



**NOTICE OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING
June 23, 2021 – 6:00 PM**

Public Notice is hereby given that the Vineyard Redevelopment Agency Board will hold a meeting on Wednesday, June 23, 2021, starting at approximately 6:00 PM or as soon thereafter as possible following the City Council meeting in the City Council Chambers at 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream webpage](#).

AGENDA

1. CALL TO ORDER

2. CONSENT AGENDA

2.1. Approval of the June 9, 2021 RDA Meeting Minutes

3. BUSINESS ITEMS

3.1. PUBLIC HEARING – Amending the Fiscal Year 2021-2021 RDA Budget

City Manager Jacob McHargue will present amendments to the Fiscal Year 2020-2021 RDA budget. The RDA Board will act to approve (or deny) by resolution the amended Fiscal Year 2020-2021 RDA Budget.

3.2. DISCUSSION AND ACTION – Waterfront Planning and Design Consultant (5 minutes)

Community Development Director Morgan Brim is recommending the RDA approve and sign a contract with FFKR and EDSA. The RDA Board will take appropriate action.

4. ADJOURNMENT

RDA meetings are scheduled as necessary.

The Public is invited to participate in all Vineyard Redevelopment Agency meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours before the meeting by calling (801) 226-1929.

I the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City offices, the Vineyard City website, the Utah Public Notice website, delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: June 22, 2021

CERTIFIED (NOTICED) BY: /s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



**MINUTES OF A VINEYARD REDEVELOPMENT
AGENCY BOARD MEETING**

City Council Chambers
125 South Main Street, Vineyard Utah
June 9, 2021 at 8:11 PM

Present

Absent

Chair Julie Fullmer
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Chris Judd
Boardmember Cristy Welsh

Staff Present: City Manager Jacob McHargue, Assistant Finance Director/Treasurer Mariah Hill, Accountant Bayley Deason, City Attorney Jayme Blakesley, Assistant Public Works Director Chris Wilson, City Engineer Naseem Ghandour, Sergeant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planner Briam Perez, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commissioner Amber Rasmussen

1. CALL TO ORDER

Chair Fullmer opened the meeting at 8:11 PM.

2. CONSENT AGENDA

2.1. Approval of the May 26, 2021 RDA Meeting Minutes

Chair Fullmer called for a motion.

 Motion: BOARDMEMBER JUDD MOVED TO APPROVE CONSENT ITEM 2.1. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION – Final Fiscal Year 2021-2022 RDA Budget

Assistant Finance Director/Treasurer Mariah Hill will present the Final Fiscal Year 2021-2022 RDA budget. The RDA Board will act to approve (or deny) by resolution the Final Fiscal Year 2021-2022 RDA Budget. (A public hearing was held on the tentative budget during the May 26, 2021 RDA meeting.)

Assistant Finance Director Mariah Hill explained that they had added to the budget a sewer master plan line item and a staff engineer position to help with the town center to the budget.

Boardmember Flake asked for an update on the bond. City Manager Jacob McHargue explained that the RDA had received a Triple B rating which was lower than expected. He said that they were working through the bonding process. There was a discussion about how the credit rating worked.

 **Motion:** BOARDMEMBER JUDD MOVED TO ADOPT, BY RESOLUTION, THE FISCAL YEAR 2022 RDA FINAL BUDGET AS PRESENTED BY STAFF. BOARDMEMBER FLAKE SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. ADJOURNMENT

Chair Fullmer called for a motion to adjourn the meeting.

 **Motion:** BOARDMEMBER FLAKE MOVED TO ADJOURN THE MEETING AT 8:16 PM. BOARDMEMBER EARNEST SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, JUDD, AND WELSH VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: June 23, 2021

Agenda Item: 3.1 Budget Amendment

Department: Finance

Presenter: Jacob McHargue, City Manager

Background/Discussion: As staff prepares to finish out Fiscal Year 2020-2021, we have prepared adjustments to the budget to reflect one change – which is the adjustment to the amount transferred to the Internal Service Fund to appropriately cover expenditure increases. This change is reflected in the FY21 Final Budget Amendment worksheet.

Fiscal Impact: The increases the transfer from \$38,100 to \$42,100.

Recommendation: Staff recommends approval of the FY2021 final budget adjustment as presented.

Sample Motion: I move to adopt the Fiscal Year 2021 Final Budget Amendment as presented by staff.

Attachments: Resolution and FY 2021 Final Budget Amendment worksheet

RESOLUTION NO. U-2021-03

A RESOLUTION AMENDING THE VINEYARD REDEVELOPMENT AGENCY (RDA)
BUDGET FOR THE 2020-2021 FISCAL YEAR.

WHEREAS, Vineyard Redevelopment Agency has previously adopted a budget for the 2020-2021 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the Vineyard Redevelopment Agency needs to now amend that adopted budget; and

WHEREAS, a public hearing was duly noticed and was held on the 23rd of June 2021 on the proposed amendments to the 2020-2021 fiscal year budget for the Redevelopment Agency.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF
VINEYARD REDEVELOPMENT AGENCY AS FOLLOWS:

1. The attached exhibit A hereby adopted as the amended 2020-2021 fiscal year budget for the Vineyard Redevelopment Agency.
2. This resolution shall take effect upon passing.

PASSED and ADOPTED by the Board of the Vineyard Redevelopment Agency this 23rd day of June 2021

Chair Julie Fullmer

Attest:

Executive Secretary

Vineyard City
Budgeting Worksheet
25 Redvelopment Agency - 07/01/2020 to 06/09/2021
100.00% of the fiscal year has expired

	2018 Actual	2019 Actual	2020 Actual	2020 Budget	2021 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 PROPERTY TAX INCREMENT	6,786,593	7,949,296	8,232,538	8,092,400	9,046,828	8,643,000	9,040,000	
3113 PROPERTY TAX ADMIN	357,189	0	343,022	323,700	376,951	360,000	360,000	
Total Taxes	7,143,782	7,949,296	8,575,560	8,416,100	9,423,779	9,003,000	9,400,000	
Interest								
3660 INTEREST INCOME	954,156	1,515,281	1,148,546	500,000	210,047	600,000	600,000	
Total Interest	954,156	1,515,281	1,148,546	500,000	210,047	600,000	600,000	
Miscellaneous revenue								
3690 MISCELLANEOUS REVENUE	0	0	12,513	0	70,243	0	0	
3820 BOND PROCEEDS	32,292,580	0	0	0	0	0	0	
Total Miscellaneous revenue	32,292,580	0	12,513	0	70,243	0	0	
Contributions and transfers								
3810 GRANT REVENUE	0	0	15,000	0	0	3,000,000	3,000,000	
3815 DEVELOPER CONTRIBUTIONS	508,248	0	0	0	0	0	0	
3960 EXCESS BEG. FUND APPROPRIATION	0	0	0	20,375,800	0	15,614,000	15,614,000	
Total Contributions and transfers	508,248	0	15,000	20,375,800	0	18,614,000	18,614,000	
Total Revenue:	40,898,766	9,464,577	9,751,619	29,291,900	9,704,069	28,217,000	28,614,000	
Expenditures:								
Miscellaneous								
5500 RDA Salaries & Wages	171,179	189,755	197,099	237,300	235,332	302,200	302,200	
5510 Employee Benefits	37,805	41,874	44,402	68,100	63,867	68,800	68,800	
5520 PUBLIC NOTICES	0	0	0	2,000	315	2,000	2,000	
5531 PROF & TECH - GENERAL	72,256	70,217	81,353	27,600	55,963	27,600	27,600	
5532 PROF & TECH - PLANNER	0	50,000	0	57,500	0	0	0	
5533 PROF & TECH - ENGINEER	138,577	252,770	0	0	0	100,000	100,000	
5534 PROF & TECH - FIN PLAN	33,150	15,800	24,125	30,000	6,250	30,000	30,000	
5535 PROF & TECH - AUDITOR	4,000	4,000	4,000	4,000	4,000	4,000	4,000	
5540 HOUSING FUND	255,728	129,435	0	0	0	0	0	
5542 TIFF PAYMENTS	1,024,712	2,348,512	3,244,467	3,387,500	3,947,906	4,176,100	4,176,100	
5561 MISCELLANEOUS EXPENSES	0	50	0	0	0	0	0	
5600 Bond issuance costs	178,616	0	0	0	0	0	0	
8010 DEBT PRINCIPAL PAYMENTS	3,429,580	2,972,000	2,969,265	2,969,000	1,348,265	3,423,000	3,423,000	
8020 DEBT INTEREST PAYMENT	1,258,540	1,504,731	1,421,806	1,426,700	863,042	1,343,700	1,343,700	
9070 CAPITAL PROJECTS	4,294,885	7,193,892	12,407,241	20,800,000	5,556,593	18,701,200	19,094,500	
Total Miscellaneous	10,899,028	14,773,036	20,393,758	29,009,700	12,081,533	28,178,600	28,571,900	
Transfers								
9515 TRANSFER TO INTERNAL SERVICE FUND	0	0	25,000	25,500	40,100	38,400	42,100	
Total Transfers	0	0	25,000	25,500	40,100	38,400	42,100	
Total Expenditures:	10,899,028	14,773,036	20,418,758	29,035,200	12,121,633	28,217,000	28,614,000	
Total Change In Net Position	29,999,738	(5,308,459)	(10,667,139)	256,700	(2,417,564)	0	0	



