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LOGAN SIMPSON

TOWN OF DOLORES

DOLORES JOE ROWELL PARK MASTER PLAN RFP

PROPOSAL SUBMITTED BY LOGAN SIMPSON
MARCH 23, 2022 | 3:00 PM

1. TABLE OF CONTENTS

COVER LETTER	1
2. REFERENCES AND EXPERIENCE	2
3. PROJECT ORGANIZATION	7
4. WORK PLAN	9
5. SERVICES TO BE COMPLETED BY THE TOWN	14
6. LUMP SUM COST	15
7. STATEMENT OF INSURANCE	15

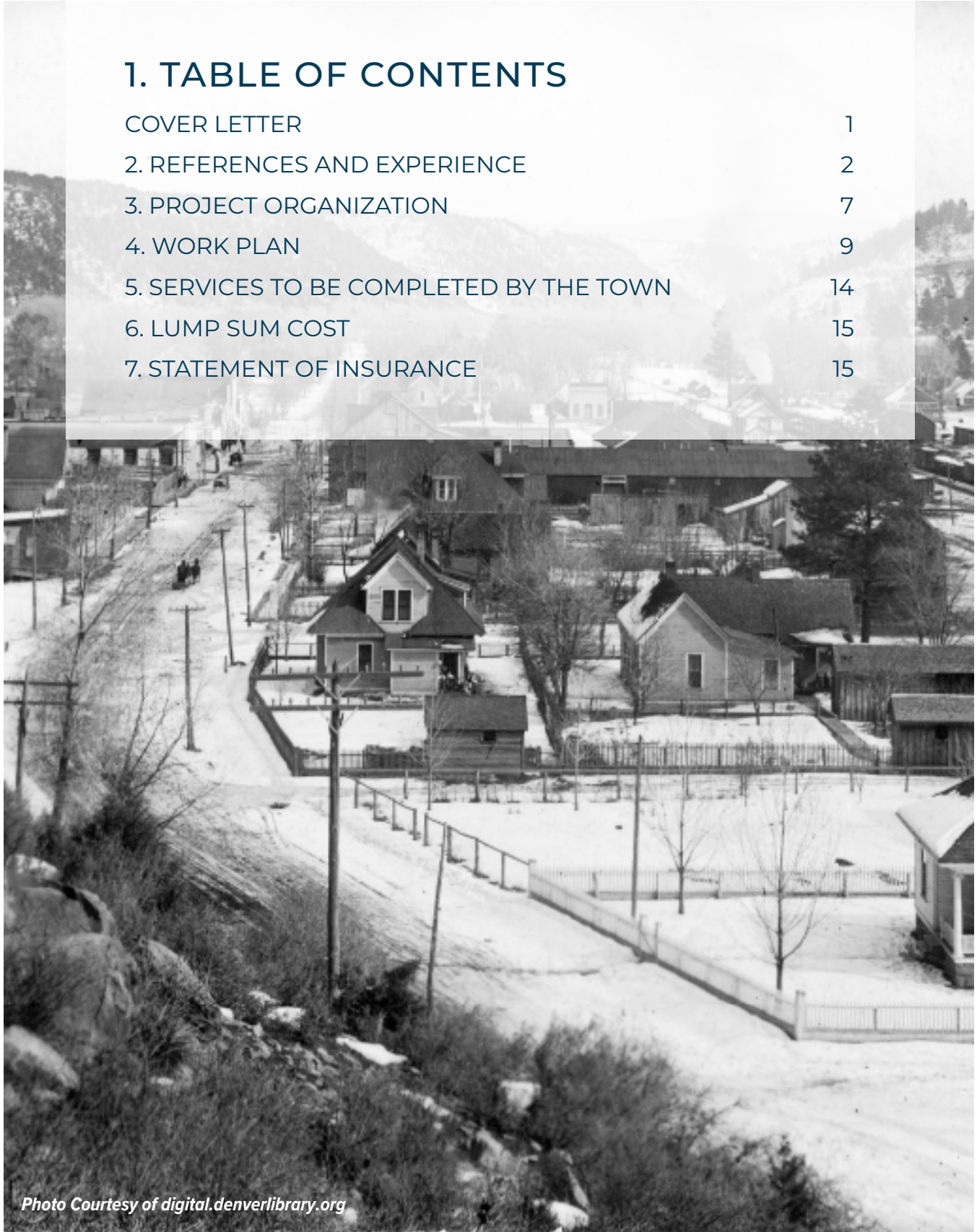


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L O G A N S I M P S O N

213 Linden Street, Suite 300
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P: 970.449.4100

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March 23, 2022

Ken Charles, Town Manager
Town of Dolores
PO Box 630
Dolores, CO 81323
manager@townofdolores.com

RE: Request for Proposal for Dolores Joe Rowell Park Master Plan

Dear Mr. Charles and members of the Selection Committee,

We are excited to submit our proposal to develop a Master Plan for Joe Rowell Park – arguably the most important park in Dolores. This type of project is what we are passionate about – one that can transform the way residents and visitors experience a place, and love it so much that they want to come back and enjoy it over and over again. The residents of Dolores deserve to have experienced professionals develop a plan that is visionary while being achievable, and we believe we are a great fit for this specific project.

