



CAROL R JOHNSON ASSOCIATES INC

LANDSCAPE ARCHITECTS • ENVIRONMENTAL PLANNERS

May 5, 2009

Mr. Matthew Dubé, RLA
Senior Project Manager
Gainesville Community Redevelopment Agency
MS 48, P.O. Box 490
Gainesville, FL 32602-0490

RE: Professional Services for Depot Park
Work Order 1 Proposal

Dear Matt,

On behalf of the Carol R. Johnson Associates Team, we have prepared the following work order proposal for programming and master planning of the proposed Depot Park project outlined in our Agreement of Professional Services.

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 stormwater basins, wetlands, grassy lawns, multimodal trails, trees and an additional stormwater 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 1907 Gainesville train depot, which is undergoing rehabilitation and will interpret the Depot

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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 existing Depot Park concept (See Figure I), created in 2002 with public input and accepted by the Gainesville City Commission, will guide the park design but it is expected that modification will be necessary to incorporate recent programmatic and design developments. The park site is located adjacent to South Main Street in downtown Gainesville and within a few minutes' walk from the Hippodrome State Theater, cafés, shopping, professional offices, and luxury residential housing.

2.0 Scope of Services

- 2.1 Provide recommendations regarding design of the Depot Building's historic context area.
- 2.2 Provide a preferred construction detail for the Phase 2 stormwater basin's bulkhead wall.
- 2.3 Revise and update the master plan document including a written narrative of its vision, goals & objectives.
- 2.4 Develop an overall project plan and schedule to identify phasing of the Park's design and construction.
- 2.5 Compile a "base map" of existing and proposed conditions within and immediately surrounding the Park.
- 2.6 Create an illustrative & annotated master plan reflective of the style used to produce perspectives during the visioning of the Park.
- 2.7 Identify locations of utilities within and immediately surrounding the Park and produce a Master Utility Plan.

3.0 Project Schedule

In calculating our fees, we have assumed that the work will progress at a steady rate and the CRA will provide timely review comments on all work. We anticipate an aggressive schedule to begin immediately upon both an executed Agreement and a Notice to Proceed as outlined in Attachment A – Scope of Work of the Agreement for Professional Services.

Week 1-4	Depot Bldg. Coordination
Week 1-6	Stormwater Basin Details
Week 2-8	Programming Phase
Week 5-12	Master Planning Phase

4.0 Approach & Deliverables

4.1 Depot Building Coordination

The primary objective of this phase is to coordinate provide recommendations and regarding the design of the Depot Building’s historic context area. Work by our Team will be limited to twenty-six (26) total hours.

- 4.1.1 We will coordinate with CRA and Bender Associates to create a seamless design between the context area and the adjoining park. Emphasis will be placed on resolving the future rail trail and public assembly areas associated with the Depot.
- 4.1.2 We will prepare an agenda and attend a conference call between CRA and Bender Associates to identify key issues.
- 4.1.3 We will prepare a memorandum summarizing our recommendations regarding treatment of the historic context area.

4.2 Stormwater Basin Details

The primary objective of this phase is to provide a preferred construction detail for the Phase 2 stormwater

basin's bulkhead wall. Work by our Team will be limited to fifty-two (52) total hours.

- 4.2.1 We will coordinate with the Gainesville Public Works Department (PWD) on the top-of-wall detail for connection to the proposed walkway and the type of finish to be applied to the face of the bulkhead.
- 4.2.2 We will attend a conference call between CRA staff and PWD to identify key issues, tasks and schedule.
- 4.2.3 We will prepare a memorandum summarizing key issues and recommendations, including detail drawings of the bulkhead connection.

4.3 Programming Phase

The primary objective of this phase is to introduce members of our Team to the project site, and to identify project and site opportunities, constraints or other factors affecting design.