VINEYARD RDA STAFF REPORT

Meeting Date: June 23, 2021

Agenda Item: Waterfront Planning and Design Services Consultant

Department: Community Development

Presenter: Morgan Brim, Community Development Director

Background/Discussion:

The city issued an RFP in May, 2021 for a consultant to complete a comprehensive design and plan for Vineyard's 3.4-mile waterfront. During the planning process the consultant will work with the project steering committee to determine high priority projects to be funded through the \$3,000,000 TRCC grant afforded the city earlier this year. The objective of the comprehensive plan of the entire waterfront will be to create a unique vision which represents the community's desires of the waterfront, including Walkara Way to the south and the Vineyard Downtown positioned on the north. This plan will guide the city in applying for grants and in soliciting donations to implement waterfront projects.

Due to the diverse nature of Vineyard's waterfront, this plan requires expertise in city planning, urban design, recreation/tourism planning and economic development. The city received eight submissions from qualified firms and interviewed five firms. After scoring these firms in various categories like economic development, experience in public participation, cost analysis and overall project costs, the interview panel recommends contracting with the consultant team of FFKR Architects and EDSA.

Fiscal Impact:

The total concept plan for the waterfront is \$241,121. Creating construction documents for high-priority projects will be determined once high-priority projects have been determined. The consultant's response to the RFP is attached.

Recommendation: Staff recommends the RDA Board approve and enter into a contract with FFKR and EDSA.

Sample Motion: I move to approve Chair Fullmer to sign a contract with FFKR and EDSA for the Vineyard Waterfront planning and design services.

Attachments: FFKR and EDSA RFP proposal

14 June 2021

Mr. Morgan Brim
Community Development Director, Vineyard City
Vineyard, Utah 84059

Email: morganb@vineyardutah.org

Re: Vineyard City Waterfront | Fee Proposal

Dear Mr. Brim,

FFKR x EDSA is pleased to offer you the following proposal for Waterfront Design Services to create the Conceptual Design of the Vineyard City Waterfront. We welcome the opportunity to collaborate with Vineyard City and are excited about our hand-picked consultant team that includes world renowned experts in the waterfront design industry. As outlined in the original project RFP, we understand that the project addresses the entirety of the Vineyard City waterfront and the projects developed must improve the ecological quality of the waterfront, improve public access, create economic development opportunities for adjacent land. With our extensive experience in public realm planning and design, we feel confident that we will provide the assistance needed to create a desirable destination with a unified sense of place.

Our team brings over 200 years combined of industry experience and collective wisdom. Our team is made up of local as well as global design leaders in the art and science of planning and landscape architecture, waterfront engineering and design, environmental remediation, and economic feasibility.

Our fee and proposed scope of work are based on our understanding of the project from the RFP and interview process. Our team offers the design acumen and expertise we feel will get the job done and done right. We have provided some details to help you understand the estimated efforts of each of our team members during the different phases of developing a Concept Design for the Waterfront areas. We recognize that budgets can be limited, and we are willing to work to right size our approach and scope to meet your needs.

PROJECT UNDERSTANDING

The Vineyard City Waterfront is separated into two planning areas: Waterfront South and Waterfront North and the scope of services will address both areas (See Attachment A: Scope Diagram). Our understanding of the needs for each area are as follows:

Waterfront South Projects

- Improvements to the Walkara Way Beach and associated amenities
- Trailhead and park area west of Clegg Farm
- Improvements to the existing Center Street Trailhead
- Restoration of beach areas and added waterfront access points
- Revisioning of an existing stormwater outfall on the northside of Sunset Beach Park to establish a water feature attraction that is safe and usable.

Waterfront North Projects

- Reuse of the former Geneva Mill detention pond
- Economic development recommendations for future board walk area and Downtown land abutting waterfront
- Transition considerations from promenade parks into the waterfront
- Design of waterfront park and Vineyard Beach/expansion areas
- Incorporation of lake front elements shown in the Vineyard Downtown Special Use District and Lake Front Improvement grant application

SCOPE OF WORK

The following section describes in more detail the design process and deliverables we propose to complete the Concept Design stage of the planning and design work. Once the outcome of the Concept Design phase is finalized and priority projects have been identified, the FFKR x EDSA team will be able to provide a proposal for further design services. EDSA will lead the conceptual design effort in collaboration with FFKR, while FFKR will lead the community outreach efforts and provide local knowledge and assistance. In the subsequent phases of design documentation and implementation, FFKR will

lead and coordinate our team's efforts.

Stage 1

Concept Design

Future Stages:

Stage 2

Schematic Design

Stage 3

Design Development

Stage 4

Construction Documents

Stage 5

Construction Administration

FFKR x EDSA, along with our consultant team, will provide design services as detailed below including:

1. Concept Design

Duration: ±12 to 16 weeks

During Concept Design, FFKR x EDSA will work with the City and Design Team to create and develop the concept designs for the projects. This stage will include development of the landscape design aesthetic for each of the project components and open spaces, to establish a cohesive and implementable landscape design that is consistent with the vision of the Master Plan and will be further developed in each subsequent phase.

To initiate the project, FFKR x EDSA will participate in a kick-off workshop and site visit to understand the site and parameters to develop the overall project. Following the kick-off meeting, FFKR x EDSA will establish the initial overall design direction for the project through sketch studies and options that consider the features and physical constraints of the project site.

In the Initial steps of Concept Design, FFKR x EDSA will develop design alternatives showing alternative approaches to the landscape architecture and aesthetic for the overall project areas. These will be in enough depth to evaluate and select a single direction or combination of elements for further development into a complete Concept Design.

The waterfront specific design elements and engineering will be led by Moffatt & Nichol (MN) and will focus on assembling the relevant environmental, wind, wave, climate, and physical data required for the design work. The results will be incorporated into the Concept Plan documents developed in subsequent tasks. Major topics may include:

- Water Level
- Winds
- Waves
- Currents
- Bathymetry
- Topography
- Rainfall
- Jurisdictional Limits
- Navigational Boundaries
- Environmentally sensitive areas
- Geotechnical Information

MN will work with the City and design team to develop waterfronts concepts (~10% design) that could include elements such as:

- Beaches
- Wetlands
- Marinas
- Piers
- Overlooks
- Floating Structures
- Dredging/Filling/Land Creation
- Channels
- Bridges

In addition, Moffat & Nichol will assist the City in researching available waterfront-related grants and identify potential opportunities to help bolster the available budget in order to create a bigger splash during the initial phase to help create

excitement for future phases and generate revenue as quickly as possible to sustain the momentum.

