



North Park Blocks Extension and Broadway Corridor Development

August 16, 2023

Gary Datka, Capital Project Manager III

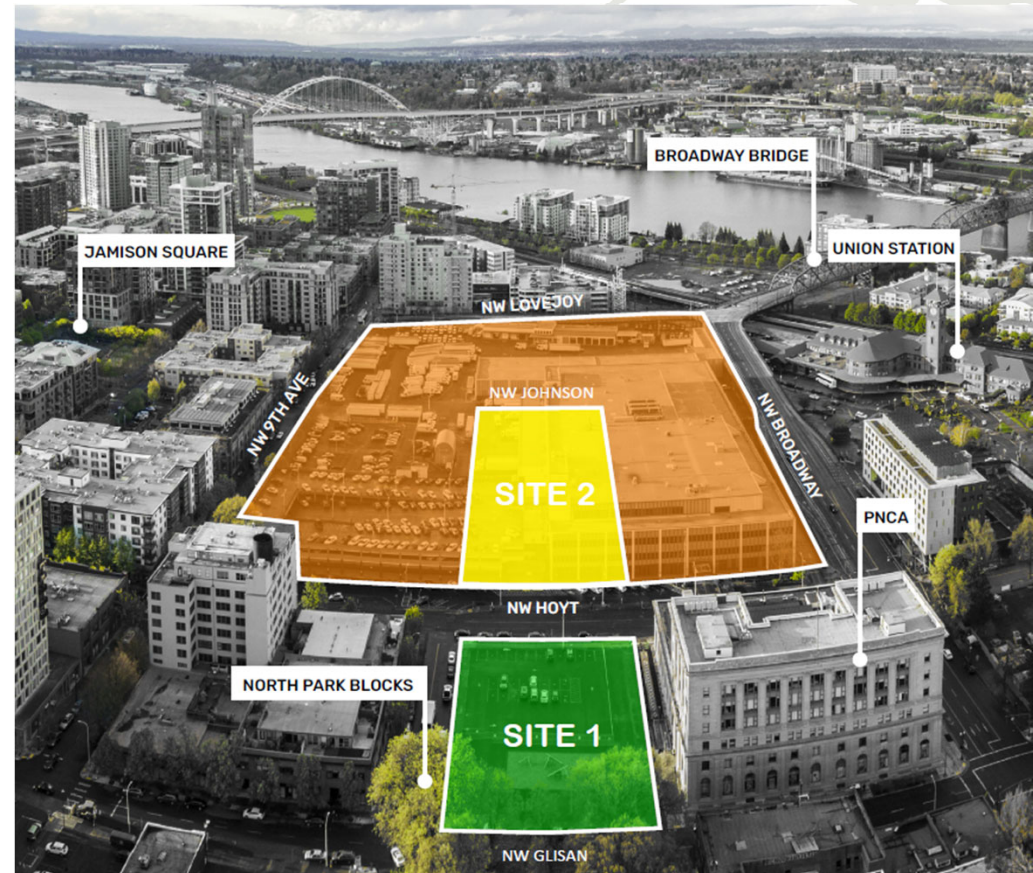


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Location

- Pearl District / Old Town
- Part of the Broadway Corridor
- Two sites north of NW Glisan between Park Ave and NW 8th
- Site 1 NW Glisan north to NW Hoyt
- Site 2 NW Hoyt north to NW Johnson





