

# 9TH STREET CORRIDOR:

Massachusetts to Delaware  
Reconstruction & Revitalization

Submitted to:

**Lawrence City Manager's Office &  
Public Works**

**Lawrence Arts Center**

Submitted by:

**BG Consultants, Inc.**

**candid marketing + communications**

**Ochsner Hare & Hare**

**Public Art & Practice**

October 1, 2014



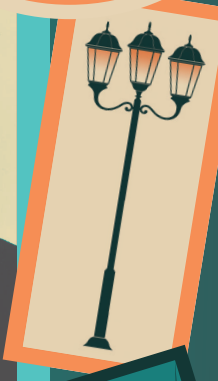
**WILLIAM S.  
BURROUGHS**



**LANGSTON HUGHES**



**JOHN BROWN**





Diane Stoddard, Assistant City Manager  
City of Lawrence  
6 East 6<sup>th</sup> Street  
Lawrence, KS 66044

Re: 9<sup>th</sup> Street Corridor-Massachusetts to Delaware  
City Project No. PW1502

Diane:

I am extremely honored to represent a great team of professional service providers to assist the City with the redevelopment of the 9<sup>th</sup> Street Corridor. We are **The Team** to remake **The Corridor**.

**The Team** will provide a site analysis and work with the project stakeholders to develop a list of wants and needs along with programming of the spaces within **The Corridor** as we develop design ideas with the stakeholders and work to gain the public consensus supporting this project. **The Team** will engage the project community to gain the public needed to make **The Corridor** a reality.

**The Team** will create the Public Art Master Plan that will guide the artistic work in **The Corridor**. **The Team** will be mindful of the historic preservation opportunities and our responsibilities in **The Corridor**.

**The Team** will provide the street, utility and stormwater design needed to make **The Corridor** project a success.

**The Team** is made up of BG Consultants, candid marketing + communications, Dale Nimz, Ochsner Hare and Hare and Public Art & Practice. **The Team** is special because it includes the expertise and experience based both in and outside the Lawrence community that is needed to make **The Corridor** project a rousing success.

We are genuinely excited about the opportunity of being a part of this great Lawrence project.

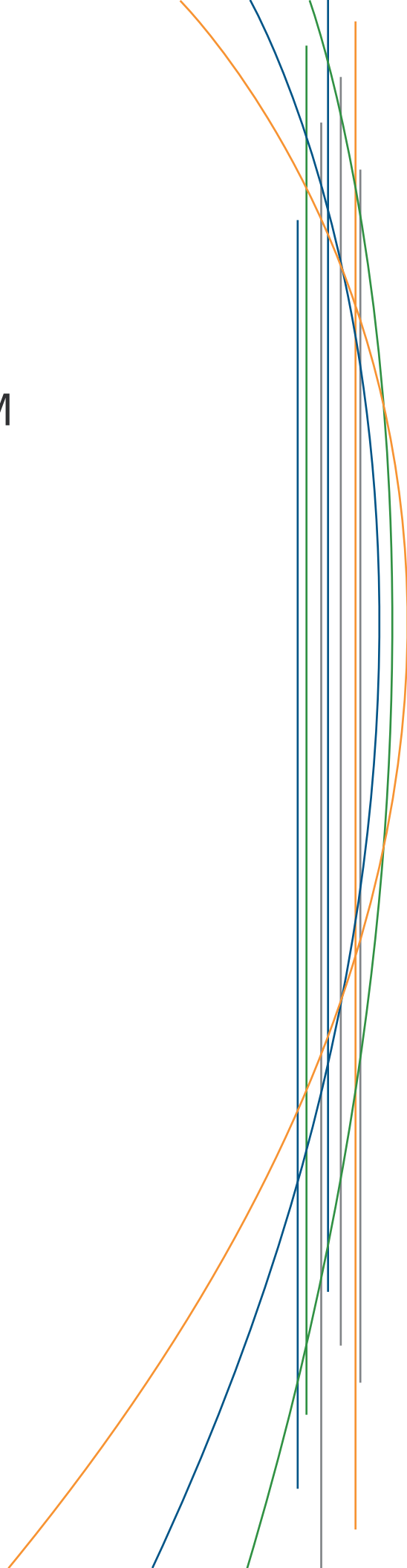
Sincerely,

BG Consultants, Inc.

David Hamby, P.E., CFM  
Vice President



# 01 THE TEAM



## THE TEAM



**BG Consultants, Inc.** is a mid-sized integrated design firm providing services in civil engineering; structural engineering; mechanical, electrical and plumbing engineering; architecture; planning; and surveying since 1976. With over 70 professionals and support staff in 4 offices, we have the in-house resources to meet the most diverse project needs. We believe that great design is founded upon creating a collaborative partnership with our clients - listening to their needs and expectations and designing solutions that will reflect that. Every employee is personally invested in making our communities better.

We know that the water you drink, the roads you use, the spaces where you live and work have an important impact on your life. That's why we want to work with you to create designs that reflect a balance of technical knowledge and an understanding of human behavior. We believe that we have an obligation to the environment surrounding us, using creative problem solving to make your project safe, economical, and sustainable. With our comprehensive and holistic approach, we strive to make your life easier. **Your vision matters.**



**candid marketing + communications** is a strategically creative marketing and communications firm, delivering fresh ideas with an emphasis on outstanding client service. candid is a practical organization that gets things done for clients. With a staff of 10, clients enjoy day-to-day access to senior level talent who will handle all aspects of their project. candid offers comprehensive branding, marketing, advertising, public relations and web development services in the Kansas City area and throughout the Midwest.

A non-traditional ad agency, candid is a unique marketing company delivering thoughtful, creative, integrated campaigns that impact our client's businesses - without blowing their budgets. Simply put, candid is a creative collaboration. candid holds a Women Business Enterprise Certification in the State of Kansas.



**Ochsner Hare & Hare:** The original father and son firm of Hare & Hare, founded in 1910, built a national practice and played a significant role in the development of Kansas City, Missouri. Ochsner & Associates, led by Ralph Ochsner, acquired the firm of Hare & Hare in 1979. Mr. Ochsner added his firm's extensive experience in public policy planning to the already nationally respected portfolio of Hare & Hare. The firms were merged in 1979, creating Ochsner Hare & Hare (OHH).

In 2007, Ralph invited eight professional staff to become owners/members of the company. Currently OHH, as a Small Business, is represented by a team of Planners and Landscape Architects with a wide diversity and depths of experience on unique projects. An established industry leader, OHH continues to display expertise in urban and regional planning and design, land planning, community and neighborhood redevelopment, parks and recreation planning and design, commercial and retail design, residential community design and a full range of real estate development planning services, including market assessment and financial feasibility assessment.



**Public Art & Practice** partners with clients to develop artistic solutions that visually enhance spaces where we live, work and play. The company began in 2004 as a vision of Boody Fine Arts, Inc.'s founders, Steven and Diane Boody. Since 1978, Boody Fine Arts has specialized in planning and managing corporate, public and private art collections. In the last five years, the company received an increasing number of inquiries from public officials and design professionals throughout the country requesting assistance in developing a Public Art Program and coordinating individual public art projects. In response to these needs, Steven and Diane formed a new company, Public Art & Practice, that partners with clients in developing, managing and implementing public art master plans and individual public art projects.

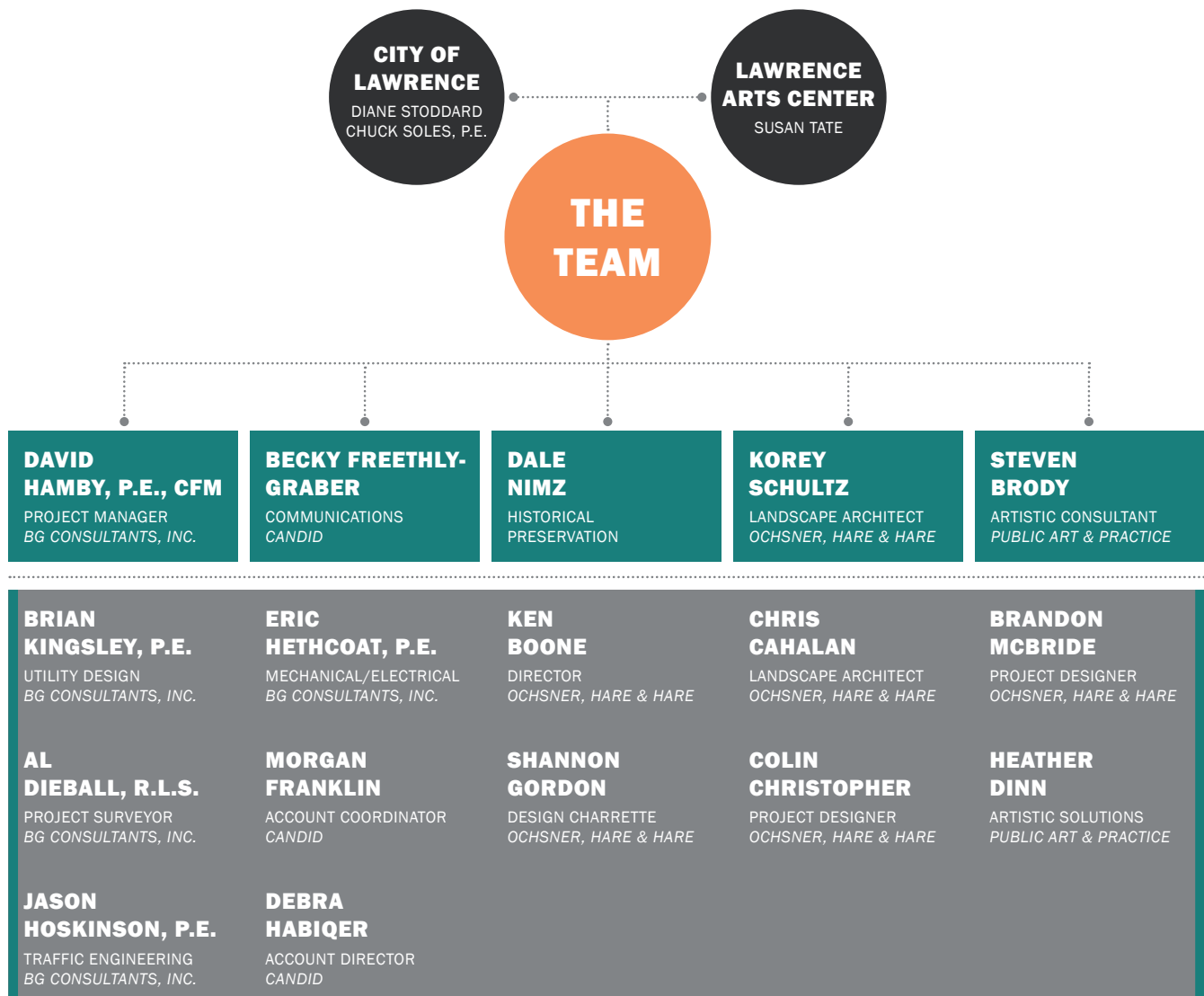
## Team Organization

Our team has been carefully selected to provide you a full-service and dedicated group of professionals that understands the creative design requirements for the reconstruction and revitalization of Lawrence's 9th Street. The balance of knowledge in urban design, streetscape, civil engineering, and creative placemaking principles is key to our demonstrated ability to serve the City of Lawrence and the Lawrence Arts Center well. This streamlined team will result in seamless coordination and a customized design reflecting input from all disciplines.

The organizational structure shown below provides a clear system for efficient and informed decision making. It is essential that this structure is open, flexible and collaborative to initiate and sustain challenging discussions among the City, the Arts Center, its representatives, major stakeholders, community members and the project team. Below, the chart illustrates the responsibilities of key members of the design team. For more information, the appendix contains detailed personnel resumes.

## Statement of Availability

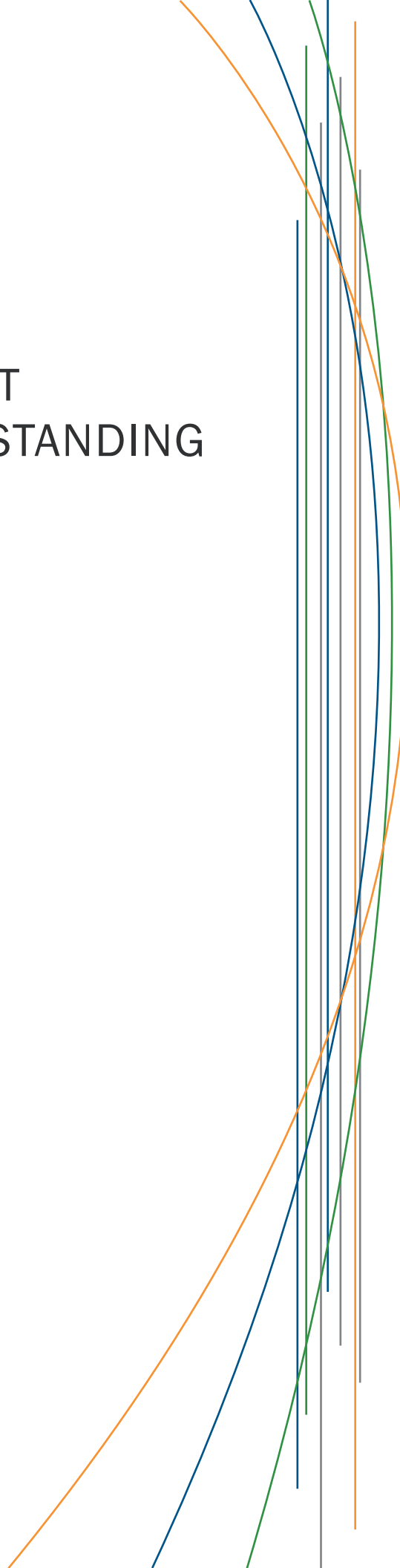
We have reviewed the probable schedule proposed in the Request for Qualifications in conjunction with concurrent and anticipated projects each firm is obligated to complete. All members of the design team identified are prepared to assist in the timely and successful completion of your project.





# 02

## PROJECT UNDERSTANDING



## EXISTING CONDITIONS

The assembled team has invested considerable time researching the circumstances around the 9th Street Corridor - Massachusetts to Delaware reconstruction and revitalization project. At BG Consultants, Inc., we know how important it is for you to feel confident that your consultant has a full understanding of current issues found within the project site. Based upon our site visit and correspondence with City and Art Center staff, we feel that we are well-informed and do understand your needs. Below, we have outlined our understanding of the existing conditions within the project site.



The 9th Street Corridor is located in the Downtown Historical District and the North Rhode Island Historical District. It is adjacent to the environs of the East Lawrence Industrial District. Most of The Corridor is in the East Lawrence Neighborhood Association.

The following zoning districts exist in The Corridor:

1. CD - Downtown
2. GPI - Public Institutions
3. CS - Commercial Strip
4. RS5 - Single Family Residential
5. RS7 - Single Family Residential
6. RM24 - Multi Dwelling Residential
7. CN2 - Neighborhood Commercial
8. IG - General Industrial



Once east of New Hampshire Street, the current Ninth Street Corridor between Massachusetts and Delaware has few of the ArtPlace America Vibrancy Indicators.

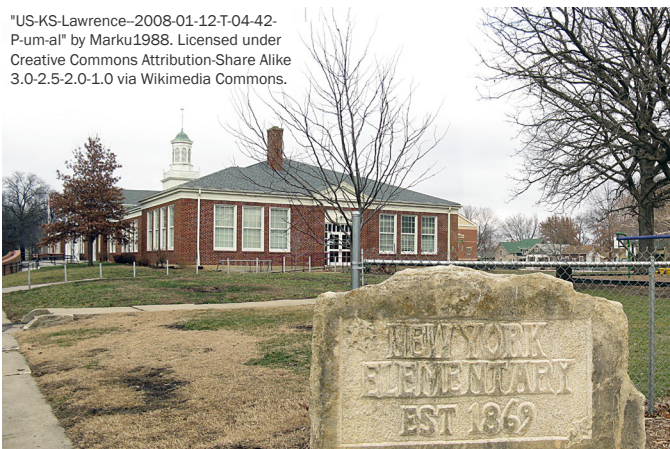
There is currently no obvious display of public art in the Corridor, but the potential is very strong due to revitalization efforts focused upon the strong cultural heritage of the community.

A rehabilitation project of the Lawrence Preservation Alliance, the Turnhalle Building is poised for its next adventure as a productive building within this area.

Recently renovated, the St. Luke African Methodist Episcopal Church has a rich history that appears to be headed into another century of being an important community asset. The Church was placed on the Register of Kansas Historical Buildings in 2001 to a large extent due to its connection with Langston Hughes.

Immediately east of the Church is the New York Elementary School. It is one of the two permanently operated USD 497 elementary schools located east of Massachusetts Street. This school was established at the 3.3 acre site in 1869 and serves students in first through fifth grade, along with a full-day kindergarten program. The present school facilities, built in 1937, are under renovation. The library renovation will create a space that will encourage broader use of the school by the neighborhood. These renovations assure New York Elementary School's future in the neighborhood for decades to come.

"US-KS-Lawrence-2008-01-12-T-04-42-P-um-al" by Marku1988. Licensed under Creative Commons Attribution-Share Alike 3.0-2.5-2.0-1.0 via Wikimedia Commons.



From Top: Turnhalle Building; St. Luke African Methodist Episcopal Church; New York Elementary School





These two institutions, the St. Luke African Methodist Episcopal Church and the New York Elementary school, regularly bring people into the 9th Street Corridor.

East of New Jersey Street, the service commercial area will enhance the ArtPlace Vibrancy Indicators in the “People Category” as people come to the area to work.

The businesses at the 9th and Pennsylvania intersection hold the promise to redevelop into future vibrancy indicators as well.



Over 8,000 vehicles a day travel The Corridor on the Massachusetts end to about 3,000 on the Delaware end. Recent projections by City of Lawrence Staff estimate 207 bike/pedestrian trips per day at projects at 9th and Connecticut, which makes up 6% of the bike/pedestrian mode share. The Lawrence Bicycle Ridability Map shows New Hampshire, Connecticut, and Delaware crossing The Corridor as “Roadways Suitable for all riders”. However, there is no designated bike route along 9th Street.

Regarding utilities and infrastructure, a major storm sewer brings stormwater into The Corridor from the west in a 36 inch diameter reinforced concrete pipe. This stormwater leaves The Corridor in a 4 foot by 4 foot reinforced concrete box culvert in the alley between Connecticut Street and New York Street. Another storm sewer is in The Corridor starting as a 15 inch diameter corrugated metal pipe at 9th and New Jersey and leaves as a 24 inch diameter corrugated metal pipe at Delaware. The entire Corridor is located in the Downtown Watershed.



There is a 24-inch sanitary sewer running from Massachusetts to the east to Connecticut Street, in The Corridor. At Connecticut it turns to the north and leaves The Corridor. Local collection lines cross The Corridor in each alley. There is main running in the Delaware Corridor.

There is a 12-inch waterline in The Corridor from Massachusetts to Vermont that becomes an 8-inch waterline the rest of the way to Delaware. 8-inch waterlines cross The Corridor at each crossing street. There is an 8-inch line and a 24-inch line crossing The Corridor at New York Street. There are 8 fire hydrants in The Corridor.



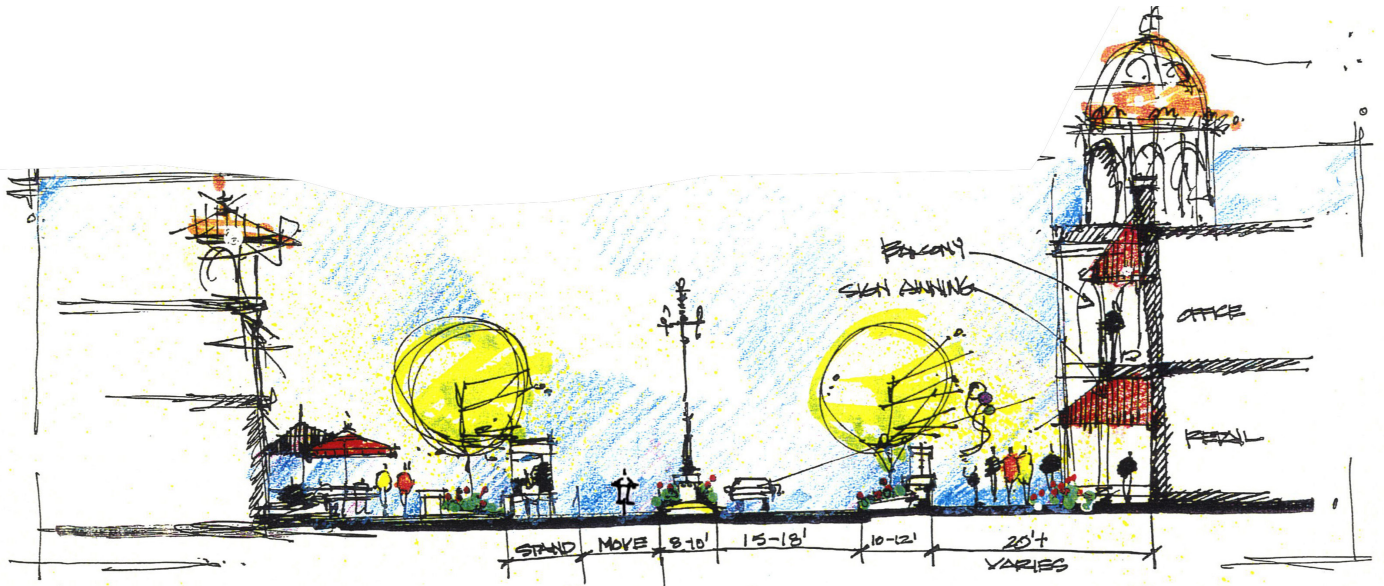
The Corridor street surface is primarily asphalt, with the exception of the brick pavement on New York Street and through the 9th and New York intersection and new Portland cement concrete pavement between Pennsylvania and Delaware. Pavement width varies from 50 feet on the west end to 30 feet on the east end. Accompanying the streets, there are existing sidewalks of varying ages, widths, and conditions on both sides of 9th Street throughout The Corridor.