Cost estimation and economic analysis will be provided in a parallel workflow to the project design effort. It is intended that the design information will be presented at each milestone and will require the estimation of all project/construction costs, which will include general conditions, bonds, insurances, fee's design/construction contingencies and escalation. All soft/project costs are excluded. The estimate will be prepared in a format to suit and where applicable will measure and quantify scope in order to provide detailed cost information. Where areas, details, systems and the like cannot be specifically identified, we shall provide details based upon historic and parametric data from our benchmarks of similar projects and developments.

Deliverables developed during the initial steps will be revised and elaborated for the Final Concept Design at the conclusion of this design stage. At the conclusion of this stage, FFKR x EDSA will present the Concept Design to Vineyard City authorities. Comments from the design presentation will be addressed and resubmitted, ready for the Schematic Design stage.

During the delivery of the design products and engagement with the City and residents, there are opportunities to provide deliverables beyond the standard quantity and detail for Concept Design. We have outlined Deliverables as Baseline and Enhanced should the City feel that these additional deliverables would be worthwhile in their efforts.

Baseline Deliverables

1. Draft Concept Design
 - o (2) Concept Design alternatives where one will be selected as the preferred Concept Design direction
 - o Design and Function Diagrams to illustrate key design principles
 - o Design Character and Precedent Image Studies
2. Revised Concept Design
 - o Preferred Overall Illustrative Conceptual Site Plan
 - o Site Sections of key elements/relationships
 - o Design and Function Diagrams to illustrate key design principles
 - o Design Character and Precedent Image Studies
 - o Landscape diagram and landscape materials palette
 - o Hardscape diagram and hardscape materials palette
 - o 3D study models of key elements/views
 - o Area summary in support of Cost Managers
 - o Commissioning of three (3) eye-level and one (1) CGI rendering
3. Program and Conceptual Economic Analysis
 - o Updated Market Study / Analysis
 - o Benchmark analysis of similar project(s)
 - o Estimate project costs based upon cost per sf
4. Waterfront Engineering
 - o CADD figures and presentation materials for workshops, meetings, and presentations
 - o Concept-level quantities and costs
 - o Grant strategy workshop
 - o Evaluate quantities and develop concept-level cost estimates for the waterfront elements
5. Final Concept Design
 - o Revised package to address any minor comments from the City presentation
6. Facilitation and Participation in three (3) meetings/workshops in Vineyard City during the Concept Design Phase
 - o Kick off Meeting / Visioning Workshop [Vineyard City]
 - o Draft Concept Community Engagement Session and Presentation [Vineyard City]
 - o Revised Concept Presentation
7. Facilitation and Participation in up to two (2) Virtual Community Engagement Sessions
8. Facilitation and Participation in up to three (3) Pop-up/Mobile Outreach Engagement Sessions

Enhanced Deliverables

1. Draft Concept Design
 - o (1) additional Concept alternative

- 3D study models of key elements / views
- 2. Final Concept Design
 - Concept Grading Plans
 - Additional CGI renderings
 - 3D fly-through animation
- 3. Participation in additional meetings in Vineyard City (up to two)

Baseline Meetings

- Kick off Meeting / Workshop [Vineyard City]
- Design Coordination web meetings as required
- Virtual Community Engagement Sessions (up to two)
- Draft Concept Presentation and Community Engagement Session [Vineyard City]
- Revised Concept Presentation [Vineyard City]

Enhanced Meetings

- Additional Community Engagement Sessions (up to two) [Vineyard City]

At the conclusion of the Concept phase, the City and the Design Team will collaborate to identify the priority projects to continue into Construction Documents. At that point, our team will be able to provide our proposal and fee estimate to continue team through the remaining design stages.

Exclusions

During the Concept Design phase FFKR x EDSA will endeavor to provide all necessary information needed to clearly describe the project vision and create a lasting concept that will set the overall project up for long term success. Understanding the importance that the concept design phase plays in the success of the overall project, we don't want to prematurely exclude any work or deliverables that the Design Team or City feels will help achieve the vision. Upon selection, we will negotiate any exclusions or additional content beyond that which is described in this proposal.

SCHEDULING

- a) Upon execution of this agreement, our team will work with you to finalize a project schedule and / or major milestones dates related to the project deliverables. The fee is based upon the assumption that each phase will commence promptly after the approval of the prior phase. In the event of delay between phases, whether due to a failure to receive the city's approvals, governmental approvals or otherwise, the fee may be modified accordingly to account for such delay.
- b) Our team is prepared to commence preparation immediately upon approval of this proposal and receipt of the initial payment.
- c) Based on our current understanding of the project, we estimate the following schedule of FFKR x EDSA's involvement within each project phase (excluding review and approval time):

Concept Design Phases	Estimated Schedule
1. Concept Design	
i. Phase One: Project Kick-Off	2 to 4 weeks
ii. Phase Two: Visioning and Engagement	8 weeks
iii. Phase Three: Preferred Concept Refinement	4 weeks
iv. Final Concept Design	2 weeks
Total Estimated Schedule	±12 to 16 weeks

- d) All timeframes are subject to the Client's and Consultant's cooperation in accordance with the provisions mentioned above.

FEE PROPOSAL

The above-described design work can be provided for the following fee, broken down by stage as follows:

Baseline Deliverables

Concept Design Stage	Fee
Phase One: Project Kick-Off/Analysis/Management	\$68,971
Phase Two: Visioning and Engagement	\$114,902
Phase Three: Preferred Concept Refinement	\$44,329
Final Concept Design	\$12,920
TOTAL	\$241,121
*Reimbursable Expenses (see below for details)	

Enhanced Deliverables – estimated cost

Concept Design Stage	Fee
Additional Draft Concept	\$ 12,000
Modeling at Draft Concept Stage	\$ 12,000
Additional Renderings (each)	\$ 3,500
3D Flythrough Animation/Multimedia Presentation (per :30 seconds)	\$ 10,000
Additional Community Engagement Sessions (each)	\$ 5,000

Note: The above referenced fees are net of any and all taxes.

Reimbursable Expenses:

- a) Travel and lodging expenses in connection with the Project are in addition to the base fee above. Estimated expenses for travel and lodging are as follows using a figure of \$1,000 per trip, per person for one, full day on site. The Design Team will only bill for reimbursement of actual costs incurred associated to travel:

Design Stage	Estimated Expenses (Trips per Phase)
Concept Design (2 people from EDSA; 1 person from MN)	\$9,000.00 (3 Trips / 3 People per Trip)

- b) Costs of CGI renderings, photographs and models beyond those outlined in the above scope and deliverables.
- c) Expense of Professional Liability Insurance dedicated exclusively to the Project, or additional insurance coverage requested by the client.
- d) Costs of printing, reproduction, postage and delivery of drawings required for submission or coordination requested by client or consultants.
- e) Services of professional consultants, including engineers or specialists. Any costs for necessary external services to be approved by the client prior to moving forward.
- f) All fees associated with permits and/or plans processors (expeditors).
- g) Other Project-related expenditures approved in advance by the client.
- h) All reimbursable expenses will be billed to the client at cost.

Project Requirements

Vineyard City will be responsible to provide the FFKR x EDSA design team with the required information during the detailed design process. The Design Team will rely on information and input from the City to include the following:

- a) Certified property survey(s) including boundary, topography, aerial photographs and existing conditions, and features. The Design Team will rely on the accuracy of this information.
- b) Site conditions including public utilities, geographic conditions, rights of way, restrictions, easements, deed

restrictions, environmental impact reports, etc.