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Background

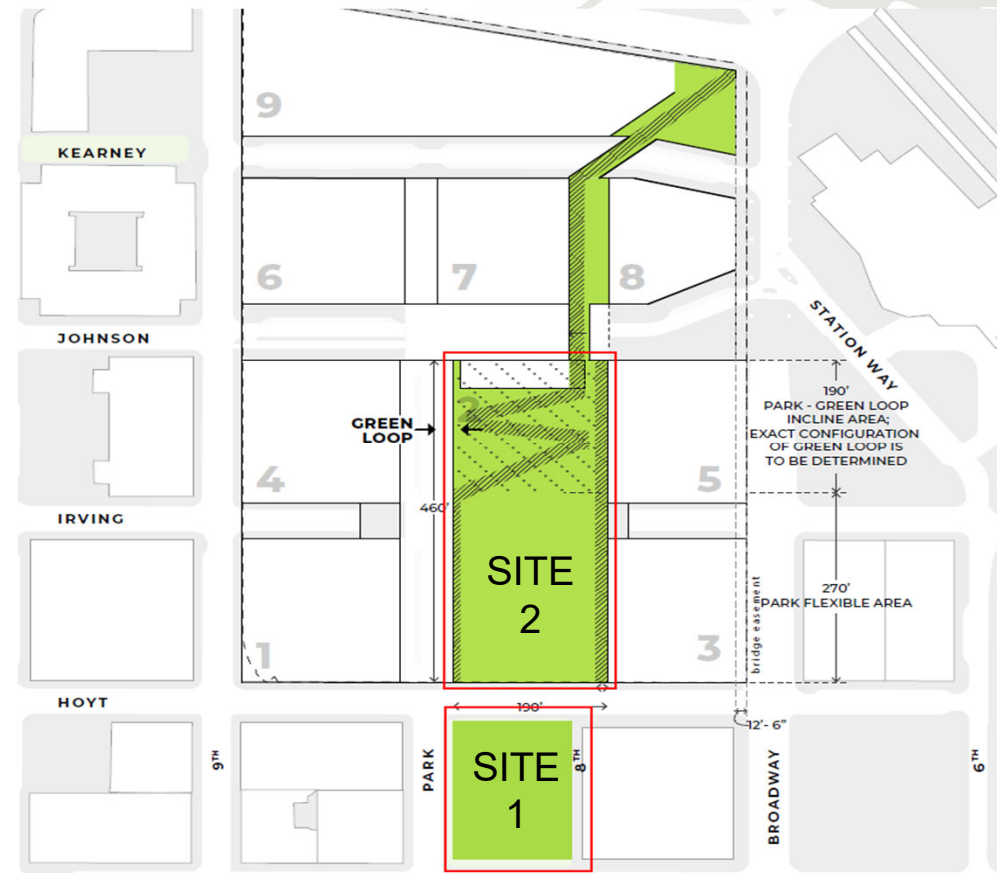
- North Park Blocks stretch six blocks from SW Ankeny north to NW Glisan
- Northern extent at NW Glisan Street is an active block
- three currently developed blocks north of NW Glisan
- Documented in the 2019 Broadway Corridor Masterplan
- 2022 Intergovernmental Agreement (IGA)





Project Scope

- **Site 1:** Design, permit, bid, and construct vibrant urban park block extension
- **Site 2:** Design to 30% documentation active and flexible use urban park and green loop connections
- **Community Engagement:** Project Advisory Committee (PAC), community meetings