- 4.3.1 One (1) 2-hour site visit to include up to seven (7) anticipated members of the CRJA Team including two (2) from CRJA, two (2) from DRMP, one (1) from Nitsch Engineering, one (1) from AEI and one (1) from Christopher Illustration.
- 4.3.2 One (1) 4-hour working meeting on day of site visit for project stakeholders identified and invited by CRA with up to seven (7) members of the CRJA Team. The objective of this session will be to identify the project's and site's opportunities and constraints, as well as to review the overall vision and document initial thoughts on which revisions may be made to the master plan that are consistent with previous public input. Major project tasks and dependencies for future phases in the project schedule will also be discussed.
- 4.3.3 We will develop a checklist of site opportunities and constraints related to the Florida Communities

Trust (FCT) Management Plan and other environmental or developmental regulations affecting design. The document will also identify any necessary strategies to accelerate permitting processes.

- 4.3.4 We have included time to coordinate efforts among the design team.
- 4.3.5 We will prepare one (1) site analysis plan identifying natural, cultural and visual opportunities and constraints affecting design.
- 4.3.6 We have included time to compile and document previous Park programming with new stakeholder comments and necessary 2002 master plan revisions.
- 4.3.7 We will prepare one (1) base plan from available information provided by others which will include existing and proposed conditions such as utility improvement project, Phase I and II stormwater basins, Cade Museum, the historic Depot building, and right-of-way improvements to Depot Avenue and South Main Street.

4.4 Master Planning Phase

The primary objective of this phase is to revise and update the master plan developed in 2002 and provide a single comprehensive master plan of development for Depot Park in its place.

- 4.4.1 Up to two (2) monthly teleconferences with CRA and entire CRJA Team to provide work updates and allow time for questions and answers.
- 4.4.2 One (1) site meeting with project stakeholders and two (2) members of CRJA staff to confirm programming phase and expectations of master planning phase.
- 4.4.3 We have included time for developing conceptual design alternatives to the 2002 master plan.
- 4.4.4 We have included time weekly to coordinate efforts among the design team and CRA.

- 4.4.5 We will prepare a Master Utility Plan utilizing available information provided by others for the following utilities: potable water, sanitary sewer, reclaim water, gas, electric, communications and planning for renewable energy.
- 4.4.6 We will prepare one (1) annotated and illustrative site plan. An original plan measuring 18” x 24” will be provided along with a digitally-scanned copy capable of 2x magnification without compromise to quality.
- 4.4.7 We will prepare a construction phasing plan, project design schedule and an order of magnitude cost for each phase for the master plan.
- 4.4.8 We will provide a supporting narrative of the master plan’s vision, goals and objectives.
- 4.4.9 We will package the narrative, phasing plan, utility plan, cost estimates, design schedule, illustrative site plan and previously developed perspective views into a single “Master Plan for Depot Park” document.

5.0 Professional Fee

5.1 Our proposed fees 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 exclusive of reimbursable expenses (See 6.4).

Depot Building Coordination	\$2,690
Stormwater Basin Details	\$5,480
Programming Phase	\$36,625
Master Planning	\$43,310

5.2 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. 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 \$8,345 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 Exclusions

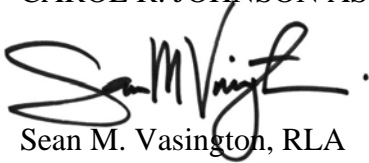
We will submit proposals for additional services:

- 7.1 When the scope of work, project schedule, 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 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;
- 7.4 If preliminary design, schematic design, design development, construction documents or construction administration services is requested.

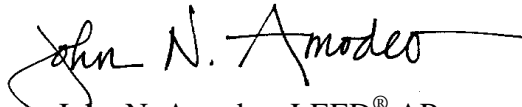
On behalf of each of us at CRJA and members of our team, we truly appreciate the opportunity to submit this proposal and look forward to

working with you on this exceptional project. Please do not hesitate to contact us if you have any comments or questions.

Best regards,
CAROL R. JOHNSON ASSOCIATES INC.



Sean M. Vasington, RLA
Sr. Associate



John N. Amodeo, LEED® AP
Principal

SV

FIGURE I
2002 Master Plan