- c) Survey and site conditions data will be provided to the Design Team in electronic file format compatible with AutoCAD.
- d) The Client will provide the Design Team with all zoning and planning requirements and will be responsible for securing planning, zoning and environmental impact report approvals from all relevant government agencies.
- e) The Client will provide all necessary development program and budget information for the project.

Approval of Services/ Changes to Approved Services

- a) The Design Team will only proceed with a phase or design package after receiving the Client's written approval of the services and deliverables provided in the previous.
- b) Revisions to drawings or other documents will be considered Additional Services when made necessary due to Client requested changes to previously approved drawings or due to Client changes to previously established budget and/or Program.
- c) If the Design Team is requested to provide additional submissions outbound of those listed in the provided Scope of Services, the Design Team will need to receive the request in writing. Changes to that portion of the Scope of Services will be billed at an hourly rate.
- d) Quantity and method of deliverables will be the decision of the Design Team provided they are sufficient to describe the design intent.
- e) Client's decisions, approvals, reviews, and responses shall be communicated to the Design Team in a timely manner so as not to delay the performance of the Design Services.
- f) Payments are due upon Submission of the specific task being submitted as outlined above and are not contingent upon Government or Client approvals.
- g) In an effort to meet project timeframe, the Design Team will require written comments from the Client in advance of proceeding into the next stage of work. Comments must be coordinated and representative of all necessary entities of the Client team and will provide a clear direction for the next steps of design.
- h) The Design Team will revise the design packages if errors are caused by the fault of the Design Team. The efforts associated with these changes will be at no charge to the client. However, if through the fault of others or other program changes, the Design Team has to make changes to the design packages, then these changes would be deemed additional services and the Design Team will seek authorization from the Client, and an appropriate fee before completing the work.

Invoicing/Payment Schedule:

- a) Invoices for work complete will be submitted monthly.
- b) The Design Team will not begin work until the mobilization payment has been received and requires a two-week mobilization period.
- c) Payments are due and payable 30 days from the date of the invoice. Invoiced amounts unpaid 45 days after the invoice date shall be deemed overdue and may result in a suspension of services.
- d) The Design Team will require payment/ payment confirmation in advance of proceeding into the next stage of work.

All of us as part of the FFKR x EDSA Design Team would like to thank you for the opportunity to work with Vineyard City team on such an exciting project. We look forward to forging a new relationship. Please feel free to reach out if you have any questions or if there are any modifications to this proposal.

Once mobilization is received, we will schedule the design team immediately. We welcome a call with you to initiate the project.

Best Regards,



J David Giles, AIA
dgiles@ffkr.com



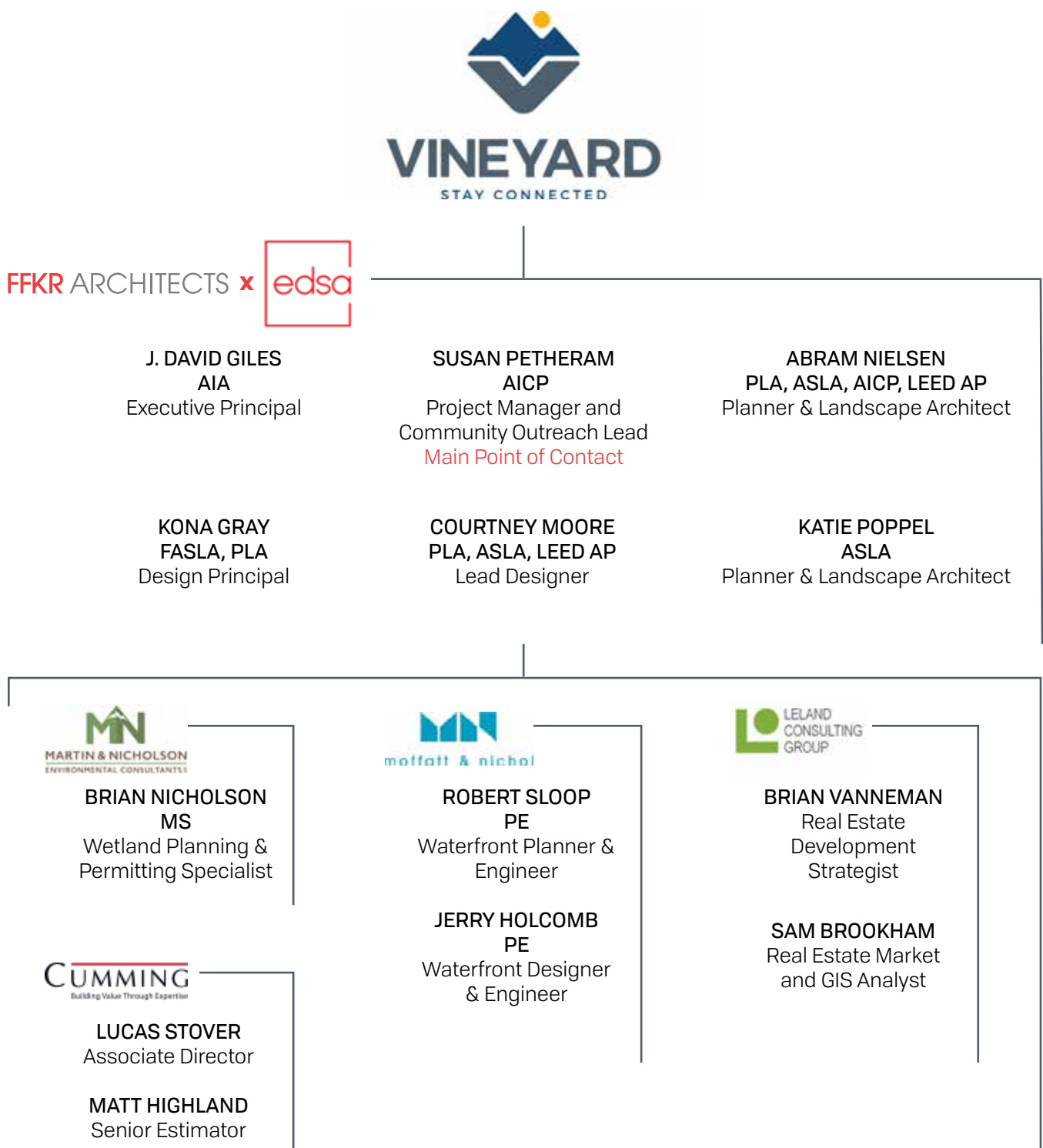
Susan Petheram, AICP
spetheram@ffkr.com

FFKR ARCHITECTS x





TEAM ORGANIZATION



SCOPE OF WORK

CONCEPT DE-SIGN	FFKR	EDSA	MN (Mof-fat&Nichol)	Leland	M&N	Cummings	Civil	Task SubTotal
Phase 1: Project Kick Off & Management	\$13,200	\$8,320	\$32,573	\$5,120	\$4,608	\$1,650	\$3,500	\$68,971
Phase 2: Visioning & Engagement	\$31,480	\$46,840	\$26,952	\$4,720	\$2,560	\$1,650	\$700	\$114,902
Phase 3: Concept Refinement & Focus	\$13,100	\$15,000	\$1,068	\$5,800	\$2,560	\$3,300	\$3,500	\$44,328
Phase 4: Final-Concept Plan	\$4,920	\$8,000						\$12,920
Firm SubTotal:	\$62,700	\$78,160	\$60,593	\$15,640	\$9,728	\$6,600	\$7,700	\$241,121