There are no mapped floodplains in The Corridor.



There is approximately a 1 percent fall from the west to the east down The Corridor. The high point is the intersection of 9th and Massachusetts at about 847 feet above mean sea level the low point is the 9th and Delaware intersection at about 825 feet above mean sea level.





## PROJECT CONSIDERATIONS



**Engagement** - Engaging the neighbors from the beginning of the project process, through the project process and beyond the conclusion of the project process. This must be done in a non-arrogant and non-threatening, community building way. Where does the team put the community interaction and engagement events to maximize their effectiveness? We will focus on business leaders in The Corridor, neighborhood residents, City Staff, Art Center, the Lawrence Arts Community, and the University of Kansas. These stakeholders will help guide us by giving the local perspective on what will make this project successful.



**Building Project Consensus** - Lack of project communication among the various shareholders always builds separation and distrust which in turn destroys any project consensus. To build the project consensus, The Team must be compassionate and attentive listeners and speakers. The Team must listen deeply without judgment or reaction. The Team must refrain from creating discord amongst the stakeholders. The Team's job is to always keep the lines of communication open and available. The Team must endeavor to resolve all stakeholder conflicts, regardless of size. This is necessary for the project to be a success.

To reconcile conflicts The Team must be in touch with both sides of every issue. The Team must transcend conflicts because The Team cannot reconcile a conflict The Team is part of. A "Them and Us" mentality from the Team will simply not work.

**Consistent, Accurate, and Timely Communication with the East Lawrence Neighborhood Association** - Enough said.



**Sustainability** - Let us not create a place that does not sustain itself. Identify all of the tools the Corridor needs to be a sustainable success and The Team must then provide the tools. The Team brings ideas and experience from past projects. We will share with the stakeholders what has worked elsewhere and what has not worked elsewhere.

**Green** - The tools must get to sustainability in a green way. For example, the Corridor may desire a zero carbon footprint. How close can we get to accomplishing this goal and over what time period?

**Complete Street** - How do we accommodate a complete street multi-modal cross section in a progressively narrowing right-of-way?



**Housing Ephemeral Art** - Public sculpture in the corridor and performance space. Where do we put the space? Do the observers sit or do they stand? Are we inside or are we outside? This all plays back to creating place. The Corridor is flexible. Large and small places are both needed. Inside and outside spaces are needed to create more opportunities for more people and more business. This all drives more visits for residents and tourists.

**Prioritize Art Opportunity Locations** - Who gets the best locations and how do we decide? The stakeholders will decide.



**Amusement** - We need to amuse the Corridor visitors. If no one is amused, no one comes back and the Corridor will cease to exist in any practical way.

**Constructability** - Is it physically possible and practical to build what we want? The plan, direction, and ideas we develop need to be implemented in a phased plan within the budgets for the City and Art Center. The Team's past work indicates our projects are not just designed, but are also successful built projects.

**Evening Lighting** - Do we create a festive atmosphere after dark with lighting or will the lighting negatively impact the neighbors? Lighting needs to be controllable and flexible. One level of lighting is needed on a typical summer night. A different level of lighting is needed if a neighborhood festival is taking place. Lighting needs to be able to change, even down to the ephemeral display areas as the art will change and the performances will change.



**Vibrancy Indicators** - How do we enhance the ArtPlace vibrancy indicators? This will key how we focus the process and what our design charrette will focus on. It is driven by people socializing and people participating in meaningful activities in an experience they value.

**Place Making** - Place making has been done on for a long time. We need to do it without reinventing the wheel. We do need to pass along a "made place" usable by several future generations.



**New York Elementary School** - Coordinate The Corridor planning with UDS 497's vision of an expanded role for New York Elementary School in the community.

**Access and Linkages** - How does the rest of the Lawrence community access The Corridor? How can we ease that access? The Corridor is near the heart of Lawrence.

**Comfort and Image** - To encourage Corridor users to stay, The Corridor must be perceived to be a comfortable and safe area. The Corridor must be litter free and recycling opportunities be made available.

**Landscaping** - How and where do we incorporate eye pleasing landscaping gardens into the experience?



**Sociability** - Parents and grandparents pushing strollers through the Corridor. Two 15 year olds on their first date under the star-like LED lights on a balmy summer night. People come to idle away a lunch hour and soak up some sunshine. People show up after work to eat, drink a beer and spend some money.

**Users** - How do we persuade 75 percent of the Lawrencians to make a trip to The Corridor in a year's time? How do we persuade 8 out of 10 out of town visitors make it to The Corridor during their visit?

**Utilities** - Accommodate The Corridor enhancements with minimal adjustments to utilities located below the ground surface.

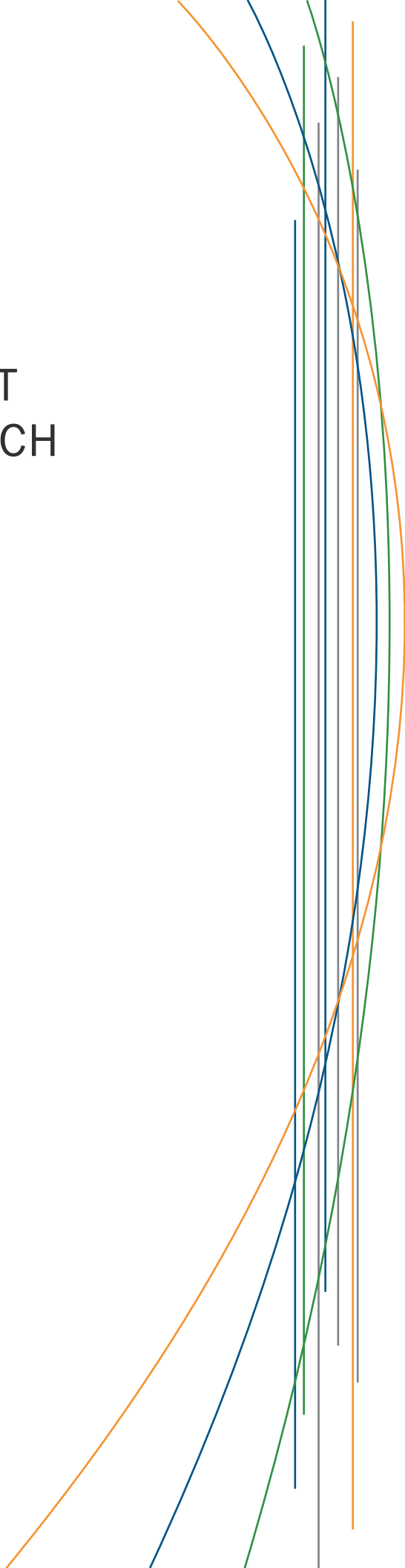


**Electrical Power** - Can electrical power be relocated underground?

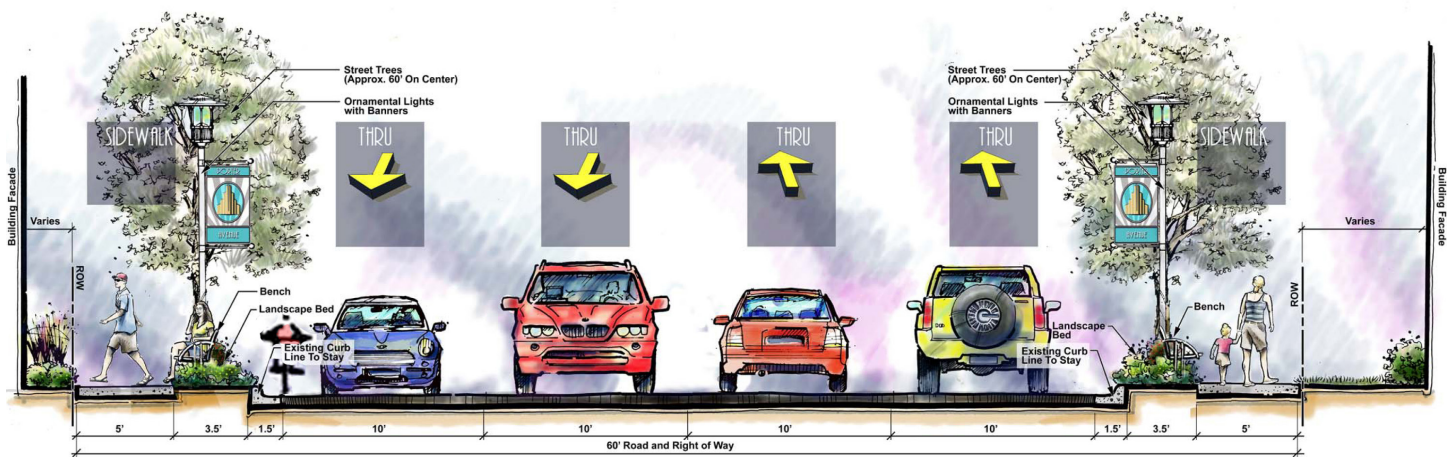
**Zoning** - Can the project be constructed within the confines of the existing zoning? Is a goal of "no zoning changes" a double goal?

**Access During Construction** - How do we maintain access to adjoining properties during construction?

# 03 PROJECT APPROACH







## PROJECT APPROACH

### Streetscape Design

**Ochsner Hare and Hare** will focus on Redevelopment, Creating Momentum, Place Development and Business Success, creating a place that will revitalize the 9th Street Corridor. The firm will provide the site analysis work with stakeholders to develop a list of wants and needs along with programming of the spaces within The Corridor. Ochsner Hare and Hare proposes a design charrette to develop design ideas with the stakeholders in a quick and concise way. The design charrette develops momentum that will lead to stockholder buy-in and implementation of the project. The design charrette examines infrastructure, gateways, artwork identification and sculpture placement.

With a wealth of experience developing project themes around the arts, Ochsner Hare and Hare is experienced developing place identity and creating spaces that are functional and aesthetic through placement of the art.

**Public Art & Practice** will assist the Lawrence Arts Center Staff with public art master planning and then aid in acquiring and curating selected art pieces. The Public Art Master Plan may provide the organizational structure which in turn facilitates the selection and placement of public art, both during this project and in the future. The Public Art Master Plan will contribute a sense of citizen ownership and pride in public facilities and spaces. It will also promote Lawrence's unique qualities, character, cultural heritage, history, pride and sense of place and ultimately promote economic development and neighborhood revitalization.

**candid marketing + communications** will lead the way on the communications work and building consensus with the many project stakeholders. Building trusting relationships among the many stakeholders will be absolutely crucial to the success of this project.

**Dale Nimz** will provide the project historic preservation insights.

**BG Consultants** will design the engineering aspects of this project, including concrete design, sidewalk and bicycle lane design, stormwater design, utility relocations, electrical and lighting design, access management, Complete Streets aspects, signage, traffic control and construction sequencing.

We all know that the considerations that go into streetscape design are considerable and varied. A part of the Burroughs Trail could be a part of the streetscape. Colored, textured or stamped concrete are on the table for discussion. A storm water inlet can become an artistic statement. Sanitary manholes covers be color coordinated. However, with our assembled team, we can cover all necessary aspects and will design a successful enduring streetscape project for the 9th Street Corridor.

### **Sustainable Plan for Permanent and Ephemeral Art and Cultural Events**

Public Art & Practice will lead the way here by providing the Public Art Master Plan. Public Art & Practice's primary role as Art Consultant is to assist project leadership in creating and implementing this Public Art Master Plan. A Public Art Master Plan builds on past community efforts and uses a step-by-step approach to organize a creative and effective Public Art Program. This addresses current art needs, as well as encourages future public art projects, with the ultimate goal of visually enhancing spaces along The Corridor.

As an additional optional service, Public Art & Practice is also qualified to manage art commissions and acquisitions after finishing the Plan.

### **Public Meetings to Engage Neighbors, Real Estate Owners and Other Stakeholders in Design Process**



We know that public engagement is the heart of this project. If there is not a consensus as to what to do in The Corridor, the project will never become a reality. While consensus regarding design is an important part of the project, it is only a part of a larger consensus that must be developed. Our team will work together to ensure meaningful public involvement in the entire project development process.

The existing process suspicion and claims of process insensitivity must be eradicated. The only way this comes about is through developing real human relationships among the stakeholders. To get this project out of the starting blocks, there must be consensus and respect for the entire planning process. It is crucial that the stakeholders feel a sense of participation in the master planning process.

The master planning process will likely go beyond this specific development project. Typically, there are insufficient financial resources to make the desired streetscape happen with one project. As funding becomes available, there will likely be several projects over the years that further develop The Corridor.

candid marketing + communications will lead here, providing the public relations skills needed to engage various project stakeholders and find out what they want and do not want out of this projects. BG Consultants; Ochsner Hare and Hare; and Public Art & Practice are all available to assist candid marketing + communications with technical aspects of the project discussions. With BG Consultants' staff located in Lawrence, team members will always make themselves available for one-on-one conversations with stakeholders. These conversations often aid in developing the relationships needed to begin building the trust between stakeholders and the project team. Once trust is established, it tends to lead to genuine project consensus.

### **Provide Engineering Design and Construction Plans for Geometric Improvements in 9th Street with Bidding Phase Services**

BG Consultants will provide the engineering aspects of this streetscape design. Familiarity with the City of Lawrence's regulations and requirements allow engineers to create the best customized design for Lawrence. A recent example of our work is the recently bid 23<sup>rd</sup> and Iowa Street project in Lawrence. Bidding Services are discussed later in this proposal.

Once a consensus is reached among the project stakeholders on how to proceed, this aspect of the project will be the nuts and bolts of putting a public works project together to be bid and constructed.

### **Integrate All Artistic Elements into the Infrastructure**

Regardless of size, a successful Public Art Program requires permanent, experienced staff (Lawrence Arts Center) or the cost-effective services of a professional public art consultant such as Public Art & Practice to integrate the artistic elements into the project infrastructure.

One of Public Art & Practice's project roles in this project is to assist The Team leaders in integrating artistic elements with the infrastructure once consensus has been achieved. The Team does not include a pre-selected artist or artists. It is not our role to select the artists. The artists under consideration for providing the public art will be determined as a part of the project consensus.

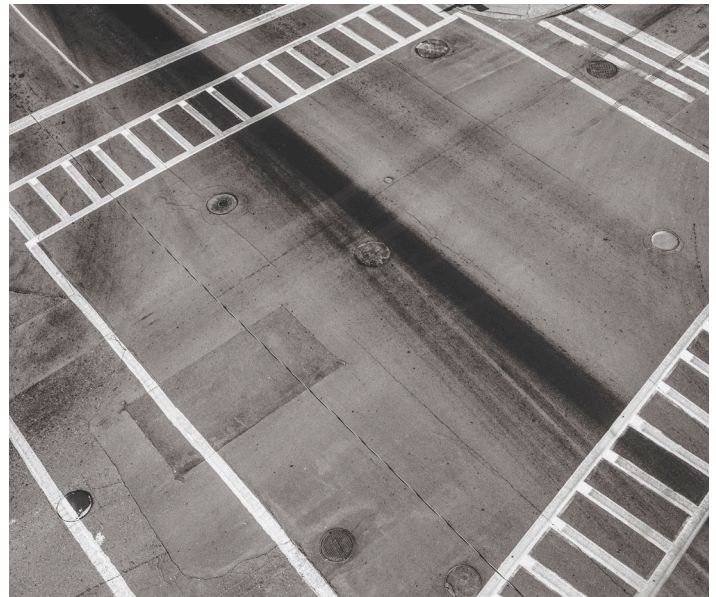
However, Public Art & Practice can assist the stakeholders selecting the artist(s) for the project. Once the stakeholders have selected the artists, Public Art & Practice will work directly with Ochsner Hare and Hare and BG Consultants in the matter of getting the art features securely installed in The Corridor. Artistic elements can be individual works of art, artistic elements of the streetscape, artistic performances, artistic activities and arts driven events.

### **Provide for Vehicular, Pedestrian and Bicycle Traffic**

BG Consultants, with a Complete Streets design, will create spaces for vehicular, pedestrian and bicycle traffic to safely pass through the project Corridor. This design will be created as a part of the stakeholder project consensus. If a design element is not in the stakeholder consensus, it is not in the design.

This design will be done to accommodate the public art work in the Public Art Master Plan. These accommodations will be for both art installed now and art to be installed at a future time. Ochsner Hare and Hare will provide any landscaping design that is a part of the stakeholder consensus.

This Team understands that while the design of the vehicular, pedestrian and bicycle passageways is an important part of the project development it is not the focus of the project development. The focus is designing a project that turns the project stakeholders vision into reality.



### **Create a Public Meeting Schedule and Publicize the Meetings**

These meetings will be the responsibility of candid marketing + communications. candid will set up the meetings and publicize the meetings through traditional and new media methods. candid will notify the community and the other team members of the meeting schedule. Traditional media refers to print, mail, radio and television. New media includes the many and varied forms of Internet and social media and communication tools.

To develop a real and lasting consensus, it will take several public meetings. Substantially limiting the number of public meetings is not the place to save time and money throughout the project development process.

### **Develop the Public Information Plan for Neighborhood Input and Design Collaboration**

candid marketing + communications will provide open house-type interactions with the neighborhood. Members of the various project design teams will be present for the interaction. Individual members of the neighborhood will also have the option to visit on a one-on-one basis with design team members. If it is a more satisfactory option, the design team can meet with a group of the neighbors as well. Input from the neighborhood will be a factor in making design decisions.



Keep in mind stakeholders are all not alike. There will be stakeholders comfortable discussing the project in public information gathering and sharing environments. There are other stakeholders that are not at all comfortable with this arrangement. These stakeholders may need a more private one-on-one conversation over a cup of coffee to feel comfortable talking about their specific project interests.

This Team knows consensus building does not come easy. The root of effective listening does not come easily. It is hard work. We must be both attentive and interactive listeners at the same time.

If we speak, we speak to ask the stakeholder questions. We know we must be alert to nonverbal cues. We do not interrupt when the stakeholder is speaking. We listen in an environment where the stakeholder can think clearly and avoid interruptions. We write down the salient points the stakeholder makes in the stakeholder's presence. That allows the stakeholder to sense we are serious about remembering what we being told.

We look the stakeholder in the eye. Research has shown when we look a stakeholder in the eye we are perceived as trustworthy and honest.



### Topographic Survey

BG Consultants will provide the design topographic survey. This service will provide the topographic survey used to develop the project. The topographic survey will produce a 1-foot interval contour map over the project corridor. The project corridor will be up to a 100 foot wide strip along either side of the present right-of-way. The topographic survey will locate all physical features in the project corridor, establish horizontal and vertical control, locate all above ground topographic features and determine the location of known below ground features.

The various corners of Section 31, Township 12 South, Range 20 East will be used to monument the project.

When the 9th Street alignment is determined, the Points on Tangency will be established and referenced and tied to the aforementioned section monumentation.

A benchmark will be set near each end of The Corridor and near the middle of The Corridor.

Surveys and project coordinates will tie into the Kansas State Plane (North Zone).

A Right-of-Way boundary survey will locate in the field the limits of the existing 9th Street right-of-way.

### Project Plan and Profile

BG Consultants will provide the plan and profile design of 9th Street. This will include the plan and profile of the complete street pieces, the 9th Street pavement, the bicycle lanes and the pedestrian sidewalks. The centerline of each of these Complete Street pieces will be tied to the Section 31 monumentation.

### Intersection Geometrics and Design

will be done by BG Consultants. Existing and future traffic counts (vehicular and bicycle), accident intersection crash history and neighborhood input will drive the design of the intersection geometrics. Ochsner Hare and Hare will be available to design any landscape upgrades the community may want as a part of the intersection design. Intersection designs are created and evaluated using AutoTURN and Synchro 8 software.

Intersections can be great places for public art. If the project consensus dictates public art at an intersection, the public art will become part of the intersection.

If the consensus is for a roundabout at one of The Corridor intersections, the roundabout design will be become a part of The Corridor design.

### Stormwater Design

will be done by a BG Consultants in-house Professional Engineer and FEMA Certified Flood Plain Manager. Stormwater design software used will be selected from Carlson Hydrology, Carlson Design, AutoCAD, Hydraflow Hydrographs, StormCAD, HEC-HMS and HEC-RAS. Fortunately there are no major waterways to cross. Significant stormwater does not flow onto The Corridor from outside The Corridor. There is a nice slope from the west to the east in The Corridor that is favorable to efficient removal of stormwater.