Logan Simpson is a multi-disciplined firm of more than 125 professionals that provides landscape architecture, community and environmental planning, and cultural and public involvement specialists. We win awards for our projects, implement inclusive and meaningful public engagement activities, and truly enjoy working with small communities. This project would be led from our Fort Collins, Colorado office, which has a staff of 29 professionals. Logan Simpson does not anticipate the use of any subconsultants for this effort.

Jana McKenzie and Alex Buckley are the staff who will develop the plan, co-creating the vision with community members. Jana has more than 35 years of experience facilitating and leading the design of parks, trails, and open spaces, as well as developing systemwide plans for parks and recreation systems in communities. She was the lead designer for the park that over the years has become Cortez's pride and joy—Parque de Vida—and developed conceptual plans for outdoor recreation areas at Vallecito and Navajo Reservoirs. Jana can put this park into the context of what is offered in the area, understand implications associated with the Dolores River floodplain, quickly analyze the utilization of space and pedestrian and bicycle connectivity, and bring ideas from many other projects to inform decisions and design solutions. Alex, with more than seven years of experience designing parks and public spaces, will work with Jana on the design and has wonderful communication, design, and graphic skills. Alex is also moving to Durango in May and would be thrilled to work on this project with you.

We look forward to discussing and refining our proposal with you so that it meets your needs and expectations. Please contact us with any questions.

Jana McKenzie, FASLA, LEED AP
Principal Landscape Architect
P: 970.449.4100 ext. 4803
E: jmckenzie@logansimpson.com

Alex Buckley
Associate Landscape Designer
P: 480.967.1343 ext. 4156
E: abuckley@logansimpson.com

2. REFERENCES AND EXPERIENCE

CUSHING PARK RENOVATION | ENGLEWOOD, COLORADO

Reference: Dave Lee, Open Space Manager | 1000 Englewood Parkway, Englewood, Colorado 80110 | P: 303.762.2341 |

E: dlee@englewoodco.gov

Completion Dates: 8/2017 – 12/2017

Cushing Park is an existing 11-acre park in the Englewood park system. The existing park facilities have become dated and user-ship is declining. Logan Simpson worked with the Parks Department to re-envision the park in order for it to function for today's needs. A new parks program was developed that kept popular amenities, and added new ones. The conceptual design phase used the new program elements to develop new conceptual plans to reinvent the park. A primary focus of the concept plans was to study the relationships between the elements and the surrounding neighborhood. Existing popular elements, such as the skate park needed to move further from the houses and be located with better public visibility. After public vetting of the plan, a final concept master plan was designed, incorporating the best of all the progress concepts and input. The final plan was then broken down into phasing areas and phased cost estimate were developed that allowed Englewood to request improvement money in future budgets and to pursue other funding options.

Cushing Park Master Plan Full Build

Type: Community
Size: 11.15 acres
Location: Dartmouth Ave. and Inca St.

Program

- 1 Basketball Court
- Bicycle and Pedestrian Paths
- Large and Small Dog Park
- Natural / Native Landscaping Area
- Drinking Fountain
- Picnic Area/Tables
- 3 Shade Shelters
- 2 Multi-Purpose Fields
- 1 Playground
- 1 Skate Park
- Little Dry Creek and "Gold-Panning" Themed Pond
- 1 Large Plaza with Restroom and Shelters
- On-Street Parking (90 spaces)
- Paved Alley, Street Trees & Lighting
- Open Eastman Ave. to Inca St.
- New Multi-use Trail Connection along Little Dry Creek with Safety Lighting
- 9-hole Disc Golf Course



DECEMBER 2017



RUNYON SPORTS COMPLEX MASTER PLAN | PUEBLO COUNTY, COLORADO

Reference: Mike Ricottone, 1A Project Manager | 215 W. 10th Street | Room 148 | Pueblo, CO 81003 | P: 719.583.6702 | E: ricottonem@pueblocounty.us