SUSIE PETHERAM

AICP



ROLE: PROJECT MANAGER AND OUTREACH LEAD

With 19 years of experience as a planner and project manager in Utah, Susie brings a depth of knowledge working with communities and agencies where multiple stakeholders are involved in the planning process. Her community engagement skills are geared toward listening to and processing multiple viewpoints and translating them into common themes. She infuses creativity into involving the community on projects and weaves a combination of platforms and opportunities together for a comprehensive outreach strategy. **Susie has been involved in several large environmental planning projects, including the Jordan River CMP, Bear River CMP, and Green/Colorado River CMPs and has loved working on open space and recreation plans that balance public and private interests. Her skills at developing visionary, innovative plans help communities develop policies and implement projects that reflect their unique character and needs.**

COMMUNITY OUTREACH EXPERIENCE

- [Herriman City General Plan, Herriman, UT](#)
- [South Ogden City General Plan, South Ogden, UT](#)
- Orem City Center Planned Development Code, Orem, UT*
- North Ogden Downtown Form-Based Code, North Ogden, UT*
- Farmington Transit Oriented Development Ordinance & Regulating Plan, Farmington, UT*
- Sugar House Business District Design Guidelines and Small Area Plan, Salt Lake City, UT*
- Daybreak Commercial Design Guidelines, South Jordan, UT*
- Wasatch Front Transit Oriented Development Design Guidelines, Envision UT*

*work completed prior to joining FFKR Architects

EDUCATION

University of Utah, Ph.D.
Candidate in Metropolitan
Planning, Policy, and Design
University of Utah, Master
of City and Metropolitan
Planning

LICENSES & REGISTRATIONS

American Institute of
Certified Planners, 2010,
AICP #024247

HOURS AVAILABLE
25 per week

ABRAM NIELSEN

PLA, AICP, ASLA, LEED AP



ROLE: PLANNER + LANDSCAPE ARCHITECT

Abe has master planned communities all over the world and is a Senior Associate at FFKR. His passion for planning vibrant communities is evident in his portfolio of great projects. **Abe is known for his acumen in managing complex projects and for his ability to keep multiple team members on the same page to meet budget and schedule deadlines.**

RELEVANT EXPERIENCE

- [Provo Downtown Redevelopment Study, Provo, Utah](#)
- Monument Park, Lehi, Utah
- Layton TOD Study, Layton, Utah
- [Wavetronix Corporate Campus, Springville, UT](#)
- BYU-Idaho College Ave. Mixed-Use Master Plan, Rexburg, ID
- Fallon Shoshone-Paiute Community Master Plan, Fallon, NV
- Thanksgiving Point Master Plan, Lehi, UT
- Alabama-Coushatta Master Plan, Livingston, TX

PREVIOUS WORK AT EDSA

- Opera House Dubai, Dubai, United Arab Emirates*
- Biscayne Landing, North Miami, FL*

*work completed prior to joining FFKR Architects

EDUCATION

Utah State University,
Bachelors of Landscape
Architecture and
Environmental Planning

HOURS AVAILABLE

20 per week

LICENSES & REGISTRATIONS

Licensed Landscape
Architect – Utah

AICP Certified

CLARB Certified

LEED® Accredited, US
Green Building Council

KONA GRAY

FASLA, PLA



ROLE: DESIGN PRINCIPAL / EDSA

Strong leadership and a sense of purpose are part of Kona's DNA. Having practiced in 30+ countries, his global management sense has positively shaped the outcomes of many award-winning assignments. **He successfully integrates creativity and regional resources into functional environments that invigorate the imagination.** With an uncompromising dedication to quality, Kona creates welcoming public places that bring a strong sense of vitality back to neighborhoods. Blending sensitivity with innovative design solutions, he unites a client's vision with his own vanguard designs to produce programs with purpose and presence.

RELEVANT EXPERIENCE

- [Cairo Central Park, Cairo, Egypt](#)
- [Turks and Caicos National Physical Development Plan \(TCI NPDP\)](#)
- [Wildflower and Silver Palm Park](#)
- [Savannah historic Downtown Streetscapes](#)
- [Gainesville CRA Master Plan](#)
- [Baha Mar Resort, Nassau, Bahamas](#)

EDUCATION

University of Georgia, School of Environment and Design, Bachelor of Landscape Architecture, 1997

REGISTRATIONS

Landscape Architect (FL) #6666950; (GA) #001789; (VA) #406001878; (AR), #9215
CLARB Certified #43648

HOURS AVAILABLE
5 per week

COURTNEY MOORE

PLA, ASLA, LEED AP



ROLE: LEAD DESIGNER / EDSA

Combining environmental stewardship and social responsibility with a design philosophy that focuses on elegance and simplicity, Courtney achieves timeless quality with every project he undertakes. With an imaginative and perceptive talent, his built works have energy, economic viability and a design aesthetic that reflects his sense for visual boundaries, function and form. **His appreciation for how the environment meets the needs of diverse populations leads to innovative designs solutions that transform communities and habitats into better places.** In practice, Courtney has worked with a broad, complex range of clients on a global level inciting emotion and driving project development.

RELEVANT EXPERIENCE

- [Wuhan East Lake Greenway](#)
- [New Bund Sports Park, Shanghai, China](#)
- [Vinhomes Central Park, Ho Chi Minh, Vietnam](#)
- Water Street of Wujiang, Suzhou, China
- Mohammed Bin Zayed City Public Realm, Abu Dhabi, United Arab Emirates

EDUCATION

North Carolina State University, Bachelor of Landscape Architecture, 2002

REGISTRATIONS
Landscape Architect (Florida) #6666909

HOURS AVAILABLE
20 per week

KATIE POPPEL

ASLA



ROLE: PLANNER & LANDSCAPE ARCHITECT / EDSA

Having worked on a wide range of domestic and international projects, Katie focuses on multifunctional public spaces that bring about economic development to benefit people, their health and wellbeing and the ecosystems that surround them. **Her systematic approach focuses on the holistic design of urban public spaces, while providing opportunities for sustainability and innovation.** As a talented designer and ardent photographer, Katie's human-centric approach brings sensibility and meaning to a place.

RELEVANT EXPERIENCE

- [Cairo Central Park, Cairo, Egypt](#)
- [Turks and Caicos National Physical Development Plan \(TCI NPDP\)](#)
- [Las Olas Corridor Improvements, Fort Lauderdale, Florida](#)
- [Fort Lauderdale Beach Streetscape Improve, Fort Lauderdale, Florida](#)
- Oasis West, Cairo, Egypt

EDUCATION

University of Washington,
Master of Landscape
Architecture and Master of
Urban Design and Planning,
2018

AFFILIATIONS

American Society of
Landscape Architects,
Member
American Planning
Association, Member
American Institute of
Planners, Candidate

HOURS AVAILABLE
35 per week

BRIAN NICHOLSON

MS



ROLE: WETLAND SPECIALIST / M&N ENVIRONMENTAL

For over 20 years Mr. Nicholson has worked in the natural and built environment, assisting communities in implementing projects that engage people with their local ecosystems. **He is very familiar with the conditions in and around Utah Lake having conducted a shoreline wetland and cultural resource assessment for Saratoga Springs.** He is currently completing a management plan for the Utah Lake Wetland Preserve. As a wetland ecologist he regularly integrates soil, vegetation, and hydrology into restoration design. He will ensure that aquatic resource restoration projects are designed within permissible Clean Water Act guidelines.