What about a stormwater activated artwork in a decorative swale? It makes one artistic statement when it is dry and another when stormwater is running through it.

### Erosion Control Plan

BG Consultants will provide the project Erosion Control Plan that will keep the project in compliance with the provisions of the Federal Clean Water Act. This effort will include a detailed stormwater Pollution Prevention Plan for inclusion in the Final Plans.



Silt fences are a canvas awaiting the painter's creative brush strokes. Geo-textile erosion control blankets in neon yellow. What is a great color for a storm drain fiber roll?

### Legal Descriptions for Right-of-Way

BG Consultants will provide the legal descriptions for additional right-of-way or temporary easements, if these documents are needed. These descriptions will be tied to the section monumentation in Section 31.

### Utility Plans and Utility Coordination Meetings

BG Consultants will meet with each utility owner with a utility located in The Corridor to secure an accurate description and location of each of these utilities. When the project plans have been sufficiently developed to accurately define the impact on each utility, BG Consultants will meet with each utility and review the impact. Agreements will be made with the utilities needing to be relocated. These agreements will indicate where the utilities can be safely relocated and establish a deadline for having the utility moved. There is a plethora of overhead power lines in The Corridor. We must investigate the feasibility (cost and construction) of burying these lines.

### Preparation of Construction Cost Estimates

BG Consultants, Ochsner Hare and Hare and Public Art & Practice will work together to create estimates for the cost of the art, construction and other enhancements to be placed in The Corridor. Estimates will be for this project and for the cost of executing the remainder of the Public Art Master Plan.

Estimates will be made at least at 25 percent, 50 percent, 75 percent, 90 percent and 100 percent of design completion for The Corridor project.

Given the need to stay within budget, estimates can be provided as often as is required to get this done. The Team understands the propensity for the enthusiasm for an existing project like this to overreach the project resources. You will have budgets on a schedule that will allow the project to stay within budget.



### Complete Street Features

BG Consultants and Ochsner Hare and Hare will provide the Complete Street features. This is a major piece of the design service. Our Complete Street design will allow neighborhood children to safely travel The Corridor to get to and from school. Parents safely travel The Corridor to get to work. Our Complete Street design will bring neighbors together and draw visitors to Corridor. Our Complete Street design will not be the design that moves the most vehicles at the highest rate of speed through The Corridor. It will not be the most efficient, but then The Corridor is not I-70. Our Complete Street design will be a design for all ages, from toddlers to grandparents. Our Complete Street design will be for pedestrians, for bicyclists, the delivery truck, the family SUV and the Lawrence Transit bus. You might even be able to ride your horse through The Corridor.



The designers will use the entire right of way to accommodate each of these modes of transportation. This means The Corridor will be safer for drivers, transit users, pedestrians and bicyclists.

### Street Lighting Plan

will be accomplished by BG Consultants, Ochsner Hare and Hare, Public Art & Practice with an assist from candid marketing + communications. Street lighting will be both functional and place making. BG Consultants will provide the technical design of The Corridor lighting plan. This level of lighting will allow the user to see after sunset and provide a level of physical security to the area. Ochsner Hare and Hare and Public Art & Practice will provide the “Wow!” lighting that will make The Corridor a place and a special destination.



candid marketing + communications will meet with the neighborhood to develop consensus for The Corridor light plan for The Corridor. The neighbors will get to see The Corridor lighting every night so they will have the major input into the lighting design.

### Prepare Permit Applications

BG Consultants will also prepare the NPDES construction Notice of Intent for compliance with the federal Clean Water Act Compliance. BG Consultants can file the completed application with the Kansas Department of Health and Environment or the City may elect to make this filing.

### Construction Sequencing and Traffic Control

BG Consultants will create a construction sequencing plan that will allow the project to be constructed with minimal neighborhood impacts. A traffic control plan will be created for each phase of the construction sequence. It is anticipated this aspect of the project will be of substantial interest to the project neighbors, even those neighbors located several blocks away. Rather than speculate how this will all play out, The Team recognizes the need to listen closely to the neighbors on this particular project detail. Our role is to solve problems for the City and the Art Center, not create problems for them.

### **Lawrence Douglas County Planning Office, Historic Resources Commission and Cultural Arts Commission Processes**

These agencies will review the project in light of their respective interests. All four members of The Team will assist with the review. In addition, our team has as a resource person, Dale Nimz, a locally prominent historian to assist in the development of the submittal. Dale will assist when the matter is heard by the various advisory commissions and offices.

### **Pavement Design**

Pavement will be designed by BG Consultants using the City Standard designs and the AASHTO Pavement Design Guide where applicable. There are all sorts of opportunity for artistic expression with colored, stamped or textured paving surfaces.

### **Issue Calls for Public Art and Curate Public Art**

Public Art & Practice will lead the effort for this piece of the project. Public Art & Practice will issue the Call that is consistent with the Public Art Master Plan. Adhering to the Public Art Master Plan will facilitate the selection and placement of public art. Adhering to the Plan will contribute a sense of community ownership and pride in the selected public art and spaces while promoting Lawrence's unique qualities, character, cultural heritage, history, pride and sense of place. When done correctly, these efforts will ultimately promote economic development and a degree of neighborhood revitalization.

As a matter of intentionality, The Team does not have any artists. We do not see it be our role to team up with an particular artist. What if the artist fell into disfavor with the shareholders? If the community selects the artists, there will be real sense of community ownership and pride in the resulting selected art work.

If requested to do so, Public Art & Practice will provide guidance and advice regarding future acquisitions and managing existing acquisitions.



### **Coordinate with Existing Corridor Development**

All of The Team players and stakeholders will participate in this work. We must inventory the development in The Corridor and then really develop an understanding of what it is. Once that understanding is in place we can begin to develop and coordinate our Corridor development ideas. We then discuss these ideas with the neighbors and stakeholders. The goal is to use as much of the existing Corridor development as the stakeholders see fit to use. Coordinate the new with what is left of the old.

### **Public Meetings and Presentations**

are where we tell the interested public what is happening with the project. It is one of the project communication tools so candid marketing + communications will be leading the effort with the remainder of The Team playing supporting roles. Keeping the project before the public as it develops is one of keys to public acceptance. The Team sees the public meetings and presentations as one more tool we can use to develop the stakeholder consensus as to how to proceed. The Team does not see these meetings as an opportunity to show off our PowerPoint skills.

### **Construction Bidding Phase**

services will be provided by BG Consultants and will consist of getting the plans and specifications to the various plan rooms frequented by potential bidders. A pre-bid conference will explain the bidding and construction process for what will likely be a unique project. Bidder questions will be answered and distributed to all planholders. Addenda clarifying plan or specification matters will be issued as needed.

The Team can provide bid evaluation and review services and an award recommendation if requested to do so.

# I. REQUIRED QUALIFICATIONS

## **Experienced Leading Artists, Landscape Architects and Engineers in the Context of Public Art Commissions, Walkable Communities and Projects in the Public Domain**

### **candid marketing + communications**

candid marketing + communications was established in 2005 and has more than 17 years of public relations, marketing and communication experience. candid marketing + communications has a history of creating uniquely creative and collaborative community engagement and public information campaigns resulting in a solidly built project consensus. candid marketing + communications recently led the successful community consensus building effort for Downtown Lee's Summit Streetscape and Public Art Installation project.

### **Public Art & Practice**

Public Art & Practice has been developing public domain art projects since 2004. Since its creation in 1978, its sister corporation, Boody Fine Arts, Inc. has concentrated in planning and managing corporate, public and private art collections. About ten years ago, the company received an increasing number of inquiries from public officials and design professionals throughout the country requesting assistance in developing a Public Art Program and coordinating individual public art projects. In response to these needs Public Art & Practice was created to develop, manage and implement Public Art Master Plans and individual public art projects.

As a direct result Public Art & Practice offers consulting services to public officials, planners and private developers interested in incorporating public art as a feature into their development projects. Regardless of its size or its scope, a successful public art program requires a permanent, experienced staff or the cost-effective services of a professional public art consultant.

Public Art & Practice's services can begin with the Public Art Master Planning process and continue through installations and dedication ceremonies or the services can be administering the acquisition or commissioning of a work of art.

Public Art & Practice is an experienced and savvy public art developer whose depth and breadth of experience will serve the Lawrence community well.

### **Ochsner Hare and Hare**

Ochsner Hare and Hare qualifications are exhibited through the firm's considerable experience with outdoor spaces for performance and digital projections. Aksarban Village, Legends at Sparks Marina, Legends at Village West and Shadow Lake Towne Center are all created spaces for large and small gatherings creating niche spaces for small conversations or large view platforms.

Ochsner Hare and Hare is experienced in the design of streetscape and transportation enhancement projects. The work ranges from small scale street tree plantings and decorative paving to median and right-of-way plantings along high speed thoroughfares.

Ochsner Hare and Hare recognizes the use of sculpture in the landscape can make a powerful statement and be a defining element in a project. The placement and incorporation of the sculpture in space is crucial to its impact to the project. Ochsner Hare and Hare has a wide and varied experience in the placement of sculpture in the landscape and the design of the landscape that surrounds the sculpture. Ochsner Hare and Hare has a wealth of experience collaborating with artists, contractors and owners to help shape their vision for a space and then turn that vision into reality.

Ochsner Hare and Hare knows creating great civic spaces is key for any thriving community. Having public civic spaces which are active, usable, comfortable and economically viable for the community are important in not only improving the quality of life for the residents, but also as a representation of the community as a whole. Ochsner Hare and Hare has extensive experience



in creating landmark civic spaces that create the sense of community while meeting the needs of the community's residents. From conceptual design through construction, Ochsner Hare and Hare understands the elements of aesthetics, functionality and economy that must be considered to create great civic spaces.

#### **Dale Nimz**

Dale is an experienced, Lawrence based historic preservation advisor having recently completed a dozen historic preservation projects in the area. Dale is also a respected member of the faculty of the School of Urban Planning/Architecture at the University of Kansas

#### **BG Consultants, Inc.**

BG Consultants has developed several walkable community projects ranging from multi-use paths in several Kansas communities to Safe Routes to School in other communities.

BG Consultants has been developing projects in the public domain since 1976. All public projects have a basic civil engineering component. The civil component maybe the entire project or it may an ancillary service supporting a grand public project. It is 38 years of existence BG Consultants has developed successful civil projects all along this project spectrum. Many of these projects can be found in Lawrence and Douglas County. BG Consultants understands while the civil design work is not the essence of this project, it is a necessary part of the project.

BG Consultants understands the very real political and financial pressures faced by those developing public projects in public arena. There seems to always be a element of suspicion and distrust that must be managed. There is never enough funding available. BG Consultants knows and understands this milieu.

Please note the project resumes in the Appendix highlight in more detail The Team's experience in these matters.



## Experience Integrating Complete Street Values and Concepts, Innovative and Leading-Edge Pedestrian and Bicycle Strategies and Deliver Quality Public Infrastructure



BG Consultants complied with the City of Lawrence directive to include Complete Street design elements to the extent possible on all street design work during the last several years. BG Consultants has designed several miles of multi-use paths in Kansas. These multi-use paths are designed to accommodate pedestrians, bicyclists, in-line skaters and skate board users.

BG Consultants has prepared Safe Routes to School improvements in several Kansas communities. The purpose of these projects is to get elementary school students and parents to feeling good about students walking or biking to school.

Ochsner Hare and Hare and BG Consultants have been delivering quality public infrastructure for decades in Lawrence. Recent BG Consultants work in the community includes the design of the 23rd and Iowa intersection. Ochsner Hare and Hare's claim to fame in Lawrence is none other than the original University of Kansas landscape plan created in 1928.

### Experience Working with Arts and Cultural Nonprofits

Public Art & Practice provides this expertise for our team. Public Art & Practice experience has taught them over the years that working with arts and cultural nonprofit organizations and quality public art

creates memorable images which advance economic development efforts, visually communicates a community's image to the outside world, and enhances civic pride. As we experience public art we create a deeper appreciation and interaction with the place we visit. Experiencing public art makes our urban areas more livable and more visually inspiring. This experience helps us remember the past, explore the future, honor an ideal and express our values to others and ultimately to ourselves.

The implementation of a good Public Arts Master Plan will provide a stronger identity for the Lawrence community, enhance our economic development opportunities by attracting new businesses and retain key personnel in the community. It creates iconic/placemaking markers which can be used in branding efforts, orientation aids, navigation and wayfinding efforts. It will promote cultural tourist visitations and provide attractive and interesting public areas for Lawrencians to gather. This is placemaking.

The Knight Foundation's 2010 third annual Soul of the Community study conducted by Gallup, Inc. says, "...the drivers that create emotional bonds between people and their community are consistent in virtually every city and can be reduced to just a few categories. Interestingly, the usual suspects — jobs, the economy, and safety — are not among the top drivers. Rather, people consistently give higher ratings for elements that relate directly to their daily quality of life: an area's physical beauty, opportunities for socializing, and a community's openness to all people."

In addition, the report notes, "When examining each factor in the study and its relationship to attachment, the same items rise to the top, year after year:

Social Offerings #1 — Places for people to meet each other and develop the feeling people in the community dearly care about each other.

Openness #2— How welcoming the community is to different types of people, including families with young children, minorities, and talented college graduates?

Aesthetics #3 — The physical beauty of the community including the availability of parks and green spaces.

These were the Key Drivers of Community Attachment in 2010. The Team's approach and experience dovetails nicely with this information.

***" people consistently give higher ratings for elements that relate directly to their daily quality of life: an area's physical beauty, opportunities for socializing, and a community's openness to all people. "***

***- the Knight Foundation  
2010 Soul of the Community Study***

### Streetscape Experience that Engages the Community at a Grass-Roots Level

Public Art & Practice- First National Bank of Omaha. Two city blocks of the Bank's downtown campus were returned to green space, a unique sculpture park was created and a wonderful gateway into the Central Business District was given to the City by First National. As the Bank's art consultant and project manager, Public Art & Practice assisted in assembling a team of design professionals, coordinated the multiple site master planning process (sites are now titled Pioneer Courage and Spirit of Nebraska's Wilderness) and have continued to manage and oversee the implementation of the master plan for the last 10 years.

Being the first professional retained for the project, Public Art & Practice assisted in the selection of the landscape architect and administered the artist selection process. In addition, Public Art & Practice was involved with the contract negotiations, securing insurance policies, visiting artist studios and foundries, documenting project progress, reviewing invoices, providing installation oversight and securing waiver of liens. The master planned, five-city-block gateway into downtown Omaha has 123 bronze works of art installed to date. The selected team included internationally renowned landscape architect Jim Reeves of JVR and Associates and three of the nation's leading bronze sculptors Blair Buswell, Ed Fraughton and Kent Ullberg.

Master plans for these two interrelated public art areas created an environmental sculpture intended for direct interaction between visitors and the art. This allows the public to be a participant in the monument's history through touching the art, walking around it and even sitting on some of the smaller animals and birds. Individual works making up the monument are 1¼ life size and cast predominantly in bronze, creating a uniform appearance and continuity between the two sites and three artists. The sites and the connector art depict life on the morning of May 21, 1841 – a wagon train leaves Omaha and proceeds along a dry creek bed (Pioneer Courage). The commotion disturbs a nearby group of bison and flushes a flock of geese from a nearby pond (Spirit of Nebraska's Wilderness).

### Nationally or Internationally Recognized Experience with Public Art Installations Working within the Context of Urban Cultural Districts

Please note Public Art & Practice's previous response; it is relevant here as well.

### Experience Working with City Engineers to Complete Public Art Projects that are Fully Integrated into City Infrastructure

Please note Public Art & Practice's previous response; it is relevant here as well.

The City of Hutchinson expressed to Ochsner Hare and Hare the need for a major gateway element to make a positive "first impression" for the Hutchinson community. Ochsner Hare and Hare proposed a gateway to be located at the intersection of K-61 Highway and 30th Avenue that will be backdropped by an abutment of the new pedestrian bridge crossing Highway 61. The gateway incorporates architectural elements that are reflective of the unique architectural character of Hutchinson's downtown.

Ochsner Hare and Hare provided initial conceptual design and presentation graphics for City approval. Currently, gateway design development plans and construction documents are being developed in coordination with City staff.



BG Consultants has assisted several Kansas communities develop downtown streetscape projects with public art features included in the construction of the streetscape.

### Experience Curating and Administering Public Art Selection Processes.

Public Art & Practice curated and administered the public art selection for the renovation of Bayless Park in Council Bluffs, Iowa. Public Art & Practice assisted the City in the selection of internationally acclaimed artist Brower Hatcher and curated the Wellspring and Oculus pieces.

Public Art & Practice curated and administered the public art selection for the Mid-America Center in Council Bluffs, Iowa. Public Art & Practice assisted the City in the selection of artists Jonathan Borofsky, Jun Kaneko and William King. Pieces curated were Borofsky's Molecule Man and King's Sunrise, Circus and Interstate.

Public Art & Practice curated and administered the public art selection for the 24th Street Bridge over Interstate 80/29 in Council Bluffs, Iowa. Public Art & Practice assisted the City in the selection of artist Albert Paley. The piece curated was Paley's Odyssey, a split sculpture that appears on each end of the 24th Street Bridge.

Public Art & Practice curated and administered the public art selection for two Downtown green spaces in Omaha, Nebraska. Public Art & Practice assisted the First National Bank (the art donor) select of artists Blair Buswell and Ed Fraughton. Pieces curated were *Pioneer Courage* depicting a family going west in a wagon train and *Spirit of Nebraska's Wilderness* which depicts a herd of bison and a flock of geese.

### **Experience Creating Outdoor Art Infrastructure Capable of Hosting Multi-Media Installations, including Performance and Digital Projection**

Ochsner Hare and Hare created the outdoor entertainment features in Arksarban Village in Omaha.

### **Experience with Projects Placing Artists as the Primary Collaborators in Urban Planning and Design Projects**

Public Art & Practice and the renovation of Bayless Park in Council Bluffs, Iowa. Internationally acclaimed artist Brower Hatcher was the primary collaborator with Public Art & Practice leading to the success of the renovation of Bayless Park.

Public Art & Practice and the creation of the Mid-America Center in Council Bluffs, Iowa. Artists Jonathan Borofsky, Jun Kaneko and William King were the primary collaborators with Public Art & Practice on this visually striking project.

Public Art & Practice and the public art project on the 24th Street Bridge over Interstate 80/29 in Council Bluffs, Iowa. Artist Albert Paley was the primary collaborator with Public Art & Practice leading to the creation of the awesome entry into Council Bluffs on I-90/29 from the east.

Public Art & Practice and the placement of art in Downtown Omaha green spaces funded by the First National Bank. Artists Blair Buswell, Ed Fraughton and Kent Ullberg were the primary collaborators with Public Art & Practice on this visually inspiring project.





## II. SUBMITTAL COMPONENTS

### Unique Qualifications - Demonstrate the Ability to Meet the Required Qualifications

#### **candid marketing + communications**

candid marketing + communications has provided the community communication services for public art projects in Downtown Lee's Summit and community branding in North Kansas City, Missouri.

**Public Art & Practice** has extensive experience and qualifications in both acquiring, curating and administering art in public places. The firm's recent successes with public art projects in Council Bluffs, Iowa and Omaha Nebraska points to positive project impact this extensive experience and these qualifications deliver to create a quality project.

Public Art & Practice began in 2004 as a vision of Boody Fine Arts, founders, Steven and Diane Boody. Since its founding in 1978, Boody Fine Arts, has concentrated in planning and managing corporate, public and private art collections. About ten years ago, after the company received an increasing number of inquiries from public officials and design professionals throughout the country requesting assistance in developing a Public Art Program and coordinating individual public art projects. In response to these unmet needs, Steven and Diane Boody formed a new company, Public Art & Practice to develop, manage and implement Public Art Master Plans and individual public art projects.

Public Art & Practice offers consulting services to public officials, planners and private developers interested in incorporating public art as a feature in their development projects. Services begin with the Public Art Master Planning process and continue through installations and dedication ceremonies or just administering the acquisition or commissioning of a work of art.

**Ochsner Hare and Hare's** extensive portfolio of successful projects in the greater Kansas City area indicate the firm is qualified to provide the landscape architecture design elements The Corridor project will need to be successful.

**BG Consultants** has a long and successful history of local project involvement having delivered quality street, stormwater, sanitary sewer and water supply project designs for the City of Lawrence. This long and successful history indicates BG Consultants is qualified to provide the civil engineering services this project needs. BG Consultants provides the Professional Traffic Operations Engineer for the project. One current member of the Lawrence Traffic Safety Commission is a BG Consultants engineer. Two other engineers have served on the Traffic Safety Commission. Another BG Consultants engineer serves on the Lawrence Bicycle Advisory Commission and is a recent graduate of the National Safe Routes to School training program.

The Team's historian will be Lawrencean **Dale Nimz**. Dale has a long history of working with historical preservation projects in Lawrence. This experience will be valuable on this project with the existence of both the historic Turnhalle Building and the historic St. Luke African Methodist Episcopal Church in the project corridor.