Completion Dates: 12/2020 – 12/2021

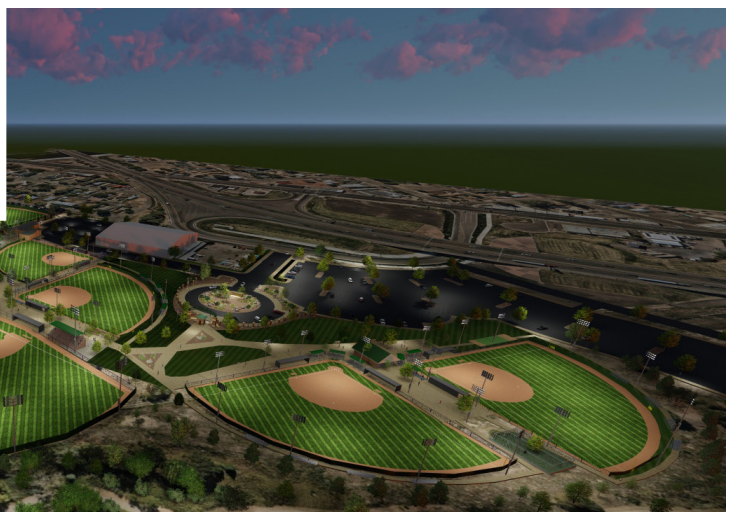
Logan Simpson is leading a multi-disciplined team of experts to develop a long-range vision and phased implementation plan for additions and renovations to an existing youth ballfield complex that has been home to baseball and softball games and tournaments for more than 50 years. The long-range vision may cost more than \$21 million, which will require multiple phases to implement as funding becomes available. The plan will be complete in October 2021, with first phase of construction as soon as 2023 if additional land can be acquired.

The available funding is approximately \$7.2 million for near-term improvements. Detailed cost estimating allowed the stakeholders to package elements of the vision plan that provided the greatest benefits to youth baseball and softball. These improvements include adding a high-school sized ballfield, reconfiguring circulation and parking areas to reduce conflicts between pedestrians and vehicles, creating a more intuitive wayfinding system and improving site security by reducing the number access points and establishing a main entrance gateway, shortening the outfield of an existing field to better accommodate softball and younger baseball players, adding synthetic turf to infields, and creating a new dynamic pedestrian spine to the existing core area/concourse.

The long-range vision plan includes adding two more fields, improving existing pedestrian areas, adding shade to bleachers, renovating restrooms, concessions and administrative facilities, and creating two indoor batting cages in an underutilized structure. It also includes adding trees for shade, a centralized and secure maintenance area, upgrading lights, and converting all infields to artificial turf.

Market demand was assessed for different types of youth fields, which quickly focused on adding more baseball and girls softball fields. After the regional tournament market was assessed, improvements and additions were identified that attract more tournaments to generate additional revenue to support operations and maintenance and increase spending at local businesses by out-of-town tournament families.

The process was guided by a Stakeholder Advisory Committee that included representatives from County staff, City of Pueblo, school districts, Pueblo West Metropolitan District, and the Runyon Board of Directors, who oversee the management of the facility. Other engagement activities included extensive stakeholder interviews, an interactive web site with questionnaires, and a booth at a large local festival.



DELTA PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN | COLORADO

Reference: Wilma Erven, Parks, Recreation and Golf Director | City of Delta | 76 North 200 West | Delta, Colorado 84624 | P: 435.864.2759 | E: wilma@cityofdelta.net

Completion Dates: 6/2017 – 12/2017

Logan Simpson worked with the City of Delta to create their first comprehensive PROST Master Plan. While expansive and in a beautiful mountain setting, Delta’s current parks system has an aging infrastructure, limited staff resources, and low funding levels, especially relative to comparable communities. The result is a substantial list of deferred maintenance actions, which proved to be a priority for both staff and the community. Compounding the need for a community-wide plan is the surrounding area’s and unincorporated Delta County’s reliance on the City’s recreational amenities, and the fact that major employers are declining due to the reduction of mining in the area.

The City aspires to provide a high quality of life for residents, and hopes to attract new families, visitors, and employers. Implementing the long-term vision for new recreational opportunities will help the City position itself as a desirable destination along the Gunnison River, address the needs of existing and future residents. It will also leverage the City’s parks, recreation, trails and open space system to achieve broader community goals, such as public health and safety, community pride, and economic development.

In addition to a comprehensive list of maintenance, renovation, and replacement items, a level of service analysis, community comparison, and needs assessment were conducted to establish the vision, goals, actions, and park/trail standards. Recommendations included establishing level of service standards and classifications for parks, trails and open space that can be translated into development requirements. Specific recommendations were developed for park enhancements, new park locations, and trail connections. Trail connections were mapped and concept drawings for four of the existing community parks/open spaces were drafted, including a bouldering park and new river access at Confluence Park.

This plan will guide departmental budget recommendations over the next 10 to 20 years, as well as assist in obtaining additional funding and grants. After completing a reviewing of the departmental budget, tools for prioritizing, funding, and a capital improvements and implementation plan were outlined.

The plan was formulated through an inclusive process, with interviews and listening sessions to help identify needs and community priorities. The plan was adopted in December 2017.



CITY OF CHANDLER VIDA PARK DESIGN | ARIZONA

Reference: Mickey Ohland, Community Services Planning Manager | City of Chandler | 175 S Arizona Avenue | Chandler, Arizona 85225 | P: 480.782.2743 | E: mickey.ohland@chandleraz.gov

Completion Dates: 6/2019 – 11/2019

Through Community Development Block Grant (CDBG) funding, the City of Chandler is renovated East Mini Park, now known as Vida Park, northeast of downtown Chandler. The existing site includes a covered (shade sail) playground, picnic table, benches, BBQ area, flood irrigated lawn, and mature shade trees. Logan Simpson is leading the design efforts for the newly renovated ADA compliant playground space with updated equipment, entry gateway into the park, new walkway, site furnishings, perimeter fencing, and additional pedestrian lighting. The new landscape preserves the large existing shade trees and provides sustainable evergreen plant material.