AQUATIC RESOURCE EXPERIENCE

- Utah Lake Wetland Preserve Management Plan, Utah Reclamation Mitigation and Conservation Commission / Division of Wildlife Resources
- Assessment of Potential Costs of Declining Water Levels of Great Salt Lake, Great Salt Lake Advisory Council
- Lakeview Parkway Wetland Permitting and Mitigation, Provo City
- Shoreline Wetland and Cultural Resource Inventory and Assessment, City of Saratoga Springs*
- Jordan River Riparian Restoration, Salt Lake City Corporation*
- Jordan River Comprehensive Management Plan, Division of Forestry, Fire & State Lands*
- Utah Lake Water Quality / Community Engagement White Paper, Utah Division of Water Quality*

*work completed prior to joining M&N Environmental

EDUCATION

Graduate Certificate,
Conflict Resolution,
University of Utah

M.S. Watershed Science,
Utah State University, 2000

B.A. Environmental Studies,
Middlebury College, 1991

HOURS AVAILABLE
10 per week

ROBERT SLOOP, PE



ROLE: WATERFRONT PLANNER & ENGINEER / MOFFATT & NICHOL

Mr. Sloop leads the planning, permitting, design, and engineering teams that create ideas and deliver projects for the places along the shoreline that attract people. Mr. Sloop brings expert-level knowledge in Coastal, Environmental, Ecosystems, and Waterfront design. **His present focus is on applying these skills to increase the resiliency of waterfront projects with creative and practical solutions using the best of today's science, while considering future variability and the time value of investment dollars.** He is presently leading efforts for three of the largest Urban Waterfront revivals in the US.

RELEVANT EXPERIENCE

- District Wharf, Washington DC
- Cardiff Beach Living Shoreline, CA
- San Pedro Bay Ecological Restoration, Long Beach, CA
- Seaport, San Diego, CA
- Port Covington, Baltimore
- AltaSea Facility, Port of Los Angeles
- Middle Branch Master Plan, Baltimore
- 79th Street Boat Basin, Manhattan
- Cabrillo Way Marina, Los Angeles

EDUCATION

M.E., Coastal and Oceanographic Engineering, University of Florida, 1995

B.S., Mechanical Engineering, University of South Florida,

Minor Degrees in Philosophy, Environmental Engineering, and Marine Biology

REGISTRATION

Professional Engineer: California, Florida,

HOURS AVAILABLE
10 per week

JERRY HOLCOMB, PE



ROLE: WATERFRONT DESIGNER & ENGINEER / MOFFATT & NICHOL

Mr. Holcomb brings nearly 15 years of waterfront project design experience and a specialized expertise in structural engineering and marine construction. Key roles include master plan analyses, feasibility studies, financial market analyses, value engineering, capital improvement reports, developing project submittal documents, grant writing and funding sourcing, stakeholder and public outreach, regulatory and local agency project permitting, and construction management. **His grant funding experience which has resulted in securing more than \$10M in grant funding for various marine facilities across the US through federal, state, and local government grant programs.**

RELEVANT EXPERIENCE

- Redondo Beach Sportfishing Pier Replacement, CA
- Dana Point Harbor Boat Ramp, CA
- Wilmington Waterfront Promenade, LA, CA
- Marina Park Harbor Development, Newport CA
- Ocean Institute Waterfront Rehabilitation, CA
- Seaport San Diego, CA
- The Wharf, Washington DC
- Riverpoint, Washington DC

EDUCATION

BS, Civil Engineering with Structural Emphasis, California State Polytechnic University, Pomona, 2008

REGISTRATION

California, Civil, C80027, 2012

HOURS AVAILABLE

15 per week

BRIAN VANNEMAN



ROLE: REAL ESTATE DEVELOPMENT STRATEGIST / LELAND

Brian Vanneman is a real estate development advisor and urban planner who works with public agencies and private developers to create great urban places. Brian's passion is for mixed-use destinations that blend adaptive reuse with ground-up development, missing middle housing communities, and transit-oriented development—places where people can meet, work, recreate, and thrive. In support of these and other projects, **Brian assists public agencies and private developers to envision new uses for underutilized property, conduct market and financial analysis, build partnerships among diverse parties, and take action that makes better places possible.**

REPRESENTATIVE PROJECT EXPERIENCE

- Port of Camas-Washougal Waterfront Development Advisory Services, Washougal, WA
- Town Center and East Bay Shopping Center Redevelopment, Provo, UT
- Waterfront Master Plan and Development Strategy, Port of Vancouver, WA
- Beach Boulevard Property Redevelopment Strategy, Pacifica, CA
- Riverfront Master Plan and Preliminary Development Strategy, Eugene, OR
- City Center Station Area Plan, West Jordan, UT
- Port of Pasco Waterfront Strategic Development Advisory Services, Pasco, WA
- Riverfront Master Plan, Newberg, OR
- Redwood Road Corridor Study, Salt Lake City to South Jordan, UT

EDUCATION

Master of Urban and Regional Planning, Graduate Certificate of Real Estate Development, Portland State University; Bachelor of Arts, History and Journalism, University of Oregon, Clark Honors College

PROFESSIONAL MEMBERSHIPS

Urban Land Institute (ULI) and ULI NEXT

Urbanism Next, National Conference Steering Committee

The Street Trust, Portland, Oregon

HOURS AVAILABLE
12 per week

SAM BROOKHAM



ROLE: REAL ESTATE MARKET AND GIS ANALYST / LELAND

Sam Brookham is an innovative and technically astute urban planner, real estate strategist, and project manager with a passion for sustainability. Sam is dedicated to helping small-to-mid-size cities become and remain economically vibrant. **He believes in taking a holistic and equitable approach to planning and development by pursuing vision-driven economic objectives that are based on tailored, quantitative, market-based analysis and targeted engagement.**

REPRESENTATIVE PROJECT EXPERIENCE

- Port of Camas-Washougal Waterfront Development Advisory Services, Washougal, WA
- Transit-Oriented Development Study, Ogden, UT
- Riverfront Master Plan, Newberg, OR
- Commercial Centers Master Planning, Taylorsville, UT
- Waterfront Area-Wide Plan, Cosmopolis, WA
- Redwood Road Corridor Study, Salt Lake City to South Jordan, UT
- Rail Yards Development Options, Albuquerque, NM
- City Center Station Area Plan, West Jordan, UT
- Port of Pasco Waterfront Strategic Development Advisory Services, Pasco, WA
- Town Center and East Bay Shopping Center Redevelopment, Provo, UT
- Town Center Development Strategy and Regional Growth Area Plan, University Place, WA
- Comprehensive Land Use Plan Update, Aberdeen, WA

EDUCATION

Bachelor of Science, Urban Planning, University of Utah; Bachelor of Science, Environmental and Sustainability Studies, University of Utah

PROFESSIONAL MEMBERSHIPS

American Planning Association

HOURS AVAILABLE
20 per week

LUCAS STOVER



ROLE: ASSOCIATE DIRECTOR / CUMMING

Lucas' background knowledge in Civil Engineering provides him with the skills necessary to prepare estimates at various design stages. As Associate Director his responsibilities include quantity take-offs, specification review, obtaining price quotes, change order estimating, and coordinating and incorporating estimates from various project trades and construction phases. He also assists in bid analysis and change order review. Lucas has extensive mixed-use and commercial development experience, including ground-up development, renovations, Tis, and core-and-shell projects.