Dale has also served on the Lawrence Sustainability Advisory Board (2011-present), the Lawrence Preservation Alliance, Board of Directors (2009-present), the Kansas Preservation Alliance, Board of Directors (2006-2009) and the Lawrence Historic Resources Commission (1993-1999), Chair (1995).

Dale sees historic preservation as a broad-based effective technique into the movement to build a sustainable society. Dale's knowledge of local history and architecture combined with an understanding of how to apply sustainable design in redevelopment will be relevant for this project.

His experience in Lawrence specific public participation processes and rituals will be an essential asset to this project.

### Project Understanding and Approach

The primary purpose of this project is to create a street improvement that is also a special place in Lawrence, Kansas. The place will be special because it is a creative place. A place where creation takes place, a place where past creation is available for public enjoyment and a place that is a destination in the community. It is a place people want to be.

Having said that, The Team realizes placemaking is not as easy as it may sound. Merely building a new streetscape that looks good will not revitalize The Corridor and create place. We have to look at multiple opportunities to bring people to the site. There need to be ample opportunities for people to come to The Corridor to make it a success. The Team understands we must look at the entire economics of the streetscape in developing the place.

Finally, we acknowledge that without buy-in from the neighborhood and stakeholders, there will be no successful placemaking. Building buy-in starts the very first day we work on the project.



The gateways to The Corridor are very important as access and linkages to the rest of Lawrence. We must let people know they have entered a new place, somewhere special and an area you want to continue to come time and time again.

The Corridor needs to be Landscape. Development of softscape/landscape areas that complement the hardscape areas will be important. These amenities accent, but do not interfere with the plazas, display areas and performance areas and are low maintenance.

The Team must know the Corridor users. Why will The Corridor users come? What draws them to The Corridor?

The Team led by Ochsner Hare and Hare and candid marketing + communication promotes a stakeholder driven process for the development of The Corridor project. This ensures the final results best fit the stakeholders' needs. The involvement of stakeholders from early inception of the project through the design charrette/public meetings and into implementation assures The Team will obtain a consensus on the ideas, goals and direction that will lead to appropriate development, cohesiveness, and success.

The first step in our process of developing a Project Plan is the establishment of a core group of stakeholders that will participate in the project development through every step. The development of a Project Plan cannot happen without the cooperation of stakeholders that will participate in public meetings and/or charrette design sessions.

The Team's site analysis process includes a thorough review of The Corridor's assets. A detailed review of The Corridor's edges will start to determine what is possible and what is not possible. The Team's approach to analyzing the neighborhood relationship to The Corridor project will be important to the success of the project.

The Team will conduct a project needs assessment to gather and understand the various project goals of the various project stakeholders. This would allow The Team to define and understand what the stakeholders would like to see in terms of corridor enhancements. This is important because the stakeholders have such varied interests. A list of improvements will be made and then prioritized by the stakeholders. The prioritized list can then be used to define phasing if necessary depending upon funding opportunities. Funding options and limits will also be explored during the assessment phase.

The Team will hold a design charrette allowing for a broad range of ideas. This design charrette will be attended by The Team along with the stakeholders and interested citizens. Prior to finalizing project scope, The Team and the City Staff can work through the amount of public involvement that the project warrants. To promote creative input among the participants, they will be lead through a time tested process of discovery and creative evaluation that provides alternatives, as well as develops project consensus and momentum. This process allows participates to work together to develop plans, designs and solutions to address the identified issues. The ideas generated will be gathered and evaluated to develop concepts, themes, visions, sketches and plans culminating in one preferred direction.

The design will then develop from conceptual thoughts into real plans, section and detail design. These designs will continue to develop and culminate as the project plans that can be used to obtain approval and buy-in from the City Staff, stakeholders and citizens.

The Team's approach is to put Public Art & Practice in the lead for the artistic elements. Public Art & Practice will provide a permanent, experienced staff of professional public art consultants providing you with the highest-quality comprehensive art consulting services designed to achieve the project's artistic goals.

Public Art & Practice's primary role as Art Consultant is to assist the community leaders in creating and implementing a Public Art Master Plan for The Corridor. The Public Art Master Plan builds on past efforts and uses a step-by-step approach to organize a creative and effective Public Art Program to address current needs as well as encourage future public art projects while visually enhancing The Corridor spaces.

The implementation of a good Public Art Master Plan will provide a stronger identity for The Corridor, it will enhance economic development opportunities by attracting new businesses and retaining key personnel, it will create iconic/placemaking markers which can be used in branding efforts, aid in orientation, navigation and wayfinding efforts; promote visits and provide attractive and interesting public areas for the community to gather. This is the essence of placemaking.

The Team also understands before any of this can happen there must be a solid consensus in the local neighborhood and in the larger Lawrence community about what this project will be and what it will not be.

Solid consensus building begins by engaging the neighbors from the beginning of the project process, through the project process and beyond the conclusion of the project process. This must be done in a non-arrogant and non-threatening, community building way. Where does the team put the community interaction and engagement events to maximize their effectiveness?

Lack of project communication among the various shareholders always builds separation and distrust which in turn destroys any project consensus. To build the project consensus, The Team must be compassionate and attentive





listeners and speakers. The team must listen deeply without judgment or reaction. The Team must refrain from creating discord amongst the stakeholders. One would think this is obvious, but if it is, why does the discord continue on most projects?

The Team's job is to always keep the lines of communication open and available. The Team must endeavor to resolve all stakeholder conflicts, regardless of size. This is a tall order but it must be done for the project to be a success.

To reconcile conflicts The Team must be in touch with both sides of every issue. The Team must transcend conflicts because The Team cannot reconcile a conflict The Team is part of. A "Them and Us" mentality from the Team will simply not work.

The Public Art Master Plan, which will articulate this consensus, will provide the organizational structure which will coalesce existing art activities throughout The Corridor and facilitate the selection and placement of public art, both current and in the future. Not only will the Public Art Master Plan contribute a sense of civic ownership and pride in public facilities and Corridor spaces, it will also promote Lawrence's unique qualities, character, cultural heritage, history, pride and sense of place, and ultimately promote economic development and neighborhood revitalization.



Public Art & Practice's primary role will be to assist the community leaders in creating and implementing "The Public Art Master Plan." This Plan will build on past efforts and use a step-by-step approach to organize a creative and effective Public Art Program for The Corridor to address current project needs as well as encouraging future public art projects, visually enhancing Corridor spaces.

Effective project communication with the project stakeholders is must for a successful project. BG Consultants, being the local Team member, will be responsible for internal Team communication and then communication with City Staff and the Lawrence Arts Center Staff. The basic communication tool is the periodic project development meeting.

Early on in the project development process the topographic survey will be started.

The other part of an effective communication plan is communicating with the both the City Utility Department and the privately owned utilities. BG Consultants will complete a Utility Input form for each utility found in The Corridor. This form is completed prior to the start of the topographic survey work so the surveyors can more accurately locate the utilities in The Corridor. Utility owners will be invited to make an artistic expression with their assets located in The Corridor.

As the plans become more developed the utility owners will be contracted to review the situation with their particular utility as it relates to the project. Those utilities requiring adjustment will be advised as to the extent of the relocation needed to make the proper adjustment.

The existing Corridor right-of-way will be located.

All improvements will meet the US Department of Justice Americans With Disabilities Design Guidelines.

While the topographical survey is underway Public Art & Practice will begin the process of identifying and ultimately creating public art will begin. Once a consensus on the art to be placed in The Corridor is reached, Public Art & Practice will assist the community identify both the artists and the artists' public art elements. Places for the public art elements





will be identified and a place for them will be created in the civil design.

The pavement will be designed using the traffic count data and the AASHTO Pavement Design Guide. Professional Service Industries, an industry leading geotechnical engineering firm, will assist with providing the geotechnical engineering information regarding The Corridor subgrade conditions and material.

A Pre-Design Report will be prepared that will include:

1. Identification and location of the existing utilities in The Corridor.
2. Traffic Impact analysis of the impact of possible changes in traffic in The Corridor
3. Pavement structure options and estimated costs
4. Construction phasing options
5. Intersection options
6. Utility options
7. Stormwater management options
8. Lighting options
9. Options for creating an artistic statement with public works improvements
10. What can be done artistically with the street signage and still be in compliance with the *Manual on Uniform Traffic Control Devices*
11. The accommodation of public art in The Corridor
12. Recommendations and reasons for the recommendations

The design will undergo a constructability review to determine if what we want can readily be built and can it be built for the budget available. Area construction contractors can be consulted to make constructability reviews.

After the review of the Pre-Design Report the Field Check Plans will be created. These are very preliminary plans that will be taken to the field and reviewed in the field to determine preliminarily what is good and what needs to be changed. A Field Check level of accuracy project construction cost estimate will be prepared.

The Pre-Design Report and the Field Check notes become the design memorandum that will take the project to final design.

Construction traffic control plans will be created. If additional right-of-way is needed, legal descriptions can now be created for the additional right-of-way.

Permit applications will be prepared for City submittal.

Project specifications will be created.

The project will be bid and contracted for construction.

The Team sees the streetscape as a great place to consider doing some things that are not typically a part of the design process. Portland cement concrete is available in all sorts of colors and textures (various exposed aggregate and stampings). Stormwater inlets can become an art form. Valve box covers and manhole covers can now have color. Planters can now come in all shapes and colors. The Corridor in sunlight will be dramatically different from the illuminated Corridor. The art in The Corridor will make it a memorable place and so will the artfully done civil engineering.





Corridor transportation modes will be automobiles, trucks, buses, bicycles and pedestrian. Making The Corridor a vehicle free zone or perhaps a one-way zone will be discussed, but this is seen to be a political level decision rather than a project planning level decision. The Team’s Professional Traffic Operations Engineer will analyze the proposed changes to traffic, both in The Corridor and in the adjacent neighborhoods.

Any changes to the alignment of The Corridor will need to be reviewed by the users of emergency service vehicles. The Corridor may look great but if the new street alignment and the art work make The Corridor inaccessible for fire trucks, we have problem. Existing utilities must be investigated for both adequacy of size and adequacy of condition. Before the permanent surfaces and public art work of The Corridor are put in place, we must be assured the utilities buried under the new surfaces are in good shape for both measures of adequacy. We do not want to be five years into the life of The Corridor and need to dig up two blocks of the new surface and move the art to replace a failed waterline or collapsed sanitary sewer line.

**Person Responsible and in Charge of the Work**

Please see the attached project organization chart. David Hamby, P.E., CFM will be in charge of The Team.

**Previous Work on Similar Projects**

BG Consultants has designed streetscape projects in the following communities: Hiawatha (3), Eudora, Tonganoxie, Osawatomie, Alma and Onaga.

BG Consultants has designed complete street projects in			
Lawrence	Manhattan	Madison	Atchison
Tonganoxie	Seneca	Dodge City	Hays
Rossville	Washington	Lyons	Ottawa
Osawatomie	Junction City	Buhler	Emporia
Americus	Troy	Edgerton	Eureka
Centralia	Bronson	Garnett	Onaga
Lecompton	Lyndon		

Public Art & Practice has complete public art projects in :  
Grand Forks, North Dakota  
Bayliss Park, Council Bluffs, Iowa  
Mid-America Convention Center, Council Bluffs, Iowa  
24th Street Bridge over I-80/29, Council Bluffs, Iowa  
First National Bank, Pioneer Courage, Omaha, Nebraska

- candid marketing + communications has provided a comprehensive public engagement campaign for
1. The Lee’s Summit, Missouri Main Street Streetscape and Public Art Installation project
  2. Community Branding for North Kansas City, Missouri

- Ochsner Hare and Hare completed the design and the landscape design for:
1. Arksarben Village in Omaha, Nebraska
  2. Porter Avenue Corridor and Streetscape, Norman, Oklahoma
  3. Midtown Truman Road Corridor Revitalization and Streetscape Improvements, Independence, Missouri

### Availability of Team Members

All Team members are minimally to moderately engaged in other projects. There will be no difficulty finding unused Team time and energy resources to complete this work on your schedule.

### Track Record of Producing Projects On Time and Within Budget

BG Consultants has always produced our engineering work on time for the City of Lawrence. The work has been provided within the design budget the City established. The work was constructed within the construction budget. BG Consultants is confident its Team members will do the same. BG Consultants performed its due diligence research on our Team members before requesting them to team with BG Consultants. If The Team members were not good at producing work on time and under budget they would not have been recruited by BG Consultants to join the BG Consultants team.

### Office Locations

BG Consultants  
1405 Wakarusa Drive  
Lawrence, Ks 66049

candid marketing + communications  
400 SW Longview Blvd, Suite 200  
Lee's Summit, Mo 64081

Public Art & Practice  
216 Brooks Way  
Pittsboro, Indiana 46167

Ochsner Hare and Hare  
1801 McGee St #101  
Kansas City, MO 64108

### Experience

1. Public art
2. Placemaking
3. Walkable and bikeable public spaces
4. Developing projects in an interactive design process
5. Developing project design consensus
6. Working with public officials

The Team has addressed issues one through five earlier in this proposal. Regarding issue six, every Team member has a substantial portfolio of projects requiring work with both elected and appointed public officials. Working with public officials is what we do individually.

### Proposed Sub-Consultants

1. Professional Service Industries for geotechnical investigations
2. Dale Nimz for historical preservation guidance

### Quality Control Program

The first step in a quality control program is to determine the minimum level of quality that is acceptable. The Team considers excellence as the minimum level of acceptable quality in the delivery of any project deliverable.





again  $yZ = -3$  and  $w = -\frac{1}{2} + j\frac{\sqrt{3}}{2}$

b)  $u_1 = \sqrt[3]{A} + \sqrt[3]{B} = -\frac{1}{2}(\sqrt[3]{A} + \sqrt[3]{B})$

c)  $u_2 = \left(-\frac{1}{2} + j\frac{\sqrt{3}}{2}\right)^{\frac{1}{3}} \sqrt[3]{A} + \left(-\frac{1}{2} - j\frac{\sqrt{3}}{2}\right)^{\frac{1}{3}} \sqrt[3]{B} = -\frac{1}{2}(\sqrt[3]{A} + \sqrt[3]{B})$

d)  $u_3 = \left(-\frac{1}{2} - j\frac{\sqrt{3}}{2}\right)^{\frac{1}{3}} \sqrt[3]{A} + \left(-\frac{1}{2} + j\frac{\sqrt{3}}{2}\right)^{\frac{1}{3}} \sqrt[3]{B} = -\frac{1}{2}(\sqrt[3]{A} + \sqrt[3]{B})$

then  $A = -\frac{R}{2}$  and

We start our quest for excellence by bringing the best trained, most competent and most experienced personnel to The Team.

When the best people are in place on The Team, The Team then plans how it is going to develop the project. Project responsibilities are established and are assigned to The Team members.

Team members then set about the business of designing, developing and producing the project.

As part of The Team process the Team members evaluate and check the work of other Team members. Each design process and project development procedure is evaluated and checked. Designs are reviewed for soundness. Calculations are checked for accuracy and for reasonableness. Plans sheets and specifications are checked for accuracy of information and compliance with City formatting requirements.

Cost estimates are checked for accuracy of estimated quantities and estimated unit costs. The Cost Estimate extension arithmetic is checked, corrected and rechecked in an iterative process that ends when no more corrections are noted.

At the end of this process the goal of The Team is to ensure excellence is a characteristic of each component of the developed project.

When we detect an error or work that does not meet our standards, we immediately make corrections or changes. Corrections and changes are rechecked until we are assured we have achieved project excellence for our clients.

## References

### BG Consultants

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nmcccommon@tonganoxie.org

Mike Nichols  
Hiawatha, Kansas City Administrator  
(785) 742-7417 ext 206  
cityadministrator@cityofhiawatha.org



**candid marketing + communications**

Jeannine Thill (Formerly Rann)  
Former Community Development Coordinator, Missouri Main Street  
Former Executive Director of Downtown Lee's Summit Main Street  
Current Development Manager, JDRF Kansas City  
816.772.7997  
jthill@jdrf.org

Sara Copeland, AICP • Community Development Director  
City of North Kansas City, MO  
2010 Howell Street • North Kansas City, MO 64116  
Direct: 816.412.7855  
scopeland@nkc.org

**Ochsner Hare and Hare**

Dennis Randolph  
City of Grandview, Missouri – Public Works Director  
816.316.4855

Mike Wiese  
Grubb & Ellis/Pacific Realty  
402.763.1704

Susan Atkinson  
City Planner – Norman, Oklahoma  
405.366.5392

Byron Constance  
MTRC Redevelopment Corporation  
816.252.9735

John Simmons  
City of Sedalia, Missouri  
660.827.3000

**Public Art & Practice**

The Honorable Matt Walsh, Mayor, City of Council Bluffs, Iowa,  
712-328-4601  
mayor@councilbluffs-ia.gov  
(Matt is their new Mayor and he was a member of the Stakeholders Committee)

Ronald Hopp, Executive Director, Foothills Park and Recreation District,  
303.409.2100  
rhopp@fhprd.org  
(Ron was Director of Parks for the City of Council Bluffs, Iowa during the creation of their PAMP and the Bayliss Park project)

Brenda Dooley, President of First National Buildings, Inc. Omaha  
402.602.3933  
bdooley@fnni.com



# CITY OF GRANDVIEW

## MAIN STREET STREETScape AND GATEWAY

### FEATURES

The design for Grandview Main Street integrates dramatic changes from the existing streetscape. Main Street has been scaled down to create a pedestrian friendly "Town Center" atmosphere. The addition of a median establishes a strong sense of identity, smooth flow of traffic, and strong axial visual sightlines. Mixed-use development along Main Street provides for activity throughout the day while incorporating simple aesthetic cues reflective of the historical corridor.

### SERVICES

OHH was charged with the task of designing a streetscape that would allow for enhanced economic development, increased pedestrian

traffic, and improved stormwater management. Careful attention to consistent use of design elements throughout each component of Grandview Main Street accentuate the historic identity of this mixed-use transportation corridor. Historical significance acted as a catalyst and provided the design momentum for the project.



### LOCATION

Grandview, MO

### CLIENTS

City of Grandview





# CITY OF SEDALIA

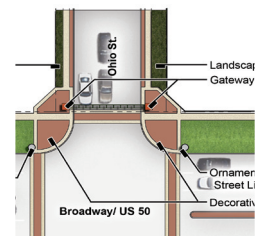
## DOWNTOWN GATEWAY

### FEATURES

The City of Sedalia expressed the need for a major gateway element to enhance the identity of the City's Central Business and Cultural District located in the strategic heart of the city. The proposed gateway, located at the intersection of Ohio Street and US Highway 50, will incorporate architectural elements that are reflective of the vibrant and unique historic nature of Sedalia's downtown.

### SERVICES

OHH provided initial conceptual design and presentation graphics for City approval. Currently gateway design development plans and construction documents are being developed in coordination with City staff.



### LOCATION

Sedalia, MO

### CLIENTS

Central Business and Cultural District, City of Sedalia, MO





# THE LEGENDS

## AT VILLAGE WEST

### FEATURES

The Legends at Village West is the lifestyle center component of the 400 acre Village West Development in Kansas City, Kansas. The Legends is comprised of a shopping center and entertainment district with the latest lifestyle shops and entertainment tenants. The lifestyle center features uniquely designed and detailed elements, such as: a civic fountain consisting of jumping heads and 40' shooting water jets, a 150' tall smokestack, outdoor seating spaces with fireplaces, overhead market banner canopies, specialty paving, pedestrian and accent lighting, entry monuments and sculptures.

### SERVICES

OHH provided conceptual design and design development services for hardscape, landscape and irrigation. OHH also coordinated with the design team on security issues and placements of CCTV cameras, fire & security alarms and site music system. In addition, OHH produced construction documents for implementation of the lifestyle center including fountains and sculpture coordination.



### LOCATION

Kansas City, KS

### CLIENTS

RED Development





EXCELLENCE IN

*Planning  
Award*

*2001*

# MIDTOWN TRUMAN ROAD

## CORRIDOR REVITALIZATION & STREETScape IMPROVEMENTS

### FEATURES

OHH prepared the master plan and revitalization strategy for the 74-block area that surrounds the historic Harry S. Truman home in Independence, MO. In the early 1990's the site was declared one of the nation's most endangered, due to surrounding blight. The OHH plan pioneered a combination of tax increment financing and tax abatement programs to allow revitalization and redevelopment. The plan provided for infill housing and new commercial and institutional structures. The plan achieved 90% sound housing and exceeded its 23-year goal of \$80 million in just 10 years.

### SERVICES

OHH has been the project planner and implementation consultant throughout the project. The OHH plan targeted revitalization, redevelopment and

infrastructure upgrades throughout the area. OHH prepared supplemental CDBG and ISTEA grants and coordinates infrastructure improvement with the City and MODOT.



### LOCATION

Independence, MO

### CLIENTS

Midtown Truman  
Road Corridor  
Redevelopment  
Corporation



*A Century of Legendary Places*







# AKSARBEN VILLAGE

## STREETSCAPE & WAYFINDING

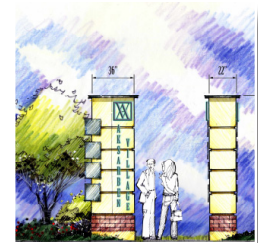
### FEATURES

Aksarben Village is an urban, mixed-use development consisting of state of the art research facilities, offices, retail, lodging, academics, entertainment and residential components, all woven together in one of the nation's most unique urban lifestyle and knowledge economy settings.