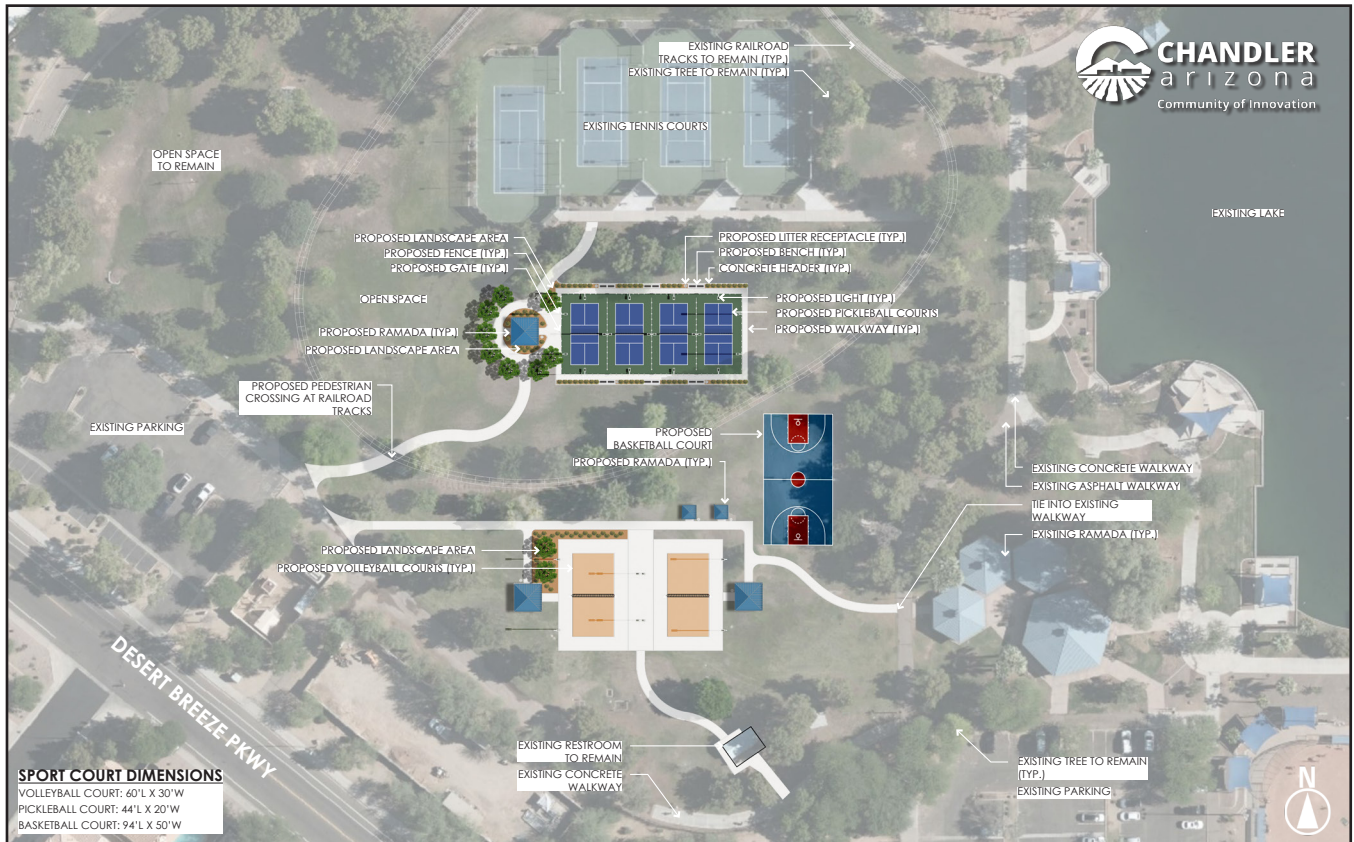


CITY OF CHANDLER DESERT BREEZE SPORTS COMPLEX | ARIZONA

Reference: Mickey Ohland, Community Services Planning Manager | City of Chandler | 175 S Arizona Avenue | Chandler, Arizona 85225 | P: 480.782.2743 | E: mickey.ohland@chandleraz.gov

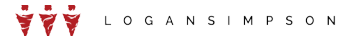
Completion Dates: 4/2021 – 12/2021

The City of Chandler is renovating Desert Breeze Park which include two lighted basketball courts, two lighted volleyball courts, 20' by 20' shade ramada with BBQ, site furnishings (standard park rule signage, benches, and trash receptacle, a drinking fountain (chilled), ADA compliant concrete walkways to the new courts and ramada, security lighting (LED lighting – 100% Use till dusk and then 50% until 10:30), and landscape and irrigation improvements (turf spray – Reclaimed Water from Pond).