RELEVANT EXPERIENCE

- Bay Street Commercial Bldg., Proposed TI for Restaurant/Distillery w-Office-Retail-Event Space, San Francisco, CA
- Confidential Client, New Mixed-Use Development Phase 3 Amenity Bldg.-Conference Center, Menlo Park, CA
- First & Mission Towers, MEP Estimates for New Office-Residential-Hotel Buildings, San Francisco, CA
- Mission Rock Development, New Mixed-Use Dev.-Commercial-Residential-Retail, San Francisco, CA
- [Oyster Point, Infrastructure for New Mixed-Use Development with Life Science R&D Offices-Hotel-Retail-Park-Marina, So. San Francisco, CA](#)
- The Globe, New Themed Retail & Entertainment Lifestyle Center, Fremont, CA
- The Hills at Vallco, New Mixed-Use Development, Cupertino, CA
- Lompoc Maintenance Facility, Lompoc, CA
- Vallco Town Center, New Mixed-Use Development-Residential-Office-Retail, Cupertino, CA
- Westfield Valley Fair Mall, Expansion & Renovation, Santa Clara, CA

EDUCATION

Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo

HOURS AVAILABLE

10 per week

MATT HIGHLAND



ROLE: SENIOR ESTIMATOR / CUMMING

Matt is an experienced estimator with international experience on all sectors, with a specific focus on residential commercial, industrial, and mixed-use developments. Since joining Cumming, he has provided a full suite of estimating services to our clients nationally, including high-profile projects in the Midwest. As a Senior Cost Manager, Matt works closely with our estimating team to provide clients procurement advice, QA services and value engineering, making sure that all divisions are represented within estimates.

RELEVANT EXPERIENCE

- Colorado Parks & Wildlife, Staunton State Park Phase III Development incl. Roadways-Campground-Picnic Area-Trails-Power, Pine, CO
- Environmental Learning for Kids (ELK) Education Center, Denver, CO
- Redrocks Upper South Lot Access, Morrison, CO
- Riverdale Regional Park Arena, Denver, CO
- Town of Winter Park, Public Transit Operations Facility, Winter Park, CO
- City of Fort Collins, Transfort Charging Station, Fort Collins, CO
- City of Fort Collins Park, Trail Head Arch, Fort Collins, CO
- Lompoc Maintenance Facility, Lompoc, CA
- Denver Center for Performing Arts, Buell Theater, Denver, CO
- Metropolitan Pier and Exposition Authority North Building Study, Chicago, IL
- RidgeGate Campus, New Commercial Buildings & Parking Garage, Lone Tree, CO
- [Confidential Corporate Client, Pearl Place Building C Renovation for Relocation Project, Boulder, CO](#)

EDUCATION

Bachelor of Construction Management Building (Hons.), University of Newcastle, Australia

HOURS AVAILABLE

10 per week

REFERENCES

The team we are proposing has significant experience with community engagement, cost estimating, economic analysis, and designing for waterfront projects. We are including references for the both our project manager and team members who will manage efforts for each service provided.

FFKR ARCHITECTS

HERRIMAN CITY

Michael Maloy, City Planner for Herriman City
801-285-9717, mmaloy@herriman.org

Susie Petheram lead the General Plan efforts and coordinated more than 20 community engagement opportunities using a combination of platforms and strategies. The goal was to have the engagement be inclusive and provide a wide range of ways for the community to be informed and involved. This meant we went TO the community at many of the city's events as well as hosting project-specific workshops. Michael Maloy can speak to the extent and success of the outreach efforts.



EDSA

CITY OF BOCA RATON

Jennifer Bistyga, E.I., MBA, Coastal Program Manager
561-212-5198, jebistyga@ci.boca-raton.fl.us

Jennifer is the City's project manager responsible for overseeing the planning efforts for the Boca Raton Waterfront Master Plan which led to the design of a destination park on the Intracoastal Waterway. It was EDSA's collaborative engagement approach with an active Community that facilitated the priority project. Jennifer can attest to the successful EDSA outreach and inclusive design process that is being realized in construction now.



EDSA

CITY OF DELRAY BEACH

Missie Barletto, Assistant Public Works Director
barlettom@mydelraybeach.com

Missie was involved throughout the duration of the design and construction of the project, serving in several different capacities at the City. She can elaborate on EDSA's impact to the design creativity, public outreach, and implementation efforts of the revitalization of the City's signature recreational asset.



REFERENCES

LELAND CONSULTING

PORT OF CAMAS-WASHOUGAL

David Ripp
Chief Executive Officer, Port of Camas-Washougal
360-835-2196
david@portcw.com

Brian Vanneman is the Project Manager and Senior Strategic Development Advisor and Lead Market and Financial Analyst with Sam Brookham for Land Use Forecasting and Market Analyst. David Ripp can speak to the success of the market analysis, soliciting input from developers and community, site planning, and implementation.



M&N ENVIRONMENTAL CONSULTANTS

UTAH LAKE WETLAND PRESERVE

David Lee
Central Utah Project Leader, Utah Division of Wildlife Resources
801-243-4103
davidlee@utah.gov

David Lee is the Manager of the Utah Lake Wetland Preserve and employee of the Division of Wildlife Resources. Mr. Lee can speak to environmental conditions in and around Utah Lake, public use of the Preserve, and Brian's involvement in the natural area planning in the midst of growing communities.



COMMUNICATION AND PUBLIC ENGAGEMENT IN THE TIME OF COVID-19

Our team has been implementing and refining digital tools and facilitation techniques for remote collaboration with client teams and committees and is well prepared to launch the project effectively without the need for in-person meetings or in-person engagement events.

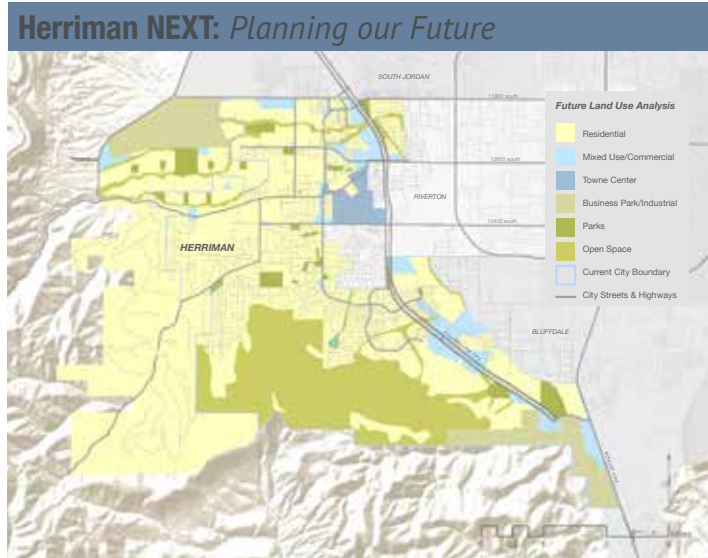
We hold on to hope that in later project phases best practices for using civic gatherings and in-person listening sessions as described in the scope of work will be feasible. However, if this situation continues throughout the project, we are very confident we can adapt the project scope using

other techniques of reaching people remotely. We share project information online utilizing a variety of platforms and multiple methods for interaction and collection of information and perspective. Examples of virtual tools that are effective include:

- Surveys, including visual preference surveys, using Survey 123 and Survey Monkey
- Webcast Town Hall meetings and Open Houses using Zoom, video creation, ArcGIS Storymaps, Menti, MIRO
- Mapping input using ArcGIS Hub and interactive PDF documents

HERRIMAN CITY GENERAL PLAN

Herriman, Utah



LEVERAGING GROWTH INTO OPPORTUNITIES

FFKR is working with Herriman City to update their General Plan. As a fast-growing community on the southwest corner of Salt Lake County, Herriman has been leveraging regional growth into local opportunities while also feeling burdened with its impacts. To help the community understand the impacts related to alternative scenarios for undeveloped land within city boundaries as well as areas adjacent, FFKR has utilized the Urban Footprint scenario software. Knowing that Herriman, like many cities, is a community with a diverse range of views, FFKR has utilized a range of outreach platforms.

By having a table at several different community events throughout the year, we have heard from many voices. Conducting “pop-up” events at local stores and activity centers were successful in getting a range of opinions on controversial issues like housing density and mixed use.

A key component of the process has been educating the community on the role of master development agreements and helping them understand which areas of the city are not yet built, but already planned out.