### SERVICES

In addition to Ken Stinson Park, OHH is designing the streetscape for the entire development as well as the outdoor spaces and pedestrian plazas associated with the entertainment district and the office district. In keeping with OHH's design philosophy, careful attention to consistent use of design elements such as crosswalk and pedestrian paving, planting rhythm, and placement of

site furnishings throughout each component of Aksarben Village help establish the identity of this innovative development.



### LOCATION

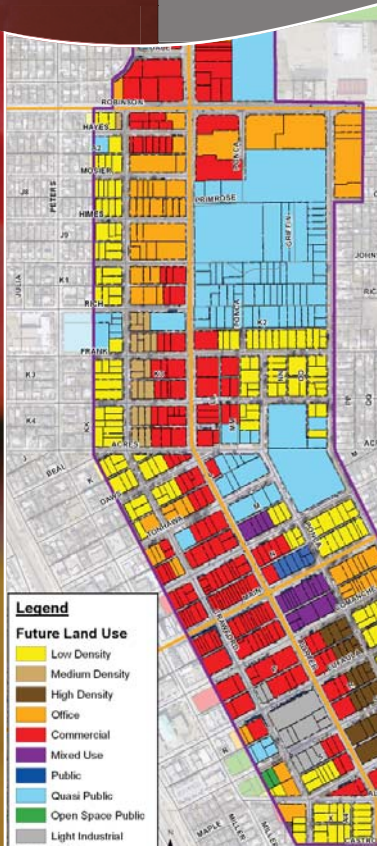
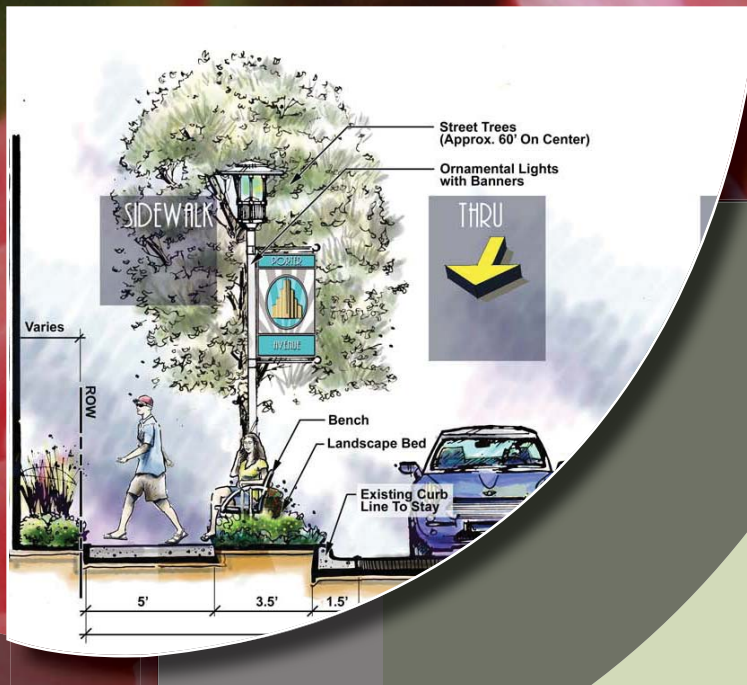
Omaha, NE

### CLIENTS

Aksarben Future Trust







# PORTER AVENUE

## CORRIDOR STUDY

### FEATURES

Porter Avenue was the original highway connecting Oklahoma City with Dallas, Texas. The Porter of yesteryear housed gas stations, motels, diners, and other related services to the corridor's many travelers. Today, Porter is a corridor needing revitalization to allow for multimodal transportation and redevelopment of adjacent land use, while protecting the existing neighborhoods.

### SERVICES

The Corridor Study (Phase I) included a future land use plan, a future transportation plan, an implementation plan, the identification of key redevelopment opportunities, retail and mixed use development concepts, demonstration block concepts, a market analysis, and cost estimates for infrastructure improvements. The study was driven by a layered public engagement process that included stakeholder interviews, walking tours of the corridor, visioning and charette sessions, and open houses.



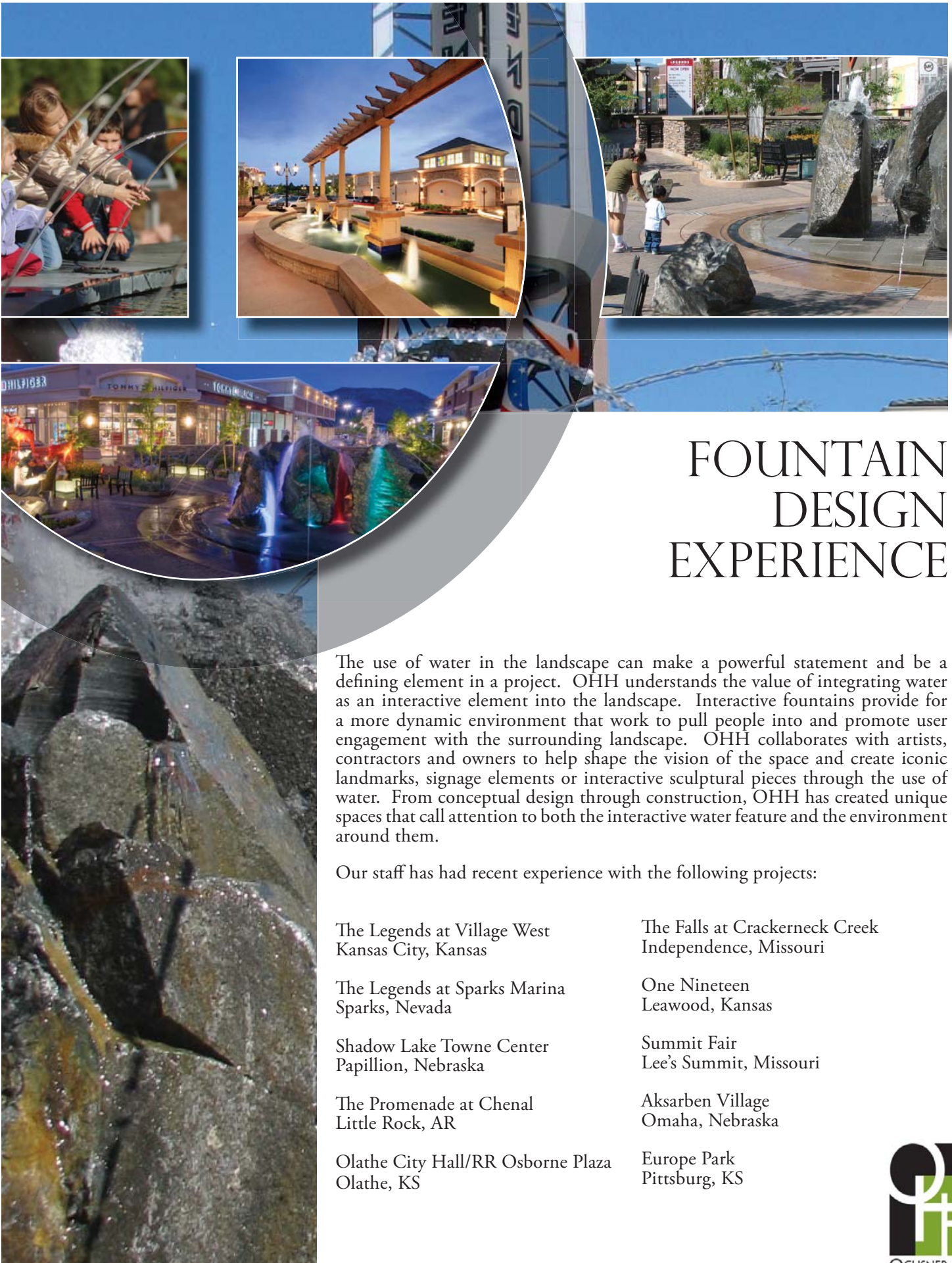
### LOCATION

Norman, OK

### CLIENT

City of Norman





# FOUNTAIN DESIGN EXPERIENCE

The use of water in the landscape can make a powerful statement and be a defining element in a project. OHH understands the value of integrating water as an interactive element into the landscape. Interactive fountains provide for a more dynamic environment that work to pull people into and promote user engagement with the surrounding landscape. OHH collaborates with artists, contractors and owners to help shape the vision of the space and create iconic landmarks, signage elements or interactive sculptural pieces through the use of water. From conceptual design through construction, OHH has created unique spaces that call attention to both the interactive water feature and the environment around them.

Our staff has had recent experience with the following projects:

The Legends at Village West  
Kansas City, Kansas

The Legends at Sparks Marina  
Sparks, Nevada

Shadow Lake Towne Center  
Papillion, Nebraska

The Promenade at Chenal  
Little Rock, AR

Olathe City Hall/RR Osborne Plaza  
Olathe, KS

The Falls at Crackerneck Creek  
Independence, Missouri

One Nineteen  
Leawood, Kansas

Summit Fair  
Lee's Summit, Missouri

Aksarben Village  
Omaha, Nebraska

Europe Park  
Pittsburg, KS



*A Century of Legendary Places*





# PLAZAS, GATEWAYS, & GATHERING SPACES EXPERIENCE

Ochsner Hare & Hare has wide ranging experience in creating plazas, gateways, and designed spaces to help form an identity of exterior places. Creating unique spaces can have a great impact on the built environment. Plazas and gateways provide active, usable and comfortable spaces that improve the quality of life for the people using the area. OHH works to create unique spaces for every project we work on, spaces which provide a project identity to keep people coming back to visit again and again.

Our Staff has had recent experience with the following projects:

Museum of Prairiefire  
Overland Park, Kansas

Prairiefire Wetlands  
Overland Park, Kansas

The Legends at Sparks Marina  
Sparks, Nevada

The Vineyards  
Tulsa, Oklahoma

The Legends at Village West  
Kansas City, Kansas

Olathe Gateway  
Olathe, Kansas

Black Archives Museum  
Kansas City, Missouri

Aksarben Village  
Omaha, Nebraska

Eagle River Station  
Eagle, Colorado

RR Osbourne Plaza / Olathe City Hall  
Olathe, Kansas

KU Gateway at 15th & Iowa Streets  
Lawrence, Kansas

Europe Park  
Pittsburg, Kansas

One Nineteen  
Leawood, Kansas

Sybil Sickwood Nutter  
Childrens Playground  
Kansas City, Missouri

Swope Memorial  
Kansas City, Missouri

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# TRANSPORTATION ENHANCEMENT EXPERIENCE

Ochsner Hare & Hare has been involved with numerous roadway beautification, streetscape, and transportation enhancement projects. Our work has ranged from small scale street tree plantings and decorative paving in pedestrian areas to median and right-of-way plantings along high speed thoroughfares. From conceptual design through construction, OHH has brought a unique architectural character to a number of highway and rail bridges around the region.

Our staff has had recent experience with the following projects:

Main Street Streetscape  
Grandview, Missouri

Porter Avenue  
Norman, Oklahoma

Pryor Road  
Lee's Summit, Missouri

KCATA Metro Center  
Kansas City, Missouri

Adams Dairy Parkway Rail Bridge  
Blue Springs, Missouri

Lincoln Way Streetscape  
Sparks, Nevada

City of Seneca Streetscape  
Seneca, Kansas

Aksarben Village Streetscape  
Omaha, Nebraska

Bruce R. Watkins Drive  
Kansas City, Missouri

Olathe Rail Grade Separation  
Olathe, Kansas

119th & Renner Rd. Streetscape  
Olathe, Kansas

College Boulevard  
Leawood, Kansas

*A Century of Legendary Places*



OCHSNER  
HARE & HARE





# DESIGN CHARRETTE EXPERIENCE

The design charrette is a focused collaborative session, usually employed at the front end of a project, that fosters creative problem solving between OHH and clients, communities, citizens and cities. Whether designing a master plan or addressing housing or commercial revitalization, the OHH charrette process provides an invaluable forum for a client or a community to express their ideas and identify their wants and needs.

OHH's unique ability to design and communicate graphically with various forms of media, including hand sketches, computer graphics and iPad projected sketches, allows groups of participants to quickly visualize and evaluate a concept's strengths and weaknesses. Our design process and graphic capabilities help to create community consensus and spur project momentum.

OHH has conducted both large community group based and smaller in-house charrettes. Some recent projects OHH has conducted charrettes for include:

Woodneath Mid Continent Library  
Kansas City, Missouri

Drumm Farm Master Plan  
Independence, Missouri

Grand View University Monumentation  
Des Moines, Iowa

Webfilings Headquarters  
Ames, Iowa

University of Kansas Medical Center  
Quadrangle Improvements  
Kansas City, Kansas

Elmwood Park Master Plan  
Omaha, Nebraska

Porter Avenue Corridor & Streetscape  
Norman, Oklahoma

Perry Yacht Club  
Meriden, Kansas

The Legends at Sparks Marina  
Sparks, Nevada

Midwest City Original Mile  
Revitalization Plan  
Midwest City, Oklahoma

*A Century of Legendary Places*





# Experience

## *Construction Phase Engagement: diggin.it*

In order to gain support among store and building owners during the construction, **candid** assisted in forming “diggin.it”, a comprehensive public information campaign designed to provide merchants and the public with progress updates. The “diggin.it” campaign was an interim step to ensure that milestones of the project were clearly articulated to store and building owners, and also the general public.

“diggin.it” included the assignment of Block Captains, comprised of local business owners and merchants who served as champions for the project and disseminated critical information to other merchants and business owners impacted by the project.

The campaign used grassroots initiatives including posters for businesses around a two-mile radius of the Downtown Business District to encourage shoppers to continue to visit the area. Also, a custom website portal that listed real time project updates for key stakeholders was developed ([www.diggin.it](http://www.diggin.it)).

In addition, the “diggin.it” public engagement campaign was communicated through personal outreach, advertisements, town hall meetings, one-on-one coffees, t-shirts and direct mailers to residents and businesses affected by the construction around Downtown, as well as ongoing tours and public relations outreach to the local media.

It is estimated that over 90% of downtown store and building owners either participated in or were aware of the goals of the diggin.it campaign.







# Experience

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## ***Brand Development Engagement: It All Starts Here!***

Just as the “diggin.it” construction public engagement campaign and the Streetscape Project were ending, the DLSMS board of directors hired **candid** to develop a brand that gave Downtown Lee’s Summit a unique opportunity to communicate what makes the area special, not just with the people who live in Lee’s Summit, but all of the Kansas City metro area. This was achieved by a secondary public engagement campaign to develop a brand and a long-term positioning statement that articulated the vibrancy of the downtown Business District and the desirability of the shops and restaurants.

**candid** used varying tactics to gain public engagement and build consensus to identify key attributes to build a brand. It was critical to gauge real-life experiences with those who shop and conduct business in Downtown Lee’s Summit and educate them on the long-term vision and outcomes of the Streetscape Project. The rationale was to keep public engagement simple in order to obtain objective observations and have informal conversations with the various target markets.

### ***Brand development engagement was conducted in three ways:***

- 1.** Confidential one-on-one interviews with Downtown merchants and business owners (included non-DLSMS members outside of Lee’s Summit and elected officials), town hall meetings and public relations outreach.
- 2.** Anonymous mystery shoppers who visited a variety of shops, restaurants and businesses.
- 3.** A merchant task force committee to explore how Downtown could execute consistent hours and tackle challenges left from the Streetscape Project.

More than 100 businesses and residents participated in providing feedback, insights and ideas during this phase. Today, the “It All Starts Here!” brand continues to serve as an integral component of the Downtown Lee’s Summit Main Street marketing and communications program. Due in part to the cohesive brand image developed by **candid**, Downtown Lee’s Summit was recognized nationally as a “model Main Street” organization and was recognized in 2010 with a Great American Main Street Award.



# Experience

## *Public Launch: Streetscape Project Ribbon Cutting*

Once the Streetscape Project was completed, both the “diggin.it” and “It All Starts Here” public engagement campaigns ended and **candid** facilitated a public event that showcased the new brand and celebrated the merchants who had survived and thrived during the project. The launch event was a community open house and formal ribbon cutting by the mayor and key stakeholders on the construction site. The construction company subsidized the majority of the event as a thank you to DLSMS. Over 250 people attended the event.

Promotion of the event was communicated through personal invitations, Chamber of Commerce, City of Lee’s Summit communications assets and local media coverage. Attendees were given a small promotional item as a token of appreciation.





# Experience

## Public Art Installation Engagement: Arts in the Heart

In 1990, a group of city leaders and volunteers developed a cooperative building and renovation program called the “Vision of the Heart”. The Vision of the Heart Plan was a multi-faceted approach to downtown revitalization. The strategy included tax incentives and low-interest loan programs to restore historic buildings to their former glory, clean-up campaigns and infrastructure improvements.

One of the original Downtown Lee’s Summit visionaries and early supporters of the Vision of the Heart Plan was Dale Hartley. Mr. Hartley and his family owned one of the most prominent and recognizable businesses in Downtown Lee’s Summit: Hartley’s Furniture and Appliance Store.

To celebrate the rich history and revitalization of Downtown Lee’s Summit, Kurt Pycior a commercial developer and native of Lee’s Summit, solidified his vision in bronze. Because the heart of Lee’s Summit is alive in downtown and at the Hartley’s Block, Pycior commissioned world-renowned sculptor Kwan Wu to create a bronze sculpture and fountain for the people of Lee’s Summit to enjoy called “Kids at Heart”. He also retrofitted the “Hartley heart”, an iconic neon sign, at the installation site.

For the final phase of the Streetscape Project, **candid** was tasked to coordinate a public unveiling event for the City’s first public art installation while gaining awareness among the public about the City’s desire to become an arts minded community. By creating “The Arts in the Heart” campaign that used the “Hartley heart”, **candid** was able to build an exciting visual around the campaign.







# Experience

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## Community Branding for North Kansas City, Missouri

The City of North Kansas City (population 4,287) engaged **candid marketing + communications** to evaluate its current brand perceptions and develop a relevant brand position and creative treatment that embraces the feeling of the City, while capturing the essence of everyone in the community. A public engagement campaign was established to solicit feedback and perceptions about the community. The campaign, BrandNKC was formed with a single online web portal that served as a central repository for an online survey – both residential and business – as well as blog style community engagement feed. A text feature was also added to increase engagement with a younger demographic.

### *Residents, businesses and other key stakeholders were able to participate in two ways:*

1. Visit [www.brandnkc.com](http://www.brandnkc.com) to find the survey and engage online
2. Text the keyword BRANDNKC41411

The campaign was promoted using posters, direct mail to residents, inclusion in all City communications assets (social media, website, newsletter, cable access channel, utility bills) as well as assistance from the local business council.

### *A few highlights and results of the branding public engagement campaign include:*

#### Community Conversations

- 50 individual businesses participated by phone or in-person meetings
- Met with City Council members
- Met with City Staff and department heads
- More than 100 residents reached via various events, Community Center, Expos and man on the street interviews
- Residents on Request outreach: 40 residents contacted

#### Community Engagement

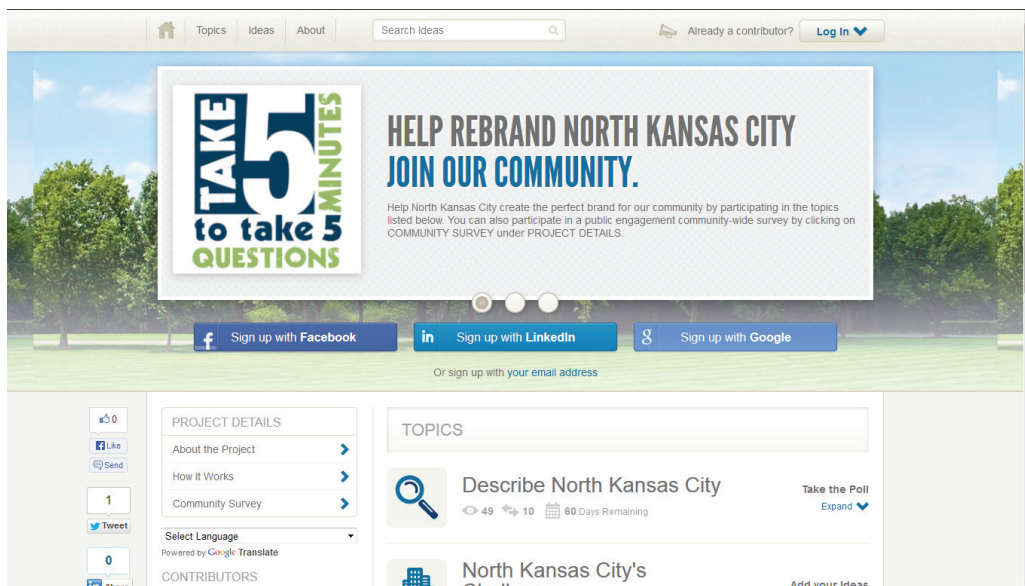
- 99 residents and businesses participated through the online engagement portal:
- [www.brandnkc.com](http://www.brandnkc.com)
- 132 residents and businesses participated in an online, 20 question community vision survey
- Text feature

#### Business Community Engagement

- 111 North Kansas City businesses participated in an online business-centric survey
- Respondents were a mix of members and non-members of the NKC Business Council
- 33 questions, most had an “other” component for respondents to expand their thoughts

# Experience

## Community Branding for North Kansas City, Missouri



**YOUR INPUT IS NEEDED!**

**TAKE 5 to take 5 QUESTIONS**

Please help North Kansas City **create the perfect brand message** for our community by participating in a community-wide survey.