DESERT BREEZE PARK | CONCEPT PLAN

JUNE 2021



3. PROJECT ORGANIZATION



JANA MCKENZIE, FASLA, LEED AP | PRINCIPAL LANDSCAPE ARCHITECT

Jana is a landscape architect with 37 years experience. She is skilled in facilitating decision-making processes, and planning and design of sites associated with public buildings, streetscapes and parking lots, trails, and parks and recreation facilities. These plans frequently include extensive public involvement, identification of user needs, programming, budgetary cost estimates for phasing of construction, operations and maintenance requirements, and defining metrics to measure the performance of a project over time. Jana understands the interrelationship between large-scale planning, and detailed design solutions, and has been responsible for design and oversight of construction of more than 60 projects that total more than \$250 million in construction value. She was recognized by the American Society of Landscape Architects for her projects' contribution to excellence in the profession by receiving the title of "Fellow". She was one of the first LEED accredited landscape architects in the United States, and was one of the five originators of the Sustainable Sites Initiative, which has become a nationally recognized design tool and rating system.

Education

B.S., Landscape Architecture, Magna Cum Laude, Colorado State University, 1985

Professional Registrations/Accreditations

CLARB Certified Landscape Architect # 20259/5456

LEED-AP, US Green Building Council (lifetime accreditation)

Registered Landscape Architect (Colorado #242, Wyoming #LA-042B, Utah #9505341-5301, Montana #10479, Nevada #994, South Dakota #14054, Kentucky #1004, and Idaho, 16862)

Chair, Colorado State Board of Landscape Architects, Colorado Department of Regulatory Agencies (DORA)

SELECTED RELEVANT EXPERIENCE

Englewood Parks and Recreation Master Plan. Colorado. Principal in charge of a community-wide master plan for this urban, Denver-metro area city of 32,000. The plan identifies priorities and actions to serve as a road map for future park development/redevelopment and provide for a balance of facilities, amenities and recreation programs over the next 10 years. As a part of the Strategic Action Plan, we utilized the SDScorecard™ process, which analyzed all recreation services based upon their real costs, market position, opportunities, and the competitive landscape.

Delta Parks, Recreation, Open Space, and Trails Master Plan. Colorado. Principal landscape architect for the first comprehensive PROST plan for the City, which is dealing with a substantial list of deferred maintenance actions. The plan provided a level of service analysis, community comparison, and needs assessment, as well as recommendations for park enhancements, connections, and prioritization and funding tools.

Runyon Sports Complex Master Plan. Pueblo County, Colorado. Principal landscape architect that developed a long-range vision and phased implementation plan for additions and renovations to an existing youth ballfield complex that has been home to baseball and softball games and tournaments for more than 50 years. The plan, which adds three fields, reconfigures parking and circulation, renovates and expands existing structures, and improves the overall experience of players and spectators, will cost more than \$21 million. Existing funding is \$7.2 million so priority improvements have been identified that can be implemented between 2023 and 2025. The master plan was completed in October 2021.

Parque de Vida, Cortez, Colorado. As project manager/landscape architect, produced masterplan and construction documents for a 56-acre sports complex and civic centerpiece.



ALEX BUCKLEY | ASSOCIATE LANDSCAPE DESIGNER

Alex has seven years of professional experience as a landscape designer, managing the design of southwestern landscapes that are sustainable and inviting. She has lent her design skills to parks; multi-use paths; education; public streetscapes; transportation; and hospitality projects. She has worked with multiple municipalities throughout Maricopa County. Her design philosophy is crafting a well-balanced, organic space that incorporates a site-specific story to enhance the users' interaction with the landscape and surrounding environment that meets the needs of the client and the public.

SELECTED RELEVANT EXPERIENCE

Education

B.L.A., Landscape
Architecture, Sustainability
Minor, Arizona State
University, 2015

Professional Registrations/ Affiliations

American Society of
Landscape Architects -
Member since 2014

Urban Land Institute –
Member since 2019
Desert Botanical Garden
Landscape School

Vida Park Design. Chandler, Arizona. Through Community Development, the City of Chandler renovated Vida Park. The site renovations included a new ADA compliant playground, shade sail, all new site furnishings, security fencing and lighting and landscape and irrigation improvements. The total CDBG construction budget was \$240,000. Alex was the landscape designer responsible for designing the landscape and hardscape improvements, coordination among the design team and ensuring all sub consultants are up to date with base files. Coordination with the City (client). Producing all plan graphics for community meetings and client meetings. All online submittals as well as assisting the project manager with the cost estimate.

Desert Breeze Sports Courts Improvements. Chandler, Arizona. The City of Chandler is renovating Desert Breeze Park which include two lighted basketball courts, two lighted volleyball courts, 20' by 20' shade ramada with BBQ, site furnishings (standard park rule signage, benches, and trash receptacle, a drinking fountain (chilled), ADA compliant concrete walkways to the new courts and ramada, security lighting (LED lighting – 100% Use till dusk and then 50% until 10:30), and landscape and irrigation improvements (turf spray – Reclaimed Water from Pond). Alex served as the landscape designer responsible for the landscape and sports court design layout within the existing park. She is producing all plan graphics for community and client meetings as well as assisting the project manager with the cost estimate.

