



Riverfront Park – Refined Design Proposal

From Amy Chesterton
of Hamilton Anderson Associates

Project Understanding

- HAA understands that the Midland DDA wishes to continue the riverfront park project identified in the recently completed Downtown Midland Redevelopment and Design Study (October 2007). The geographic boundaries of the riverfront park in downtown Midland are Ann Street to the north, Rodd Street to the east, the Tittabawassee River to the south, and the M-20 bridge to the west (the site).

- The purpose of the programming phase of this project is to:
 - refine the riverfront park concepts presented in the redevelopment plan
 - assist the riverfront organization's current and potential programming for the park
 - suggest appropriate phasing for the construction of the park
 - estimate a magnitude of costs for all phases of the park's development



Downtown Midland Redevelopment & Design

Riverfront Park





Scope of Project Services

- Task 1: Project Organization
- Task 2: Concept Plan Refinement
- Task 3: Visioning Workshop
- Task 4: Preferred Plan Refinement



Task 1: Project Organization

- HAA will meet with the client to confirm project parameters including scope and schedule. Project participants and roles will be confirmed and the members of the “riverfront organization”, assembled by the client, will be established.
- Supplement the base map prepared for the Downtown Redevelopment and Design Study by creating a riverfront park base map utilizing information provided by the client such as “as-built drawings” from existing riverfront projects, and available utility information.

Task 2: Concept Plan Refinement

- Assist the client with a multi-phase correspondence to the riverfront organization.
 - The purpose of the correspondence is
 - to establish a decision making body
 - determine the function of the riverfront organization
 - compile a list of recommended programming components for the riverfront park.
 - This programming work will be established by written surveys and feedback from the riverfront organization and confirmed by the client.

- Prepare a concept refinement plan utilizing the recommended programming and other data gathered from the correspondence series. Anticipated park components may include;
 - farmer's market structure renovations
 - public comfort stations
 - public river walk including hard edge and soft edge elements
 - passive lawns
 - amphitheater
 - renovations to Ann Street to accommodate future development
 - existing Pere-Marquette Trail renovations
 - alternatives for future lighting, audio, and power requirements



Task 3: Visioning Workshop

- Conduct a one-day workshop to confirm the vision of the park developed by the riverfront organization.
- The client will host the workshop by securing workshop venue, sending invitations, and providing appropriate refreshments and accommodations for workshop participants.
- In the morning session, HAA will present the concept refinement plan and supporting design graphics to the riverfront organization. HAA will highlight proposed programming elements and related impacts to determine selection of preferred alternatives.
- In the afternoon session, HAA will present requested modifications to the concept refinement designs presented in the morning session, and recommend phasing for the riverfront park construction.
- At the end of the workshop, the resulting plan and phasing agreed upon by the riverfront organization will be referred to as the “preferred riverfront plan”.

Task 4: Preferred Plan Refinement

- Utilize the preferred plan selected by the riverfront organization to prepare a final design plan that includes a rendered plan of the riverfront park, illustrative sections to convey design intent, and precedent images to support possible material and form recommendations. Each park component will be studied in limited detail proposing possible form, scale and materials to the extent necessary to determine a preliminary magnitude of costs for the park.
- Prepare an estimate of probable costs for the riverfront park and its various park components, based on the preferred plan selected by the riverfront organization.
- Prepare an implementation plan by recommending strategies to identify a preferred development sequence, based on the preferred plan selected by the riverfront organization.

Compensation & Expenses

- HAA proposes the lump sum fee of **Nineteen Thousand Dollars (\$19,000)** that is based upon our estimate of the hours required to complete our tasks multiplied by the billing rate for our staff. The Fee and Rate Schedule for Professional Services (Exhibit A) is enclosed.
- In addition to our fee, we will invoice for all reimbursable expenses incurred in connection with this project. We estimate the reimbursable expenses to be **Six Hundred Dollars (\$600.00)**. Expenses will be billed at cost plus a 10% administrative fee. Reimbursable expenses include, but are not limited to the following:
 - Photographs, Photographic documentation and Film Processing
 - Renderings and Sketches not listed in Scope of Basic Services
 - Creation of CD-ROMS for distribution to, and use by, the General and Sub-Contractors
 - Plotting and Printing Services
 - Postage, Shipping and Delivery Services
 - Electronic File Transfers (including FTP site downloads/uploads) of documents
 - Mileage at the current IRS Standard Mileage rate
 - All travel, lodging, and meals outside the Detroit Metro Area



Project Schedule

- Hamilton Anderson Associates, Inc. will start our services upon receipt of your signed written authorization to proceed.



A few ideas and examples



Thank you...
...discussion