The City is working with candid marketing & communications and this survey is an essential part of the research necessary to create a new strategic brand message for North Kansas City.

**YOU can share your perceptions about North Kansas City in two ways:**

- 1) Visit **www.brandnkc.com**. You can also participate in the community survey by visiting **www.surveymonkey.com/s/brandnkc**.
- 2) Text the keyword **brandnkc** to **41411**.

If you do not have internet access, please stop by City Hall and pick up a survey.



# Experience

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## **Downtown Lee's Summit, Missouri Main Street Streetscape and Public Art Installation**

The "Vision of the Heart Study," completed in 1993, recommended façade/building and streetscape improvements be made in Downtown Lee's Summit, Missouri. To achieve those goals, the Downtown Lee's Summit Main Street (DLSMS) board of directors and downtown merchants rallied support for a community-wide bond issue, which passed with 68 percent approval. The \$13.5 million project replaced antiquated utilities and added wider sidewalks, trees and pedestrian street lighting.

**candid** facilitated a comprehensive public engagement campaign during Downtown Lee's Summit's Streetscape Project through three phases:

1. Engagement through the construction phase of the Streetscape Project by keeping store and building owners abreast of the status of the construction closures while informing the general public that Downtown Lee's Summit was still open for business by providing frequent announcements when streets were reopened
2. Engagement through a branding exercise that included town hall meetings, key messaging sessions, one-on-one interviews and mystery shopping
3. Engagement and promotion of the City of Lee's Summit's first public art installation that served as the final phase of the project



# Mid-America Center

Council Bluffs, IA



Mid-America Center is a 110-acre Entertainment District and home to Council Bluffs' Arena and Convention Center, the Horse Shoe Casino, a Bass Pro Shop, hotels, restaurants, and additional retail outlets. This development is also the second prioritized public art location within the City of Council Bluffs' Public Art Master Plan.

Partnering with HOK, Public Art & Practice, LLC recommended public art sites, and determined appropriate scale and budget for each. Through this process the team identified five public art sites. Our firm again guided the Artist Selection Panel through the artist selection process and commissioned three internationally renowned artists to create works of art – Jonathan Borofsky, Jun Kaneko, and William King. Our firm managed all of the art acquisitions.

Jonathan Borofsky's *Molecule Man* was installed in fall 2008. Fabricated of 2½" aluminum plate, *Molecule Man* stands at 50', weighs 16½ tons, and is clearly visible from the nearby convergence of Interstates 29 and 80. Jun Kaneko's sculpture garden includes 21 works of art on 400' of patterned granite. These were installed from 2008 to 2009 and include 11 columnar-shaped Dangos, 5 wedge-shaped Dangos, 3 bronze heads, and 2 large ceramic walls. William King's three site specific works include *Sunrise*, *Circus*, and *Interstate*. All three works are fabricated of 1" plate aluminum and were installed in October 2007.



## Project Team

Iowa West Foundation – Client

Jonathan Borofsky – Artist

Jun Kaneko – Artist

William King – Artist

HOK – Landscape Architect

Public Art & Practice, LLC – Art Consultant

Public Art & Practice, LLC  
Art Consultants



## Bayliss Park Council Bluffs, IA



Located in the heart of Council Bluffs, Bayliss Park was redesigned from its 1800s original concept and rededicated on April 28, 2007.

As the City's Public Art Master Plan's first priority, their goal was to transform the original fountain and surrounding park into an engaging space. Their intent was to utilize public art and connect its surrounding historical elements with the 21st century. Public Art & Practice, LLC partnered with RDG Planning & Design to recommend an appropriate public art site, scale, materials, and budget to allow for this transformation.

Internationally recognized artist Brower Hatcher designed the park's new features, including the center elements for the fountain (*Wellspring*), its performance pavilion (*Oculus*), an interactive children's water feature, and seating throughout the park. Our firm also led the Artist Selection Panel in locating and selecting Hatcher for this site.

During the winter months *Wellspring's* powder-coated stainless steel rods stand elegantly in the sun and are illuminated at night with LED lights. In summer, the fountain is activated by a geyser shooting water over the framework. Additional water jets and lights complete the sequenced aquatic display. *Oculus* provides entertainment opportunities for the community such as large swing band concerts and local ballet and theatre performances.

### Project Team

Iowa West Foundation – Client

Brower Hatcher – Artist

RDG Planning & Design – Multidiscipline Firm

Public Art & Practice, LLC – Art Consultant

Public Art & Practice, LLC  
Art Consultants



## 24th Street Bridge at I-80/29

*Council Bluffs, IA*



Albert Paley's iconic gateway into Iowa and the City of Council Bluffs stands 100 feet above Interstate 80/29 on the 24th Street Bridge. This gateway was a designated public art site within the City's Public Art Master Plan.

Public Art & Practice, LLC assisted with the selection process of the artist, submittal of maquettes, contract negotiations, and coordination of planning efforts for this project. Communication between all parties allowed the Iowa Department of Transportation to properly engineer Paley's plinths during the initial 2009 bridge construction. IDOT engineered the plinths based on the art's estimated weight, wind loads, and dimensions. Paley's two week installation occurred in summer 2010 after bridge construction was complete.



Paley's design for the site includes four works fabricated in bronze, Cor-Ten steel, and brushed stainless steel. While other single works of Paley's are larger in scale, *Odyssey* is comprehensively his largest composition. Each of the four individual sculptures range from 46' to 61' tall and weigh 46,000 to 70,000 pounds.

### **Project Team**

Iowa West Foundation – Client

Albert Paley – Artist

Iowa Department of Transportation

City of Council Bluffs

Jensen BRV Engineering, P.C. – Engineering Firm

Public Art & Practice, LLC – Art Consultant

**Public Art & Practice, LLC**  
Art Consultants



# First National Bank - Pioneer Courage

Omaha, NE



In 1998 First National Bank designated two downtown green spaces to the City. This sculpture park is the largest installation of bronze in America with 123 site-specific works of art spread across five city blocks. As the bank's art consultant and project manager since 1999, Boody Fine Arts, Inc. assisted in assembling a team of design professionals and artists, coordinating the multiple site master planning process, and managing and overseeing the implementation of the entire project.

The sculpture park depicts life on May 21, 1841 when a wagon train leaves downtown Omaha and proceeds along a dry creek bed (*Pioneer Courage*). The disturbance stampedes a nearby herd of bison and flushes a flock of geese from water (*Spirit of Nebraska's Wilderness*).

Blair Buswell and Ed Fraughton sculpted *Pioneer Courage* which includes four pioneer families and their covered wagons. Individual works making up the monument are 1¼ scale. Each wagon stands approximately 12' tall and more than 40' long when the oxen, horses, or mules are placed in their hitches. Individual characters range in height from 3' to 7½'. Other characters throughout the site add to the storyline – a hunter, the wagonmaster, and a boy and his dog.



**Boody Fine Arts, Inc.**  
Art Consultants





## 23<sup>rd</sup> & Iowa Street (US-59) Intersection Improvements

This project reconfigured the geometry of this major intersection in Lawrence, Kansas. The work was triggered by several operational problems intersection users were experiencing. Due to the large volume of traffic passing through the intersection the City required all surveying work be done after midnight and before the morning traffic found the intersection.

Traffic engineering principals were employed to determine the best intersection geometrics both for now and in the future. Changes in access control were investigated for those parcels located in the northeast quadrant. Traffic signal phasing options and turn lane lengths were investigated to provide adequate facilities for the anticipated future turn lane queue lengths. Given the volume of traffic put through the intersection, considerable time and effort was spent creating the construction traffic control and the construction sequencing plan. Landscaping was included in the project design to enhance appearance of the intersection.

A public open house format meeting was held to convey the project details to the interested public, answer questions about the design and to collect the public feedback regarding the design

### **Location**

Lawrence, KS

### **Client Contact**

Chuck Soules  
Public Works Director  
City of Lawrence  
(785) 832-3124

### **Construction Cost**

\$2,800,000

### **Completion Date**

2014



## 19<sup>th</sup> & Louisiana Street Improvements

Intersection geometry, off street bus parking and traffic signalization were improved to enhance both traffic operations and public safety. This is the intersection of 19th Street, the major east to west street south of the University of Kansas; and Louisiana Street, a major north to south carrier of traffic east of the University and on to 23rd Street. Lawrence High School is located in the southwest quadrant of the intersection. Prior to the completion of this project this intersection had one of the highest accident rates in Lawrence.

BG Consultants provided the project surveying, the preliminary and final design that included signalization and intersection geometry improvements. Consultants provided all design services necessary to prepare construction plans in accordance with KDOT design requirements for project 23 U-2125-01.

This Project received the Kansas Ready Mix Concrete Association 2008 Award for Best Project in Municipal Concrete in a Class III Municipality.

### Location

Lawrence, KS

### Client Contact

Chuck Soules  
Public Works Director  
City of Lawrence  
(785) 832-3124

### Construction Cost

\$1,250,000

### Completion Date

2008







# George Williams Way Improvements

This project, located in northwestern Lawrence, Kansas, north of 6th Street, is a major roadway improvement in an evolving commercial area of Lawrence. The roadway serves as an access to several future businesses that will be located between K-10 and George Williams Way north of 6th Street.

This project was funded by a benefit district and the City of Lawrence. BG Consultants, Inc. was selected by City of Lawrence to design the project after a thorough proposal process.

The project involved designing a 5-lane urban roadway section and included the following design elements: drainage structures, cross section, two-way left turn lane, horizontal and vertical curvature, pavement design and ADA compliance.

The future commercial growth potential of the corridor and the surrounding area was factored into design.

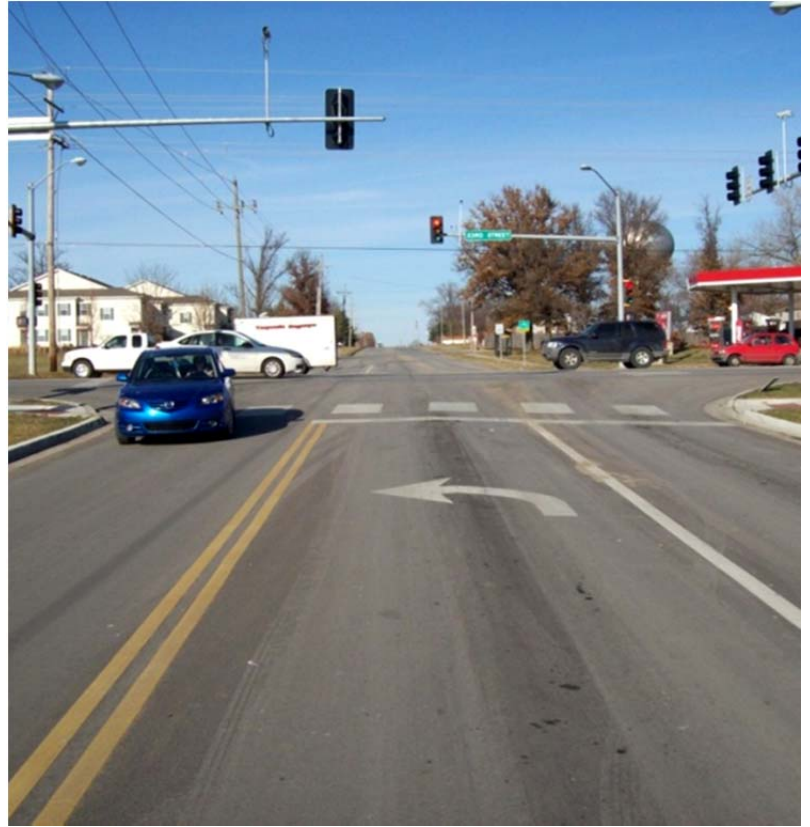
**Location**  
Lawrence, KS

**Client Contact**  
Chuck Soules  
Public Works Director  
City of Lawrence  
(785) 832-3124

**Construction Cost**  
\$2,557,000

**Completion Date**  
2009





## 23<sup>rd</sup> Street (K-10) & Harper Geometric Improvements & Intersection Signalization

Intersection geometry and traffic signalization were both improved to enhance the traffic operations and enhance public safety. The project was funded through the Geometric Improvement program with the Kansas Department of Transportation (KDOT). BG Consultants, Inc. provided all design services necessary to prepare construction plans in accordance with KDOT design requirements.

The preliminary traffic signal timing was time-based, coordinated with the traffic signal at the 23rd and Haskell intersection to improve the efficiency of the traffic flow along the 23rd Street (K-10) corridor.

**Location**  
Lawrence, KS

**Client Contact**  
City of Lawrence

**Construction Cost**  
\$250,000

**Completion Date**  
2008







## Stoneridge Drive Benefit District Improvements

The City of Lawrence utilized BG Consultants to provide the City with the design of Stoneridge Drive south of 6th Street.

This street benefit district project required pavement and storm water drainage design and consisted of nearly 1,900 tons of Hot Mix Asphalt Pavement.

**Location**

Lawrence, KS

**Client Contact**

Chuck Soules  
Public Works Director  
City of Lawrence  
(785) 832-3124

**Construction Cost**

\$508,000

**Completion Date**

2007





## 3<sup>rd</sup> Street Improvements

Third Street from Illinois to Alabama in Lawrence was completely removed and replaced under this project. Existing storm water inlets were designed into this project. Existing asphalt paving was removed. The existing sub grade was excavated and stabilized and concrete curbs and gutters were constructed.

### **Location**

Lawrence, KS

### **Client Contact**

Chuck Soules, P.E.  
City of Lawrence  
Public Works Department  
(785) 832-3124

### **Construction Cost**

\$72,000







## DAVID HAMBY, P.E., CFM

Project Manager

### PROFESSIONAL PROFILE

Mr. Hamby has 18 years of experience providing engineering designs on a wide range of projects for both public and private sector clients. He is responsible for providing design, interfacing with clients, preparing written reports, and ensuring successful project completion.

Mr. Hamby is a strategic thinker. He is comfortable and experienced in making project level decisions, creating detailed engineering design, writing specifications, writing analysis and study-level reports, determining appropriate design methods, and equipment sizing. He also conducts quality control reviews of completed designs.

### EXPERIENCE

#### **Rhode Island Street Parking Lots, Lawrence, KS**

*Design Engineer* – Engineered parking lot layouts and created bituminous and concrete pavement designs. Determined utility adjustments and designed stormwater facilities. Accomplished permitting and compliance with Department of Justice ADA guidelines for companion parking lots for the City of Lawrence on the east side of downtown. The lots are located next to each other between 8th and 9th Streets and between Vermont and Rhode Island Streets. There are a combined 112 parking spaces and landscaping in the two lots, which serve as home to Lawrence's Farmer's Market.

#### **11th Street Improvements, Lawrence, KS**

*Design Engineer* – Designed the improvements made to 11th Street between Haskell Avenue and the BNSF Railroad. Designed an upgraded 11th Street with a 31' back-to-back Portland cement concrete street with concrete curb and gutter and a 4' wide ADA compliant sidewalk. Relocated a water line to a location that would better accommodate the street construction. Designed open channel stormwater conveyance to remove stormwater from the right-of-way. Created a traffic control plan to safely move traffic away from the construction zone during construction.

#### **19th and Louisiana Street Intersection, Lawrence, KS**

*Design Engineer* – Participated in the design of the intersection geometry and off-street bus parking that eventually enhanced both traffic operations and public safety at this major Lawrence intersection. Investigated both a roundabout and a rectangular intersection. Met with the project neighbors to hear their ideas regarding how the project should be developed. Both the University of Kansas and Lawrence High School are major traffic generators near this intersection. Prior to the completion of this project this intersection had one of the highest accident rates in Lawrence.

#### **Cedar Street, Ottawa, KS**

*Design Engineer* – Designed a two-lane urban roadway section with drainage structures, inlets, cross section, horizontal and vertical curvature, pavement design, and ADA compliance. Planned for project traffic control so that the many homes and businesses along the route could be maintained during construction. Temporary roundabouts were installed at several locations to give the City Staff and the citizens of Ottawa a feel for what a roundabout would be like. Ultimately, each intersection was designed as a rectangular intersection.

### TECHNICAL EXPERTISE

Site Planning  
Wastewater Design  
Street Design  
Water Line Design

### YEARS OF EXPERIENCE

With BG Consultants, Inc.: 18

### EDUCATION

B.S./1994/Civil Engineering  
University of Kansas

### REGISTRATION

Professional Engineer: KS

Certified Floodplain Manager:  
National

### PROFESSIONAL AFFILIATIONS

American Public Works  
Association

Kansas City Engineers Club

Kansas League of Municipalities

Kansas Recreation & Park  
Association

Chi Epsilon National Civil  
Engineering Honorary

Tau Beta Pi National Engineering  
Honorary

### CIVIC INVOLVEMENT

Lawrence-Douglas County Bicycle  
Advisory Committee

Past: Lawrence Traffic Safety  
Commission



**Lake Pointe Drive Roundabout, Lawrence, KS**

*Design Engineer* – Designed Lake Pointe Drive and a roundabout at its Clinton Parkway intersection, increasing efficiency and enhancing public safety. Designed the roundabout to accommodate WB-50 design trucks from the K-10, bound for Lawrence destinations. Supervised all phases of the design including the traffic analysis, pavement design, and drainage design. Geometric design parameters followed the Federal Highway Administration's "Roundabouts: An Information Guide" and KDOT's "Kansas Roundabout Guide."

**Peterson Road, Lawrence, KS**

*Design Engineer* – Designed improvements to Peterson Road to accommodate development from Iowa Street to Kasold Drive. Redesigned the two-lane rural section roadway with open ditches on both sides into a three-lane arterial roadway. Developed the hydraulic investigation needed to properly design the two major crossroad drainage structures and design the roadway storm sewer system. Conducted traffic studies at both ends of the project to determine the project's impact to the stop controlled intersections. Determined the lane configuration design and estimated the level-of-service for each intersection. Developed a detailed phasing plan and traffic control plan to maintain access for homes affected by construction. Conducted several public meetings and worked with the City to address residents' concerns during design of the project.

**Stoneridge Drive Benefit District, Lawrence, KS**

*Design Engineer* – Designed this project to improve Stoneridge Drive, connect it to West 6th Street, and accommodate development south of 6th Street. Created a decorative median for a portion of Stoneridge Drive, south of 6th Street. Provided sidewalks on both the left and right sides of the project. Designed both the pavement structure and the stormwater drainage system.







## BRIAN KINGSLEY, P.E.

Principal

### PROFESSIONAL PROFILE

Brian Kingsley, P.E. joined BG Consultants, Inc. in August of 1991. He has held a position of increasing responsibility working in the positions of Surveyor, CAD-Drafter and Engineering Technician while obtaining a Civil Engineering degree from the University of Kansas. Brian is now a Principal in the company and a valuable member of the project design/management staff as a licensed engineer.

Brian has designed various municipal infrastructure projects. His design experience includes streets and utilities, land development and storm drainage as well as preparing several technical reports for various government agencies and private individuals. He has established and maintains excellent working relations with various professionals and officials in various city, state and governmental agencies.

Brian's work with City Engineering clients and on-call service contracts has allowed him to be involved with a wide range of projects. This work experience includes the review of construction documents, infrastructure planning and estimating, governmental grant work and applying knowledge to solve problems with innovative experience based solutions.

### TECHNICAL EXPERTISE

Infrastructure Design  
Street Design  
Utility Design  
Land Development  
Storm Drainage Design

### YEARS OF EXPERIENCE

With BG Consultants, Inc.: 19

### EDUCATION

B.S./Civil Engineering  
University of Kansas

### REGISTRATIONS

Professional Engineer: KS

### PROFESSIONAL AFFILIATIONS

Kansas Rural Water Association

American Public Works  
Association

Kansas City Engineers Club

### EXPERIENCE

#### 2005-2007 Waterline Rehabilitation, Lawrence, KS

*Project Manager* – BG Consultants, Inc. was contracted to provide engineering services for a multi-phase waterline improvements project to upgrade the City's water distribution system in the Downtown Lawrence area. The location of this project is in an area with many businesses and churches; therefore, public involvement has been a key to the success of the project.

#### 2003 Waterline Rehabilitation, Lawrence, KS

*Project Manager* – BG Consultants, Inc. was contracted to provide engineering services for a 3,500 feet of 12-inch ductile iron pipe waterline improvements project to upgrade the City's water distribution system on the University of Kansas campus. The location of this project on Jayhawk Blvd. on the University of Kansas campus required considerable communication and coordination with the University officials.

#### 2002 Waterline Rehabilitation, Lawrence, KS

*Project Manager* – BG Consultants, Inc. provided engineering services for 1600 feet of 12-inch ductile iron pipe waterline improvements project to upgrade the City's water distribution system on 9th Street west of Iowa Street. This project was coordinated with the Parks and Recreation Department as it passed by and through parts of Centennial Park.