4. WORK PLAN

This section contains a summary of our approach to the project, a scope of services, proposed schedule, and hours by task for project team members.

APPROACH

Dolores is a small community with many residents that are passionate about the outdoors and the many activities available to them. Improvements to the existing Joe Rowell Park present an opportunity to create an even better space for individual, teams, family, friends, and community activities.

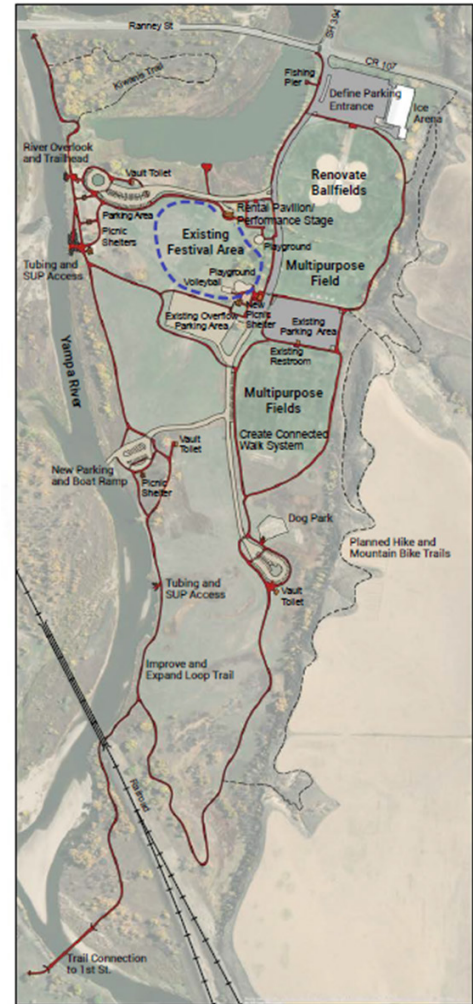
Our goals support the community's vision for the park and include:

- Create a Vision that will be enthusiastically supported by the community
- Incorporate new amenities and programs into the existing park that appeal to multiple user groups
- Renovate or reconfigure existing features to maximize community benefits and create memorable and fun user experiences
- Incorporate multi-purpose and cost-effective design solutions that can be easily maintained and operated
- Create a park that is inclusive for people of all ages and abilities

Many wonderful festivals and events occur at the park throughout the summer bringing in people of all ages. To maximize the number of people we can reach and inform about the project, we propose to hold the first public event during Riverfest in early June. We will set up a tent and ask people to provide us with their opinions on the quality and functionality of the park, as well as what they may like changed or added to the park.

Most of the land at Joe Rowell Park is already developed with recreational facilities, so there is not much area for new things unless an existing feature is removed. A new playground and orchard were recently added to the east end of the park, so our focus will be on the main park area to the west. Questions will be centered on:

- How can the park be better organized to facilitate current programs and activities?
- Is the space dedicated to ballfields effectively used when games are not occurring?
- How much reconfiguring is required to accommodate new elements?
- Is parking adequate and elements connected with accessible walks?