WEBSITE

<https://www.herriman.org/general-plan>

TEAM MEMBERS AND ROLE

Susie Petheram, Project Manager and Senior Planner

CONTACT

Michael Maloy
City Planner for Herriman City
801-285-9717

COST ESTIMATE

\$100,000

CONSTRUCTION COST

N/A

FFKR ARCHITECTS SERVICES

Public Outreach and Engagement,
Land Use Policy, Visioning, Scenario
Planning, Graphics and Mapping

DESIGN START

2019

POMPANO BEACH

Pompano Beach, Florida



Due to the public nature and high visibility of this project, promoting community engagement and building consensus during the earliest stages was imperative in guiding the framework for this plan. The collaborative and inclusionary process bolstered public support and proved successful in the procurement of additional funds to benefit its implementation. Primary design elements include a signature plaza with interactive water feature, roadway and parking improvements, an extensive beach promenade, multi-purpose kiosk building, and state of the art playground. Critical to the restorative nature of the project was the reestablishment of the deteriorated dune system through native plantings, protective barriers, and controlled beach access.

Working with the Pompano Beach Community Redevelopment Agency (CRA), EDSA led a multidisciplinary team of consultants, in creating a plan for the beach environment and existing streetscape along Pompano Beach Boulevard. Today, the Pompano Beach Streetscape has garnered regional and local acclaim for its promenade, public plaza, and restored dunes.

WEBSITE

<https://www.edsaplan.com/project/pompano-beach-boulevard-streetscape-and-dune-enhancements/>

TEAM MEMBERS AND ROLE

Betsy Suiter, Shannon Kenyon

CONTACT

Greg Harrison, City Manager City of
Pompano Beach
954-786-4601

COST ESTIMATE

\$9 million

CONSTRUCTION COST

\$9 million

EDSA SERVICES

Detailed Design and Construction
Services

DESIGN START

2010

Pompano Beach
Pompano Beach, Florida



WILDFLOWER AND SILVER PALM PARK

Boca Raton, Florida



This collaborative investment between the residents and city of Boca Raton celebrates the local water bodies and connective vessels that link the inner city to the beachfront. Promoting safe and equitable waterside activity, the design levels grade changes and eliminates barriers between two pre-existing park spaces for seamless transition and circulation. Oriented for unobstructed views of the Intercoastal waterway, pedestrian traffic is cycled through the active Wildflower Park through the passive Silver Palm Park, home to the city's only boating ramps. Underscoring modern downtown structures, terraced steps, event promenades and picnic pavilions are fashioned with neutral palettes and preserved vegetation, while an interactive family-friendly zone decked with splash pads, fitness equipment and pockets of green spaces create a series of unprecedented gathering spaces for play, relaxation and public engagement.

EDSA's focus on both protecting the natural environment and honoring the local culture influenced a new generation of attraction that not only conserves the delicate sea wall but prepares it for a high-style reintroduction to the South Florida coastal community.

WEBSITE

<https://www.myboca.us/1773/Wildflower-Silver-Palm-Park-Site>

TEAM MEMBERS AND ROLE

Kona Gray, Bob Dugan, Jeff Suiter

CONTACT

Jennifer Bistyga, E.I., MBA
Coastal Program Manager
561-212-5198

COST ESTIMATE

\$10.3 million

CONSTRUCTION COST

Under Construction

EDSA SERVICES

Detailed Design and Construction Services

DESIGN START

2021

Wildflower and Silver Palm Park
Boca Raton, Florida



WATERFRONT DEVELOPMENT ADVISORY SERVICES

Washougal, Washington



LCG was engaged by the Port of Camas-Washougal in early 2019 to assist with development of the Port's 26-acre waterfront property. The Port's vision is for a gathering place and regional destination, where employment, restaurants and retail, and housing are combined with public open spaces, parks, beach and boat access to the Columbia River, and regular community events. As the Port's waterfront development owner's representative, the LCG team has helped the Port to market the site to potential developers; releases a developer Request for Qualifications (RFQ); evaluate various aspects of the site including zoning, environmental conditions, and the local and regional real estate market; interview developers and discuss preliminary development deal terms; and select RKM Development as the Port's waterfront master developer. In May 2019, LCG worked with the Port to negotiate and sign an Exclusive Negotiating Agreement (ENA) between the Port and RKM, which spells out the actions that both parties will take including site planning and financial analysis. LCG continues to work with the Port during 2021 as the parties work towards groundbreaking and development, planned for 2022.

WEBSITE

<http://parkerslandingwaterfront.com/>

TEAM MEMBERS AND ROLE

Brian Vanneman, Project Manager,
Sam Brookham, Land Use Forecasting
and Market Analyst

CONTACT

David Ripp
Chief Executive Officer
360-835-2196

COST ESTIMATE

\$220,417 (LCG budget including
subcontractors)

CONSTRUCTION COST

N/A

LELAND SERVICES

Market analysis, demographic
analysis, due diligence for site
development, soliciting input and
interest, site planning, implementation
and development, and project
management

DESIGN START

2019

WATERFRONT MASTER PLAN AND DEVELOPMENT STRATEGY

Vancouver, Washington



LCG was engaged by the Port of Vancouver USA to guide the market and financial analysis, economic and fiscal impact analysis, and development strategy for its 12-acre property on the Columbia River adjacent to downtown Vancouver. The work began and with market and financial analysis, site planning, conceptual building design, cost estimation, and due diligence with office and hotel development being the lead land uses. Following the Port's internal adoption of a Waterfront Master preparation of two developer RFQs and worked with the Port of select two preferred development partners: Vesta Hospitality, office, retail, and housing. LCG continued to work with the port on ground lease negotiations for the hotel project, and a lease assisted with the recruitment of a new waterfront restaurant, Warehouse 23, and other elements of the project including waterfront trails, plazas, and other features of the site.

WEBSITE

<http://www.discoverterminal1.com/>

TEAM MEMBERS AND ROLE

Brian Vanneman, Project Manager, Market and Financial Analyst, and Real Estate Strategist and Development Advisor

CONTACT

Jack Flug
Senior Financial Analyst, Port of Vancouver USA
360-816-9856

COST ESTIMATE

\$472,453 (LCG budget including subcontractors)

CONSTRUCTION COST

N/A

LELAND SERVICES

Market analysis for office, hotel, multifamily, and other uses; pro forma financial analysis; supervision of site and building plans; project management of multidisciplinary team

DESIGN START

2014

HOURLY RATE & SERVICE STRUCTURE

FFKR Architects – Architect of Record and Community Engagement Lead

Dave Giles Executive Principal	\$220
Susan Petheram Lead Planner & Community Engagement	\$140
Abram Nielsen Co-Master Planner	\$140

EDSA – Lead Master Planner and Designers

Kona Gray Design Principal	\$300
Courtney Moore Principal-in-Charge	\$300
Katie Poppel Planner and Landscape Architect	\$110

M&N Environmental – wetland planning, restoration, enhancement, and permitting

Brian Nicholson Wetland Specialist	\$128
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Moffatt + Nichol – in lake, lake bed, and lake shoreline enhancement or restoration

Robert Sloop Waterfront Planner and Engineer	\$267
Jerry Holcomb Waterfront Designer and Engineer	\$250

Leland Consulting – Economic Analysis

Brian Vanneman Principal	\$200
Sam Brookham Associate	\$140
LCG bills in quarter-hour (0.25) increments. Expenses are charged at cost plus 10%.	

Cummings – Cost Management

Lucas Stover Associate Director	\$180
Matt Highland Senior Estimator	\$150

- Reimbursable expenses such as printing, reproduction, and shipping are in addition to the described fees and billed at a multiple of 1.1 times actual expense.
- Consultants and Additional Services that are not described in the scope of work may be provided after the execution of this agreement and are subject to standard hourly billing rates.
- Payments due within thirty (30) days of invoice date.