#### 2001 Waterline Rehabilitation, Lawrence, KS

*Project Manager* – BG Consultants, Inc. was contracted to provide engineering services for 3,200 feet of 8-inch waterline improvements project to upgrade the City's water distribution north of the University of Kansas.





## **AL DIEBALL, R.L.S.**

Lead Surveyor

### **PROFESSIONAL PROFILE**

Albert R. Dieball, RLS, joined BG Consultants, Inc in 1976 following seven years of surveying experience with a consulting engineering firm in Kansas. Al's experience with the topographic surveying needed to develop sewer project plans allows him to economically create the project mapping needed for a successful project. The horizontal and vertical control he creates for projects provides a solid basis for both design and for construction. Al's experience with and understanding of cadastral surveying has allowed him to become a recognized expert in the field of property surveys, real estate records, and easement creation. He is in charge of survey crew scheduling, field coordination, and quality control in our Lawrence office.

### **TECHNICAL EXPERTISE**

Surveying  
Planning  
Platting  
Zoning

### **YEARS OF EXPERIENCE**

With BG Consultants, Inc.: 37  
With Other Firms: 7

### **EDUCATION**

A.S./Drafting  
Manhattan Area Technical College

### **REGISTRATIONS**

Registered Land Surveyor: KS

### **PROFESSIONAL AFFILIATIONS**

Kansas Society of Land Surveyors

### **EXPERIENCE**

#### **Boundary Surveys**

Surveys made to establish or reestablish property boundary lines upon the ground or to obtain data for making a map showing boundary lines. These surveys include residential lots, commercial property, and large tracts.

#### **Condominium Surveys**

Surveys determining unit and common areas, in a three-dimensional plane, to prepare descriptions and mapping for a condominium plan.

#### **Construction Surveys**

Survey measurements on a construction project to control position, dimensions, and configuration. Also included are measurements to determine quantities for payment of work and adequacy of completion.

#### **Mortgage or Title Surveys**

Surveys made for lending or insuring agencies to evaluate title problems, if any, relating to actual occupation and possession.

#### **Preliminary Surveys**

Surveys to obtain data from which to determine the feasibility of, and/or to prepare plans for, a development or construction project.

#### **Subdivision Surveys**

Surveys dividing undeveloped areas of land into blocks, lots, streets, parks, etc., in conformance with governing ordinances. This procedure includes platting, segregations, and other divisions exempt from subdivision ordinances.

#### **Topographic Surveys**

Surveys for the purpose of determining the configuration of the earth's surface and the location of physical objects thereon.

#### **Planning, Zoning and Plat Reviews**

Manages planning for site development and administration through the platting process. Knowledgeable about zoning ordinances and building codes. Regularly conducts plat reviews.







## JASON HOSKINSON, PE, PTOE

Principal

### PROFESSIONAL PROFILE

Mr. Hoskinson leads the Transportation and Traffic Engineering division of BG Consultants. He brings to the table a wealth of knowledge from his experience designing innovative solutions to complicated problems and managing complex projects from conception through construction. Mr. Hoskinson has produced numerous preliminary design reports for all types of public infrastructure to assist clients with capital improvement planning. He has led various design teams through many public infrastructure projects, ranging from privately funded improvements to publicly funded improvements for cities, counties, and state and federal agencies.

Mr. Hoskinson possesses the leadership skills and the technical knowledge that continually result in successful project delivery.

### TECHNICAL EXPERTISE

Transportation Engineering  
Traffic Engineering  
Pavement Design  
Water Resources  
Dam Design and Inspection  
Municipal Water Systems

### YEARS OF EXPERIENCE

With BG Consultants, Inc.: 12  
With Other Firms: 2

### EDUCATION

B.S./2002/Civil Engineering  
University of Kansas

### REGISTRATION

Professional Engineer: KS

Professional Traffic Operations  
Engineer

### PROFESSIONAL AFFILIATIONS

Kansas Society of Professional  
Engineers

Institute of Transportation  
Engineers

Kansas Association of Uniform  
Traffic Control

Chi Epsilon National Civil  
Engineering Honor Society

### EXPERIENCE

#### Denison Avenue and Kimball Avenue Street Improvements (NBAF),

##### 19th and Louisiana Improvements, Lawrence, KS

*Project Engineer* – Led the study and design of improvements to this critical intersection adjacent to Lawrence High School, the University of Kansas, and the Centennial and University Place Neighborhoods. The study phase included analysis of existing traffic operations, identification of roadway deficiencies, analysis of crash history, and development of infrastructure improvement recommendations. The design phase included development of construction documents to widen 19th Street to a three-lane street and modify and extend the turn lanes at the intersection, replacement of the traffic signal system, construction of a bus turn-out at Lawrence High School, and the addition of pedestrian accommodations throughout the project area.

##### 23rd (K-10) and Iowa (US-59) Geometric Improvements, Lawrence, KS

*Project Manager* – Analyzed existing intersection traffic operations and documented deficiencies. Evaluated existing traffic data collected by the City of Lawrence. Forecasts were developed for trip generation due to future development. Provided traffic operations and capacity needs design recommendations to the City. Created signalization plans and a construction traffic control plan. Landscaping was an integral part of the project design. Incorporated Lawrence Complete Streets design policy into the project. The new intersection design increases capacity during peak traffic flows.

##### KDOT, Area Transportation Plan US-40 (West 6th Street)/K-10 Interchange, Lawrence, KS

*Project Manager* – Performed a land use inventory and analysis of the planning area teamed with Wilber Smith Associates. Attended meetings with the individual stakeholders in the study area. Existing environmental conditions were inventoried and analyzed. Traffic data was collected. Trip generation due to future development was forecast. A travel demand model was created to create future traffic forecasts and corridor crash analysis was provided. The US-40 and K-10 interchange infrastructure was analyzed with HCS+software. Traffic operations and capacity needs recommendations were made. Bicycle/pedestrian and transit connections were integrated to the facilities recommendation. Created context sensitive design objectives. Developed an implementation plan with planning level cost estimates and a



financial plan. Stakeholder and public involvement included a series of interviews and public meetings.

**Lake Pointe Drive Street and Roundabout Improvements, Lawrence, KS**

*Project Engineer* – Designed street, storm sewer and waterline improvements for the extension of Lake Pointe Drive for a large residential development. The projected traffic volumes at the intersection of Lake Pointe Drive and Clinton Parkway did not justify installation of a traffic signal, so a roundabout was constructed to provide safe and efficient access to the adjacent development. Clinton Parkway is a major arterial and is a direct access between the City of Lawrence and Clinton Reservoir. Therefore, the roundabout was designed to accommodate large trucks, recreational vehicles, and motorists towing boats.

**6th and George William Way Signalization – Lawrence, KS**

*Project Manager* – The City of Lawrence wanted to erect traffic signals at this intersection prior to the opening of Rock Chalk Park on the north leg of the intersection in the Spring of 2014. The signalization will be able to adjust to increased traffic on both 6th Street and George Williams Way as the future development increases the volume on both legs of this soon to be busy intersection in northwest Lawrence.







## **ERIC HETHCOAT, P.E.**

Project Manager, MEP Services

### **PROFESSIONAL PROFILE**

Eric leads BG's newest division as the Project Manager of MEP Services. He brings over 15 years in MEP design and management experience, including expertise for design of commercial, municipal, industrial facilities, and utility infrastructure. By listening to your project needs, he will design a project-specific solution that resolves project issues and requirements in a cost-effective manner. He understands the balance necessary to create an energy conscious, code compliant design that is maintenance friendly and budget friendly. He is responsible for managing and scheduling MEP work for the firm, developing client relationships, and monitoring work flow.

### **EXPERIENCE**

#### **TECHNICAL EXPERTISE**

Mechanical, Electrical, Plumbing Systems  
Commercial Facilities  
Municipal Facilities  
Industrial Facilities  
Utility Planning

#### **YEARS OF EXPERIENCE**

With BG Consultants, Inc.: 6 mos.  
With Other Firms: 15

#### **EDUCATION**

B.S./ Architectural Engineering  
Kansas State University  
Mechanical/Electrical Emphasis

#### **REGISTRATIONS**

Professional Engineer: KS

#### **PROFESSIONAL AFFILIATIONS**

Electrical Board, City of Lawrence  
Lawrence, KS

**Washburn University – Whiting Field House Renovation, Topeka, KS**  
MEP Design Engineer while working for a previous MEP design firm.

- Facility increased from 41,000 SF to 63,500 SF
- Additional floor added inside the building
- MEP, fire protection, fire alarm, telecom and audio/visual
- Roof-mounted 160 ton air-cooled chiller
- Hot water heating plan with steam to hot water heat Exchanger
- Summer boiler for VAV hot water reheat & indoor central station VAV air handlers
- New dedicated electrical service from 12 kV underground electrical system
- Honeywell building automation system for trending & reporting
- Total MEP Cost: \$1,500,000

**Stephen's College - Columbia Hall & Wood Hall Dormitory Remodels, Columbia, Missouri**

MEP Design Engineer while working for a previous MEP design firm.

- Columbia Hall – 4 ½ story, 52,000 SF dormitory
- Remodeled for 2 and 4 bedroom suites
- Updated day rooms, computer rooms and mechanical spaces
- New MEP, fire alarm and fire sprinkler systems
- Wood Hall – 3 ½ story, 33,000 SF dormitory
- New individual sleeping rooms with shared suite restrooms, day rooms, computer rooms, kitchens and mechanical spaces.
- New MEP, fire alarm and fire sprinkler systems



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### **Becky Freetly-Graber, President**

Becky realized early that she had a knack for marketing and public relations — and that she always wanted to own her own business. Before launching candid in 2005, she led various marketing efforts for a franchise system which included national and regional outreach to both industry specific audiences and consumer markets. With more than 15 years in marketing, branding and mass media, Becky's previous experience also includes managing marketing communications activities, including local public relations efforts for multiple locations for a regional bank, the Kansas City Star and for a KC area radio station where she learned how fun and interesting the marketing business could be!

She has her Bachelor of Science, Public Relations from the University of Central Missouri in Warrensburg, MO. When she's not focused on growing the business, Becky and her husband Mark enjoy spending time with their daughter Caroline Grace — and playing with their chocolate Labrador retriever, Charlie.

400 SW Longview Blvd, Suite 200 • Lee's Summit, MO 64081 • 816.765.3608





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### **Debra Habiger, Account Manager**

Debra brings more than 15 years of agency marketing and project management experience to candid. She has been fortunate to have had the opportunity to develop a well-rounded skill set including successful work experience in newsprint, magazines, direct mail, video production, TV and radio, audience research and software development. Debra is committed to her clients and provides superior leadership and guidance on every project she works on.

She graduated from Kansas State University with a Bachelor of Science in Apparel Marketing. In addition to her marketing experience, Debra is a Microsoft Certified Technology Specialist (*MCTS*) and has no fear of editing code on websites.

Debra is an active member of her church and enjoys volunteering in the community. She enjoys spending time with family and friends, discovering new restaurants and horseback riding.

400 SW Longview Blvd, Suite 200 • Lee's Summit, MO 64081 • 816.765.3608



## DALE E. NIMZ

Architectural and Environmental Historian

321 E. 17<sup>th</sup> Street  
Lawrence, KS 66044  
785.856.1299  
[dnimz@sunflower.com](mailto:dnimz@sunflower.com)

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### PROFESSIONAL EXPERIENCE

#### Heritage Development

Kansas Preservation Alliance, Inc. Executive Director. (March, 2009-April, 2011). Member recruitment, Board development, Fund-raising, Newsletter editing, Grant writing, Educational presentation.

Bleeding Kansas and the Enduring Struggle for Freedom National Heritage Area. Organized project team, conducted research, wrote and edited Feasibility Study for National Park Service, Territorial Kansas Heritage Alliance, (September, 2003-January, 2004).

#### Historic Preservation Consultant (Recent)

Wakarusa Township Survey, Douglas County Heritage Conservation Council, Kansas (January-July, 2014)

"Lawrence Modern, 1945-1975," National Register Multiple Property Documentation Form. Amendment to "Historic Resources of Lawrence, Douglas County, Kansas," City of Lawrence Planning Department (February-July, 2014)

Kanwaka-Wakarusa Townships Survey, Douglas County Heritage Conservation Council, Kansas (January-July, 2013)

National Register Education, Lawrence Preservation Alliance, Lawrence, Douglas County, Kansas (March-July, 2012).

Beni Israel Cemetery National Register of Historic Places nomination, Lawrence Preservation Alliance, Eudora vicinity, Douglas County, Kansas (August, 2012).

Robert Hall Pearson Farmhouse Historic Structure Report with Hernly Associates, Black Jack Battlefield Trust, Douglas County, Kansas (April-July, 2012).

Eudora-Kanwaka Township Survey, Douglas County Heritage Conservation Council, Kansas (March-September, 2012).

Kansas Vernacular Architecture Survey and National Register Multiple Property Document, Kansas State Historical Society (April-September, 2011).

Schuyler School, National Register of Historic Places nomination, Burlingame Historical Preservation Society, Osage County, Kansas (September-December, 2010).

Burlingame Downtown Survey, Burlingame, Osage County, Kansas (December 2009).

Historic Downtown Fort Scott District, National Register of Historic Places nomination, Fort Scott, Bourbon County, Kansas (August, 2009).

Belleville Downtown Historic Preservation Survey, Belleville Main Street Program, Republic County, Kansas (March, 2009).

## **TEACHING (RECENT)**

Lecturer, Urban Planning/Architecture, University of Kansas, Lawrence, KS

"Sustainability and the Future of the Built Environment," Spring, 2014

"Historic Preservation Planning," Spring 2006, 2007, 2008, 2009, 2010, 2012, 2013, Fall 2014

"Historic Preservation Economics," Fall 2005, 2004, 2001, Summer, 1999

## **Historic Preservation Consultant**

Historic Downtown Alma District, National Register of Historic Places nomination, Alma, Wabaunsee County, Kansas (December, 2008).

Holton Bathhouse and Swimming Pool, National Register of Historic Places nomination, Holton, Jackson County, Kansas (November, 2008).

"Roadside Kansas," wrote Historic Context Statement for *Rosin Preservation, LLC*, National Register of Historic Places Multiple Property Document, (August, 2008).

Fernand-Strong House, National Register of Historic Places nomination, Lawrence, Douglas County, Kansas (January, 2008).

Brandt Hotel, National Register of Historic Places nomination, Alma, Wabaunsee County, Kansas. (October, 2007).

"Alma Downtown District Survey," Alma, Wabaunsee County, Kansas, Reconnaissance survey, historic context statement, Alma Downtown Preservation Committee, (August, 2007).

"The Designs of Architects William Pratt Feth and Myron Kauffman Feth in Leavenworth, Kansas, ca. 1895-1942," National Register Thematic Multiple Property Document, Leavenworth, Kansas (May, 2007).

"Red Roofs: A Significant Architectural Feature of the University of Kansas," Research report, Historic Mount Oread Fund, Lawrence, Kansas (February, 2006).

Seneca Main Street Historic District, National Register of Historic Places nomination, Seneca, Nemaha County, Kansas (December, 2005).

Breezedale Historic District, National Register of Historic Places nomination, Lawrence, Douglas County, Kansas (September, 2005).

Robert Hall Pearson Farm, Kansas Register of Historic Places nomination, Baldwin City vicinity, Douglas County, Kansas (May, 2005).

Seneca Main Street Historic Preservation Survey, Seneca, Nemaha County, Kansas, Reconnaissance survey, historic context statement (August, 2004).

Cook's Hotel, Independence, Montgomery County, Kansas, National Register of Historic Places nomination (November, 2004).



Sennett and Bertha Kirk House, Garnett, Anderson County, Kansas, National Register of Historic Places nomination (May, 2004).

"Historic Theaters and Opera Houses of Kansas," wrote Historic Context Statement for *Historic Preservation Services, LLC*, National Register of Historic Places Multiple Property Document, (July, 2004).

Historic Preservation Element, Horizon 2020 Comprehensive Plan for Lawrence-Douglas County, KS. Wrote Chapter 4 "Historic Overview" and contributed to Chapter 3, "Federal, State, and Local Preservation Partnerships" and Chapter 4, "Preservation Goals, Policies, and Implementation Strategies" for *Historic Preservation Services, LLC*. (September, 2002).

Paxico Historic District, Wabaunsee County, Kansas. National Register of Historic Places nomination (September, 1997).

"Historic Resources of Lawrence, Douglas County, Kansas." Wrote Historic Context Statement for *Deon Wolfenbarger and Associates*, National Register of Historic Places Multiple Property Document (September, 1997);

North Lawrence Historic Preservation Survey. Wrote Historic Context Statement for *Barbara Anderson & Associates, LLC*, (August, 1996).

Spring Hill (Z-Bar) Ranch National Historic Landmark. Wrote Historic Context Statement for *Deon Wolfenbarger & Associates* (May, 1996).

#### **Historic Preservation Survey Manager**

Johnson County Museum System, Shawnee, Kansas (July, 1992-July, 1995).

#### **Associate Planner for Historic Preservation**

Planning and Community Department, St. Joseph, Missouri (September, 1989-July, 1992).

#### **Historic Preservation Consultant**

Baldwin/Palmyra Township Survey, Baldwin City, KS (September, 1988-July, 1989)

Main Street Survey, Independence, KS (August, 1987-June, 1988)

Graham-Sheridan County Survey, Hill City, KS (July, 1985-July, 1987).

Winfield, KS Survey; Lawrence, KS nominations (September, 1984-July, 1985).

Lawrence Historic Preservation Plan, Lawrence, KS (July, 1983-July, 1984).

#### **Heritage Education**

"Exodus: African Americans Seek Freedom in Kansas, 1879-1880," Exhibit research, design, and writing, Great Overland Station, Topeka, Kansas (December, 2012)

"Commemorative Historic Tours of the Oregon Trail, St. Marys, and Westmoreland," Pottawatomie County Economic Development Corporation, Wamego, Pottawatomie County, Kansas. (September, 2006).

"Historic Tours: Designs of William Pratt and Myron Kauffman Feth," Planning and Community Development, Leavenworth, Leavenworth County, Kansas (May, 2007).

"Kansas Rural Architecture Class," Kansas Archeology Training Program, Kansas Historic Preservation Office, Goodland, Kansas, (June, 2005).

#### **SURVEY AND PLANNING REPORTS**

*Johnson County, Kansas Historic Resources Survey Report* (Shawnee, KS, 1993-1995).

*Baldwin-Palmyra Township Historic Preservation Survey Report* (Baldwin City, KS, 1989).

*The Enterprise of Independence: Independence Main Street Survey Report* (Independence, KS: Main Street Program, 1988).

*The Promise of the Land: Historic Resources in Graham and Sheridan County* (Norton, KS: Northwest Kansas Planning Commission, 1986).

*Living With History: A Historic Preservation Plan for Lawrence, Kansas* (Lawrence, KS: City of Lawrence, 1984).

## **Environmental History**

Kansas Biological Survey, University of Kansas. "Land Use History: Smoky Hill Air National Guard Weapons Range," Saline County, Kansas. (December, 2006)

## **Grant Writing**

Historic Preservation Fund grant application, Alma Downtown National Register Historic District nomination, Alma Downtown Preservation Committee (September, 2007).

Douglas County Community Foundation, Elizabeth Schultz Environmental Fund grant application, Friends of the Kaw (September, 2008)

Environmental Protection Agency, Environmental Education grant application, Friends of the Kaw (October, 2008).

## **EDUCATION**

Ph.D. United States History, University of Kansas. Dissertation: *Rivers That Work: Environment, Engineering, and Policy Change in the Kansas River Basin*. Advisor--Professor Donald Worster (July, 2003). Major fields: Environmental History, United States history. Secondary fields: Modern European History, Material Culture Studies.

M.A. American Studies-Historic Preservation, George Washington University, Washington, D.C. Thesis: *Building the Historic City: Significant Houses in East Lawrence* (February, 1985).

B.A. History (with honors), Kansas State University, Manhattan, KS (May, 1970).

## **TEACHING EXPERIENCE**

Lecturer, Urban Planning, University of Kansas, Lawrence, KS

"Sustainability and the Future of the Built Environment," Spring, 2014

"Historic Preservation Planning," Spring 2006, 2007, 2008, 2009, 2010, 2012, 2013, Fall 2014

"Historic Preservation Economics," Fall 2005, 2004, 2001, Summer, 1999

Lecturer, History, University of Kansas, Lawrence, KS

"History of the Peoples of Kansas," Spring, 2008

Lecturer, History, Ottawa University, Ottawa, KS

"American Experience I," Fall, 2006

Lecturer, History, Washburn University, Topeka, KS

"Introduction to Public History," Spring, 2007  
"Introduction to Public History," Spring, 2005

Assistant Instructor, History, University of Kansas, Lawrence, KS

"U.S. History to Civil War," Spring, 2001.  
"U.S. History Since Civil War," Fall, 2000.  
"U.S. History Since Civil War," Fall, 1999.  
"U.S. History Since Civil War," Spring, 1999.  
"U.S. History Since Civil War," Fall, 1998.