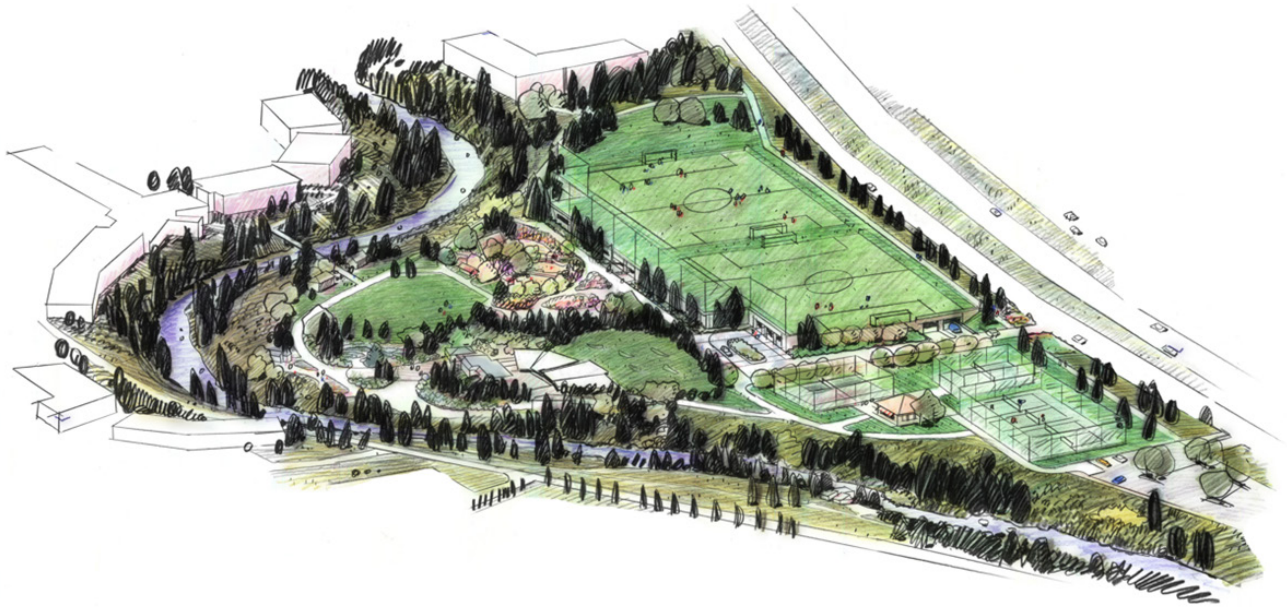
Loudy Simpson Improvements Concepts

January 2019



Logan Simpson staffed a booth to solicit input on the design of Loudy Simpson Park during the Whittle the Wood Festival in Craig, Colorado. Over 2,000 local residents attended the event and at least 200 stopped by the booth to learn about the project and provide comments.

We will develop alternatives that explore ways to configure the park, solicit input on the conceptual plans, and after receiving direction from the client, will provide an illustrative master plan that represents the collective vision of the community. We will also provide two sketches from key viewpoints, which will help the public understand the character of the improvements and which can be used to generate excitement for implementation of the plan.



Jana McKenzie led the master plan and design for renovations at Ford Park in Vail, which resulted in fields that are truly multi-purpose; they host ballgames, 3-on-3 soccer tournaments, the Teva games, and other festivals in the same space.

SCOPE OF WORK

This section includes our proposed tasks and deliverables, for the project. All the products described below will be provided digitally, except for printed materials used in workshops and meetings. The tasks are as follows:

1. Project Kick-off Call
2. Prepare Existing Conditions Map
3. Site Reconnaissance
4. Prepare Site Opportunities and Challenges Exhibit
5. Prepare two (2) Preliminary Alternative Conceptual Plans
6. Virtual work session with Parks Advisory Committee
7. Refine Initial Concepts
8. Online questionnaire and web materials
9. Public workshop
10. Develop preliminary preferred master plan
11. Develop Perspective Sketches
12. Virtual work session with Parks Advisory Committee
13. Online questionnaire and web materials
14. Public open house
15. Finalize master plan

Community engagement activities for each task are summarized within that task. We will organize, facilitate, and report the results of all meetings with the Parks Advisory Committee. We have included preparation for and facilitation of two public workshops and attendance at one public event and can provide materials to staff for their use at other functions.

Cushing Park and Little Dry Creek Concepts Plans

Type: Community
 Size: 11.15 acres
 Location: Dartmouth Ave. and Inca St.

- Program**
- Museum and Restroom Building
 - 1 Basketball Court
 - 1 Multi-Purpose Field (Football, Soccer, Lacrosse, or Practice Space)
 - Community Garden
 - Skate Park / Bouldering Area
 - Bicycle or Pedestrian Paths
 - City Center Monument
 - Natural / Native Landscaping Area
 - Drinking Fountain
 - Picnic Area/Tables
 - 3 Shade Shelters
 - 1 Playground
 - Large and Small Dog Park
 - Central Plaza
 - On-Street Parking
 - Regrade Slope Along Little Dry Creek, Clear Underbrush, and Add Safety Lighting



FINAL CONCEPT PLAN

Mountain Recreation Sports Complex Concept Plan
 December 18, 2018

Option 1
 JULY, 2016



Logan Simpson prepared the master plan and construction documents for renovations to the sports complex at the Fairgrounds in Eagle, Colorado. Sketchup drawings helped the public understand the improvements that were proposed.

TASK 1 – KICK-OFF CALL

All key team members will participate in a kick-off meeting with Town staff and other stakeholders and community leaders. During this day-long meeting, we will tour the site, evaluate the condition of facilities, brainstorm solutions, and identify the goals and measures of success for the project. The community engagement activities will be refined, and schedule updated accordingly.

TASK 2 – PREPARE BASE MAP AND EXISTING CONDITIONS MAP

Prepare an aerial photo base for an existing conditions map that document land ownership, parking numbers, existing floodplains, vegetation, walks and trails, and existing park features.

TASK 3 – SITE RECONNAISSANCE AND STAKEHOLDER INPUT

Participate in a kick-off meeting with the Parks Advisory Committee (PAC) and other stakeholders, community leaders and residents during the River Festival. During this two day-long meeting, we will tour the site, evaluate the condition of facilities, interview stakeholder groups/individuals, document input from the community their wants and needs, brainstorm solutions, and identify the goals and measures of success for the project.

TASK 4 – PREPARE SITE OPPORTUNITIES AND CHALLENGES EXHIBIT

Assemble all existing studies and reports gathered during the initial kick-off call and site reconnaissance meeting to develop a plan that summarizes the site's opportunities and challenges.