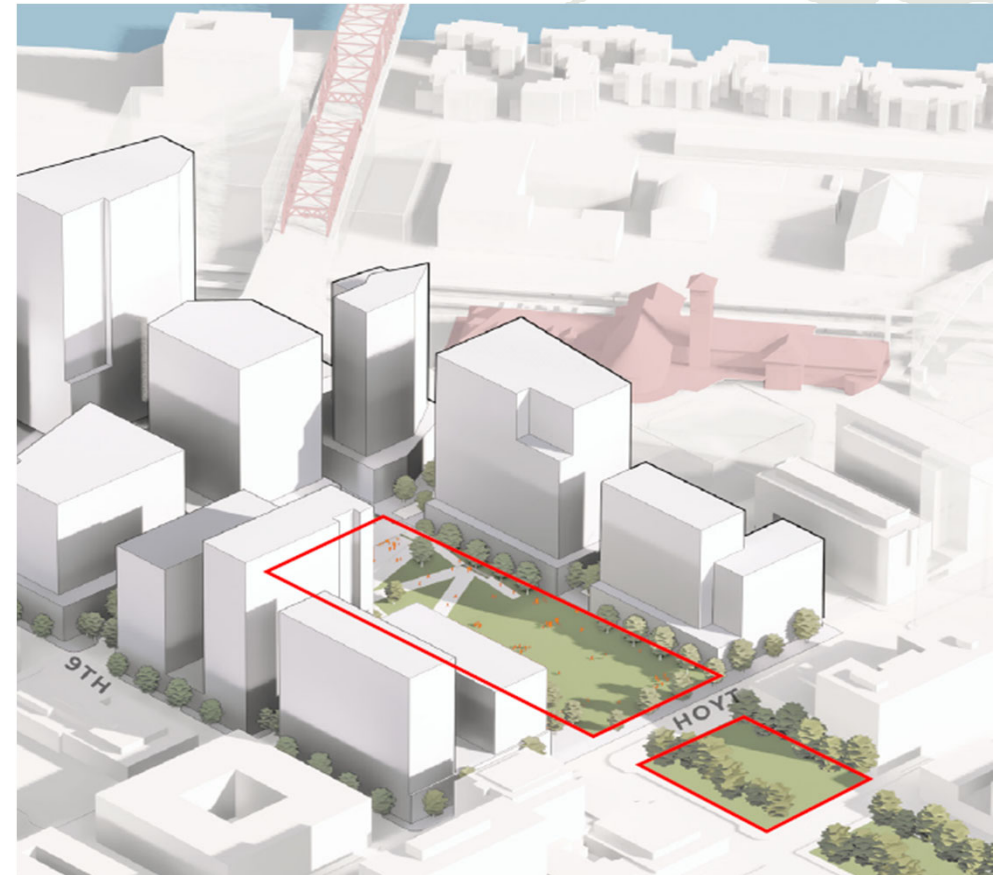


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Project Overview

- **Schedule:** Design 2023-25
Construction 2026
- **Funding:** Site 1 \$8M PP&R SDC
Site 2 \$11.4M PP&R SDC





Proposal Overview

- **PTE Contract: \$1,367,074.00**
 - 57% of the prime consulting dollars to MBE/DBE prime consultant
- **COBID Subconsultant Utilization: 23%**
 - 12% to WBE/DBE subconsultants
 - 9% to WBE/ESB subconsultants
 - 2% to WBE subconsultants

TEAM | Structure

PLACE* Landscape Architecture HOOD DESIGN STUDIO** Community Engagement ZGF Architecture			
DESIGN / COMMUNITY ENGAGEMENT	MANAGEMENT	IMPLEMENTATION	
<p>MAURICIO VILLARREAL, PLA (30%) <i>Design Principal / Landscape Architect</i></p> <p>WALTER HOOD (15%) <i>Community Engagement Lead/ Urban Design</i></p> <p>ALMA DU SOLIER, PLA(15%) <i>Community Engagement Lead</i></p> <p>NOLAN LIENHART, AIA, AICP (15%) <i>Urban Planner</i></p> <p>KATHERINE BERG, AIA, LEED AP BD+C (10%) <i>Architect</i></p>	<p>JOCELYN BATES, AIA (40%) <i>Point of Contact / Project Manager</i></p> <p>ZELJKA CAROL KEKEZ (20%) <i>Managing Principal</i></p>	<p>CHARLES BRUCKER, PLA, LEED AP (25%) <i>QA/QC</i></p> <p>MIGUEL CAMACHO-SERNA (25%) <i>Landscape Designer</i></p> <p>ALLISON ROUSE, ASLA, PLA (10%) <i>PP&R Liaison</i></p>	
TECHNICAL DESIGN			
VEGA*	KPFF	TOOLE**	BIELLA / SAMATA*
<i>Civil Engineering</i>	<i>Structural Engineering</i>	<i>Traffic Engineering</i>	<i>Lighting Design/ Electrical Engineering</i>
MARTHA WILLIAMSON, PE (30%)	CRAIG TOTTEN, PE (10%)	ADRIAN WITTE, PE (15%) GWEN SHAW, PE (15%)	ELLA MILLS (5%) JENNY STREB, PE (5%)
BOOKIN GROUP* <i>Land Use Planning / Permit</i>	DCW* <i>Cost Estimating</i>	MORGAN HOLEN* <i>Arborist</i>	
CHRIS HAGERMAN, AICP (10%)	TRISH DREW, CPE (10%)	MORGAN HOLEN (5%)	
ADVISORS	MELVIN MARK <i>Real Estate</i> CENTER FOR PUBLIC INTEREST DESIGN (CPID)		

**Self-identify MWESB | *COBID certified MWESB firms



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Request Council Action

Accept proposal of \$1,367,074.00 from PLACE studio, LLC. for Professional, Technical, Expert Design Services (Procurement Report - QBS-RFP 00001994)

Contract Number: 30008449