Adjunct Instructor, Johnson County Community College, Overland Park, KS

"U.S. History Since Civil War," Spring 2000

Discussion Leader, History, University of Kansas, Lawrence, KS

"American West in Twentieth Century," Fall, 1997.  
"Environmental History of North America," Fall, 1996

Lecturer, Missouri Western State College, St. Joseph, MO

"Experiencing the History of St. Joseph through Architecture," Spring, 1992, 1991.

## AWARDS AND HONORS

Truman Presidential Library Institute Dissertation Fellowship (2002-2003).  
Eisenhower Presidential Library Foundation Research Grant (2003).  
Linda Hall Library of Science and Technology Fellowship (2002).  
Truman Presidential Library Institute Research Grant (2000-2001).  
Alfred M. Landon Research Grant, Kansas State Historical Society (1997-1998).

## PUBLICATIONS

"Identifying the Earliest Buildings in Kansas, 1820-1861," Kansas Preservation, Kansas State Historical Society, 34:1 (Spring, 2012).

"Alma Downtown Historic District," Kansas Preservation Kansas State Historical Society, 31:2 (Spring, 2009).

"Designing Leavenworth: The Contribution of Architects William and Myron Feth," Kansas Preservation Kansas State Historical Society, 29:6 (November-December 2007).

Video Review. "Race and the American Creed; Hall of Courage; Pass it On," *Brown v. Board of Education* National Historic Site, National Park Service, U. S. Department of the Interior, in "Milestones and Touchstones in Kansas and Western Cinema," Kansas History 28:2 (Summer 2005).

"Damming the Kaw: The Kiro Controversy and Flood Control in the Great Depression," Kansas History 26:1 (Spring 2003).

"Workers' Housing, Workers' Neighborhood: Historic East Lawrence" in Embattled Lawrence: Conflict and Community, Dennis Domer and Barbara Watkins, eds., (Lawrence, KS: Continuing Education, KU, 2001).

## SERVICE

Lawrence Sustainability Advisory Board (2011-present)  
Lawrence Preservation Alliance, Board of Directors (2009-present)  
Kansas Preservation Alliance, Board of Directors (2006-2009)  
Lawrence Historic Resources Commission (1993-1999), Chair (1995).





# KOREY P. SCHULZ

## ASLA, RLA

### SENIOR PROJECT MANAGER

Mr. Schulz is a registered landscape architect and senior project manager with over thirteen years of experience in site planning, master planning and landscape architectural design. His work has included park planning and design, commercial and office site planning, retail and entertainment development design, streetscape design, irrigation design and sustainable design projects.

### EDUCATION

Iowa State University - Bachelor of Landscape Architecture

### REGISTRATION

Landscape Architect:  
State of Kansas #668  
State of Missouri #2002030605  
State of Nebraska #254  
State of Arkansas #283  
State of Nevada #705  
State of Oklahoma #344

### AFFILIATIONS

American Society of Landscape Architects  
Chapter President, Chapter Vice President, LINKS Coordinator, Chapter Awards Committee  
Council of Landscape Architectural Registration Boards  
Irrigation Association

### AWARDS

Capstone Award (2010), Summit Fair – The Kansas City Business Journal  
Honor Award: Commercial, Retail, and Mixed Use (2009), The Legends at Sparks Marina -Nevada Chapter ASLA  
Dr. George Ehrlich Achievement in Preservation Award (2009), The Black Archives Museum -  
The Landmarks Commission of Kansas City, Missouri  
Capstone Award (2009), Raise the Rail - The Kansas City Business Journal  
Capstone Award (2009), The Falls at Crackerneck Creek - The Kansas City Business Journal  
Excellence in Concrete Award (2007), Legends at Village West - The Concrete Promotional Group of  
Greater Kansas City  
Capstone Award (2006), Legends at Village West - The Kansas City Business Journal  
Lighting Award, Landscape Lighting Category (2006), Legends at Village West - Kansas and Missouri  
Electric League  
Alton B. Thomas Award (2004), Promoting/Enhancing the Image of Landscape Architecture- Prairie Gateway  
Chapter, ASLA

### PERSONAL PROJECT EXPERIENCE

Hollywood Casino at Kansas Speedway Hardscape, Amenity, Landscape, and Irrigation Design – Kansas City, KS  
Legends at Sparks Marina Hardscape, Landscape, Amenity, Sculpture Placement, Signage and Irrigation Design - Sparks, NV  
The Legends at Village West Hardscape, Landscape, Amenity, Sculpture Placement, Signage and Irrigation Design -  
Kansas City, KS  
One Nineteen Hardscape, Landscape and Irrigation Design – Leawood, KS  
Adams Dairy Landing Hardscape, Landscape, Amenity, Signage and Irrigation Design – Blue Springs, MO  
Summit Fair Hardscape, Landscape, Amenity, Irrigation, Signage and LEED Design - Lee's Summit, MO  
Shadow Lake Towne Center, Hardscape, Landscape, Amenity, Sculpture Placement and Irrigation Design - Papillion, NE  
Coal Vines Restaurant Hardscape, Landscape and Amenity Design – Kansas City, MO  
Lowes Home Improvement Warehouse Landscape and Irrigation Design, The Legends at Sparks Marina - Sparks, NV  
Scheels All Sport Landscape and Irrigation Design, The Legends at Sparks Marina - Sparks, NV  
JCPenney – Summit Fair - Lee's Summit, MO  
Crate and Barrel Landscape and Irrigation - Leawood, KS  
Houlihan's Restaurant, Leawood, KS  
Applebee's - Excelsior Springs, MO  
Grandview Main Street Streetscape & Wayfinding Construction Documents QAQC – Grandview, MO  
Seneca Downtown Main Street Streetscape Conceptual Design and Program Development – Seneca, KS  
Lincoln Way Streetscape Hardscape, Trail, Amenities, Landscape and Irrigation Design - Sparks, NV  
Aksarben Streetscape Hardscape, Signage, Landscape and Irrigation QAQC – Omaha, NE

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# SHANNON D. GORDON

## ASLA

### OWNER/SENIOR PROJECT MANAGER

Shannon's unique graphic talents coupled with his 24 years experience in the design and management of multiple project types make him an asset to the firm. His ability to quickly visualize and express ideas graphically, allows clients and team members to immediately evaluate a concept's value.

#### EDUCATION

Kansas State University - Bachelor of Landscape Architecture

#### REGISTRATIONS

Landscape Architect - State of Kansas #529

#### AFFILIATIONS

American Society of Landscape Architects

#### AWARDS & HONORS *(Some awards from prior experience)*

2008-2010 Oklahoma University Graphic Workshop Presenter  
2009 Capstone Award, The Falls – The Kansas City Business Journal  
2008 Award of Excellence - 909 Walnut Green Roof, KC, MO Green Roofs for Healthy Cities  
2007 Best Sustainable Design - 909 Walnut Rooftop Garden, KC, MO Precast Concrete Institute  
2006 Award of Excellence - Seapointe Village Rooftop Garden, Wildwood, NJ Green Roofs for Healthy Cities  
2006 APA Outstanding Federal Project - Army IDG US Army Garrison, Japan  
2006 Merit Award PGASLA - Lone Elm Community Park, Olathe, KS  
2005 Conclave on Cities, Kalamazoo Michigan  
2005 Award of Excellence PGASLA - Army IDG, Oahu, HI  
2005 Award of Honor PGASLA - KU Jayhawk Boulevard  
2004 APA Project of the Year - Schofield Barracks IDG Oahu, HI  
2004 Award of Honor PGASLA - KU Mid Hill Walk  
2003 ASLA St. Louis Chapter Awards Juror  
2003 Award of Honor PGASLA - KU Landscape Master Plan  
1998 Award of Honor PGASLA - Baker University Master Plan, Baldwin City, KS  
1997 Award of Honor PGASLA U of Iowa Urban Forest Master  
1995 Missouri State Fair Design Charrette Competition Winner  
1995 Iowa World War II Design Charrette Competition Winner  
1994 Better Homes And Gardens - Home of the Year, Featured Artist  
1993 Drawing & Designing with Confidence - Illustrator  
1992 ASLA President's Service Award - Iowa Chapter

#### PERSONAL PROJECT EXPERIENCE *(Some projects represent prior experience)*

Aksarben Village; Stinson Park, Streetscape, Zones 4 & 5 - Omaha, NE  
Army Installation Design Guidelines - Camp Zama, Sagami-hara, Japan  
Army Installation Design Guidelines - Schofield Barracks, Oahu, HI  
Black Hills State University Master Plan - Spearfish, SD  
Cedar Rapids Airport - Wright Brothers Boulevard, Cedar Rapids, IA  
HSBC Corporate Headquarters Sign and Wayfinding Master Plan – Mettawa, IL  
Jing Nan Pearl Gardens, Zhoushan Mixed Use - Brightwell Development Co, Shanghai, China  
Kearney Studio Artist Retreat, Hallmark Cards, Kearney, MO  
Kevin Costner's Arizona "Westworld" Resort/Casino - Chino Valley, AZ  
Masdar City Headquarters Sign and Wayfinding - Masdar City, United Arab Emirates  
US Missile Defense Base - Redzikowo, Poland  
Webfilings Corporate Headquarters - Ames, Iowa

#### PRIOR EXPERIENCE

2006- Present Ochsner Hare & Hare – Kansas City, MO  
2002-2006 Jeffrey L. Bruce & Company - North Kansas City, MO  
2003-1902 Highland Design Group, Inc. - Winterset, IA  
1990-1993 Crose-Gardner Associates - Des Moines, IA  
1988-1990 Bloodgood Architects and Planners – Des Moines, IA  
1987-1988 Matarazzo Design – Concord, NH

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# CHRIS CAHALAN

## RLA, LEED AP

### PROJECT MANAGER

Mr. Cahalan is a landscape architect with over eleven years of experience in site planning, master planning, parks, retail, office, site design, hardscape design and landscape architectural design.

### EDUCATION

Iowa State University - Bachelor of Landscape Architecture

### REGISTRATIONS

Landscape Architect:

State of Iowa #507

State of Kansas #733

State of Missouri #2007025722

State of Oklahoma #LA0328

State of Wisconsin #474-014

LEED Accredited Professional

### AFFILIATIONS

American Society of Landscape Architects

Council of Landscape Architectural Registration Boards

### AWARDS

Honor Award: Commercial, Retail, or Mixed Use (2009), The Legends at Sparks Marina - Nevada Chapter, ASLA

Capstone Award (2009), One Nineteen - The Kansas City Business Journal

Capstone Award (2009), The Falls - The Kansas City Business Journal

### PERSONAL PROJECT EXPERIENCE *(Some projects represent prior experience)*

Brookwood Retail Center, Hardscape and Landscape Design, Oklahoma City, OK

Belton Memorial Park Master Plan, Hardscape Design, Belton, MO

The Legends at Sparks Marina, Hardscape Design - Sparks, NV

Hospital Hill Park, Hardscape and Landscape Design - Kansas City, MO

The Promenade at Chenal, Hardscape and Landscape Design - Little Rock, AR

The Falls at Crackerneck Creek - South Village, Hardscape and Landscape Design - Independence, MO

Gateway Lofts, Hardscape, Landscape and Water Features - Des Moines, IA

Lenexa City Center - East Village, Hardscape and Landscape Design - Lenexa, KS

Lenexa City Center - North Village, Hardscape and Landscape Design - Lenexa, KS

Northwestern Mutual, Hardscape and Landscape Design - Franklin, WI

Metropolitan Place, Rooftop Garden Hardscape and Landscape Design - Madison, WI

Blackhawk Technical Colleges, Site Plan, Landscape Design - Janesville and Monroe, WI

State Employees Credit Union, Site Plan, Hardscape and Landscape Design - NC

Renner Ridge Office Building, Hardscape and Landscape Design - Lenexa, KS

Falls of Lakewood, Landscape Design - Lee's Summit, MO

### PRIOR EXPERIENCE

George Butler Associates, Lenexa, KS

Schreiber / Anderson Associates, Madison, WI

O'Brien / Atkins Associates, Raleigh, NC

Brian Clark & Associates, Des Moines, IA





# COLLIN CHRISTOPHER

## AICP

### ASSISTANT PROJECT MANAGER

Mr. Christopher is a planner and landscape designer whose experience includes urban planning and revitalization, transportation corridor planning, site and master planning, streetscape design, landscape and hardscape design, and construction document preparation.

### EDUCATION

Kansas State University - Bachelor of Landscape Architecture

### AFFILIATIONS

American Institute of Certified Planners  
American Planning Association, Missouri Chapter

### AWARDS

USGBC - Kansas City Emerging Professionals 2011 Design Competition  
Capstone Award (2010), Summit Fair – The Kansas City Business Journal  
Capstone Award (2009), One Nineteen - The Kansas City Business Journal

### PERSONAL PROJECT EXPERIENCE *(Some projects represent prior experience)*

Parkville Livable Community Study - Parkville, MO  
Original Mile Revitalization Plan - Midwest City, OK  
Delta Sigma Phi Fraternity House, Landscape and Monumentation Design - Columbia, MO  
Alpha Delta Pi Sorority House, Landscape and Hardscape Master Plan - Columbia, MO  
Mission Hills HOA, Monumentation Master Plan - Mission Hills, KS  
City of Norman, Porter Avenue Corridor Plan - Norman, OK  
Palestine Commons Senior Living Facility, Landscape and Irrigation Design - Kansas City, MO  
Summit Fair, Hardscape, Landscape and Irrigation Design - Lee's Summit, MO  
Shadow Lake Towne Center, Hardscape and Landscape Design - Papillion, NE  
Shoppes at One Nineteen, Hardscape and Landscape Design - Leawood, KS  
The Legends at Village West, Hardscape and Landscape Design - Kansas City, KS  
The Shoppes at North Village Hardscape, Landscape and Irrigation Design - St. Joseph, MO  
John Knox Village Pryor Road Streetscape Improvements, Landscape Design - Lee's Summit, MO  
Chapel Ridge Mixed Use Development, Landscape Design - Lee's Summit, MO  
Kensington Farms Subdivision, Landscape Design - Lee's Summit, MO  
Park Ridge Subdivision, Landscape Design - Lee's Summit, MO  
Napa Valley Subdivision, Site Plan, Master Planning, & Landscape Design - Lee's Summit, MO  
47th Street Blues District Revitalization Plan - Chicago, IL  
Downtown Rezoning Plan - Riverside, IL  
Grayslake Comprehensive Plan Update, Hardscape and Landscape Design - Grayslake, IL  
Grayslake Streetscape Enhancements - Grayslake, IL  
Neighborhood Village Master Plan - University of Notre Dame- South Bend, IL  
South Bend Vision Plan, Conceptual Design, Hardscape and Landscape Design - South Bend, IL  
Algonquin Town Center Development, Conceptual Design - Algonquin, IL  
122nd & Ashland TIF Development, Landscape Design - Chicago, IL  
Monticello Park, Site Plan and Landscape Design - Chicago, IL

### PRIOR EXPERIENCE

Camios, Ltd. Aug. 2002 - Aug. 2003, Chicago, IL (Internship)  
Archer Engineers Jan.-Aug. 2002, Lee's Summit, MO (Internship)



# BRANDON MCBRIDE

## DESIGNER

Mr. McBride is a landscape architect in training. His experience includes retail and lifestyle center design, parks and recreation design, streetscape design and construction document preparation. In addition to his landscape architecture responsibilities, Brandon also provides GIS (Geographic Information Systems) mapping and graphic preparation for planning projects.

### EDUCATION

Kansas State University - Bachelor of Landscape Architecture

### AWARDS

Honor Award: Commercial, Retail, or Mixed Use (2009), The Legends at Sparks Marina - Nevada Chapter, ASLA  
Capstone Award (2009), One Nineteen - The Kansas City Business Journal  
Capstone Award (2009), The Falls - The Kansas City Business Journal

### PERSONAL PROJECT EXPERIENCE *(Some projects represent prior experience)*

Stinson Park at Aksarben Village, Hardscape, Landscape, & Irrigation Design - Omaha, NE  
Aksarben Village Streetscape, Hardscape, Landscape, & Irrigation Design - Omaha, NE  
Olathe Gateway, Hardscape and Landscape Design - Olathe, KS  
Long Horn Steakhouse, Landscape Design - Olathe, KS  
Maple Spur Park, Conceptual Design - Independence, MO  
Old Chicago Pizza, Landscape Design - Papillion, NE  
Scheels All Sports, Sparks Marina, Landscape Design - Sparks, NE  
Summit Fair, Landscape Design - Lee's Summit, MO  
The Legends at Sparks Marina, Landscape Design - Sparks, NV  
Citadel Plaza, Mixed-use Retail Project, Streetscape and Landscape Design for Phase 1 - Kansas City, MO  
Aksarben Village Streetscape Phase III, Hardscape, Landscape and Irrigation Design - Omaha, NE  
Coal Vines Pizza and Wine Bar, Conceptual, Hardscape and Landscape Design - Kansas City, MO  
Gregory O. Grounds Park Signage Master Plan, Conceptual and Hardscape Design - Blue Springs, MO

### Planning projects in which Mr. McBride has had GIS mapping and graphic responsibilities include:

City of Duncan, General Plan Update - Duncan, OK  
City of Leawood Comprehensive Plan - Leawood, KS  
City of Norman, Porter Avenue Corridor Plan - Norman, OK  
City of Coffeyville, Comprehensive Plan - Coffeyville, KS  
City of Sugar Creek, Enhanced Enterprise Zone - Sugar Creek, MO  
City of Holcomb, Comprehensive Plan - Holcomb, KS  
Des Moines Public Schools Demographic Data & Projections Study - Des Moines, IA  
Leavenworth County Comprehensive Plan - Leavenworth County, KS  
Pleasant Valley Comprehensive Plan - Pleasant Valley, MO  
St. Joseph Regional Port Authority, Industrial Park Land Use, Redevelopment, Infrastructure Improvement Plan - St. Joseph, MO  
Unity Village Strategic Land Use Analysis - Unity Village, MO (Internship)

### PRIOR EXPERIENCE

Gould Evans Affiliates, Kansas City, Missouri (Internship)

**Public Art & Practice, LLC** brings together a team of talented professionals with diverse backgrounds to help clients create public art master plans, establish public art programs and acquire public art.

**Steven Boody, Principal**



Steven Boody is co-founder and Principal of Public Art & Practice and Boody Fine Arts, Inc. As a business owner and art consultant, Boody brings 30+ years of strategic planning and program management to client projects. Before founding Boody Fine Arts in 1978, he served five years as a Budget and Policy Analyst for the State of Missouri's Office of Administration. Boody holds a Master in Landscape Architecture and a Bachelor of Science in Forest Management from Iowa State University, a Master of Science in Public Administration from the University of Missouri and an Associate in Arts with an emphasis in Botany from Ellsworth Community College. He has also served the Rotary Club of Clayton, Missouri as President, Secretary, Treasurer and board member. Boody's diverse education and experience brings a unique collaboration of the art industry, business principles and the design community to client projects.

**Heather Dinn, Public Art Consultant**



Heather Dinn specializes in managing large-scale public art projects for clients such as the City of Council Bluffs, First National Bank of Omaha, and Carle Foundation Hospital. Dinn joined Public Art & Practice in 2005 after three years with Indiana's largest public relations agency, Borshoff. Dinn brings experience in project and budget management, event planning, and creation and implementation of national, regional, and local media relations campaigns for clients such as Starbucks Coffee Company, The Children's Museum of Indianapolis, and R.W. Armstrong & Associates. Dinn holds a Bachelor of Musical Arts with an emphasis in Business from DePauw University.



## CERTIFICATION

This document is certification that BG Consultants and its sub-consultants comply with the following:

1. The contractor or supplier shall observe the provisions of the Kansas Act Against Discrimination (K.S.A. 44-1001 *et seq.*) and shall not discriminate against any person in the performance of work under the present contract because of race, color, religion, sex, disability, national origin, or ancestry unrelated to such person's ability to engage in the particular work.
2. Further, the contractor or supplier shall observe the provisions of the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111 *et seq.*) and shall not discriminate against any persons 18 years of age or older for employment purposes while in the performance of work under the present contract.
3. In the solicitations or advertisements for employees, the contractor shall include the phrase "Equal Opportunity Employer," or similar phrase to be approved by the Kansas Human Rights Commission.
4. If the contractor or supplier fails to report to the Commission in accordance with the provisions of K.S.A. 44-1031, as amended, the contractor or supplier shall be deemed to have breached any present contract or agreement and it may be canceled, terminated, or suspended, in whole or in part, by the City of Lawrence, Kansas.
5. If the contractor or supplier is found guilty of a violation of the Kansas Act Against Discrimination (K.S.A. 44-1001 *et seq.*) or the Kansas Age Discrimination in Employment Act (K.S.A. 44-1111 *et seq.*) under a decision or order of the Kansas Human Rights Commission which has become final, the contractor or supplier shall be deemed to have breached any present contract or agreement and it may be canceled, terminated, or suspended, in whole or in part, by the City of Lawrence, Kansas.
6. The contractor or supplier shall include the provisions of Paragraphs (1) through (5) inclusively, or this section, in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

\_\_\_\_\_  
BG Consultants, Inc.

By \_\_\_\_\_

Dan Harden

Address \_\_\_\_\_ 1405 Wakarusa Drive

\_\_\_\_\_  
Lawrence, KS 66049