$6,490.00. For Nitsch Engineering Inc, we propose an upset limit of \$8,405.00 (we have waived the usual sub-consultant mark-up for this, given the short nature of the project). Nitsch Engineering Inc.'s proposal is attached. Therefore we will perform this review to be billed hourly to a total upset limit of **\$14,895.00**. Compensation for the services provided will be in accordance with the CRJA Standard Terms and Conditions, attached.

Additional Services:

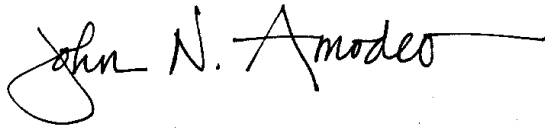
The CRJA Team will be compensated for services required by the Client that exceed the "Scope of Work" outlined herein. Charges for Additional Services will be billed in accordance with the attached CRJA Standard Terms and Conditions. Additional Services will commence as soon as the CRA has provided written authorization.

Schedule

We are available to begin upon written authorization of this proposal, and/or a signed contract, whichever comes first. We would need at least one week's notice to begin Review #1, and would complete Review #1 and its comments within a week of starting.

We are excited at the prospect of providing continued services on what will be a spectacular park, leading the way into a new realm of sustainable urban parks that truly serve their communities in many ways.

Best regards,

A handwritten signature in black ink that reads "John N. Amodeo". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

John N. Amodeo, ASLA, LEED®ap

Encl.: Appendix A Terms and Conditions, Appendix B Hourly Rates, Nitsch Proposal Letter, Team Qualifications

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