TASK 5 – PREPARE TWO PRELIMINARY ALTERNATIVE CONCEPTUAL PLANS

Prepare two concept plans showing potential park improvements. We anticipate one alternative will focus on keeping existing elements relatively intact with the other showing more major renovations and reconfigurations. Both will incorporate new elements that have been identified as high priority by stakeholders.

TASK 6 – VIRTUAL WORK SESSION WITH PAC

Review initial alternatives with the Parks Advisory Committee.

TASK 7 – REFINE INITIAL CONCEPTS

Based on direction provided from the PAC, refine the two alternative conceptual plans.

TASK 8 – ONLINE QUESTIONNAIRE AND WEB MATERIALS

Prepare a questionnaire and provide the Town with the link to the questionnaire, as well as the plan graphics to post on the Town's website prior to the in-person public workshop.

TASK 9 – PUBLIC WORKSHOP

Facilitate a workshop with the community to review results of the questionnaire, Opportunities and Challenges exhibit, and the two conceptual alternatives. This workshop will be facilitated by Logan Simpson and is envisioned to be structured with breakout groups to identify the best ideas that are shown in the alternatives. Each group will present and discuss the results of their deliberations, similarities, and differences. We can use Menti polls real time to further evaluate the level of support for the most frequently mentioned elements, allowing us to identify the elements of a preferred plan.

The results of the workshop will be utilized within Task 10.

TASK 10 – DEVELOP PRELIMINARY PREFERRED MASTER PLAN

Based on the results from Task 9, Logan Simpson will develop a Preliminary Preferred Master Plan.

TASK 11 – DEVELOP PERSPECTIVE SKETCHES

We will create two 3D perspective sketches to showcase the proposed parks improvements from key viewpoints.

TASK 12 – VIRTUAL WORK SESSION WITH THE PAC

Conduct a worksession with the PAC to review the preferred master plan and perspective sketches.

TASK 13 – ONLINE QUESTIONNAIRE AND WEB MATERIALS

Prepare a questionnaire and post information collected to date on a website that the Town can send to the community for input prior to an in-person open house meeting.

TASK 14 – PUBLIC OPEN HOUSE

Facilitate an open house to present the Preliminary Preferred Master Plan and collect any final thoughts from stakeholders and the PAC on the proposed plan.

TASK 15 – FINALIZE MASTER PLAN

Based on direction provided by the PAC, finalize the Master Plan graphic.

TIMEFRAME FOR PROJECT COMPLETION	MAY	JUN	JUL	AUG
Task 1. Kick-off call	█			
Task 2. Prepare aerial photo base and existing conditions map (floodplain, etc.)	█ █ █ █ █			
Task 3. Site reconnaissance/worksession with Parks Advisory Committee, stakeholder interviews/River Festival June 4 - 2 days http://www.doloresriverfest.org/		█ █		
Task 4. Prepare site opportunities and challenges exhibit w/photo board		█		
Task 5. Prepare two preliminary alternative conceptual plans		█		
Task 6. Virtual worksession with Parks Advisory Committee to refine		█		
Task 7. Refine initial concepts and render		█		
Task 8. On-line Questionnaire and Web Materials (2 weeks in advance of workshop)		█ █		
Task 9. Public workshop (identify elements of a preferred plan) and boards at Summerfest by staff https://www.visitdolores.com			█ █	
Task 10. Develop preliminary preferred master plan			█	
Task 11. 1-2 perspective sketches or visual simulations			█	
Task 12. Virtual worksession with Parks Advisory Committee to refine				█
Task 13. On-line Questionnaire and Web Materials (2 weeks in advance of open house)				█ █
Task 14. Public open house for comments				█
Task 15. Finalize master plan and provide digital files				█

- █ Work session meetings
- █ Public stakeholder events

ESTIMATED HOURS BY STAFF	Jana McKenzie, PIC	Alex Buckley	Public Involvement Specialist	TOTAL HOURS
Task 1. Kick-off call	1	2		3
Task 2. Prepare aerial photo base and existing conditions map (floodplain, etc.)		12		12
Task 3. Site reconnaissance/worksession with Parks Advisory Committee, stakeholder interviews/River Festival June 4 - 2 days http://www.doloresriverfest.org/	16	20		36
Task 4. Prepare site opportunities and challenges exhibit w/photo board	1	16		17
Task 5. Prepare two preliminary alternative conceptual plans	2	24		26
Task 6. Virtual worksession with Parks Advisory Committee to refine	2	2		4
Task 7. Refine initial concepts and render		6		6
Task 8. On-line Questionnaire and Web Materials (2 weeks in advance of workshop)	1	1	3	5
Task 9. Public workshop (identify elements of a preferred plan) and boards at Summerfest by staff https://www.visitdolores.com	2	8		10
Task 10. Develop preliminary preferred master plan	1	14		15
Task 11. 1-2 perspective sketches or visual simulations		8		8
Task 12. Virtual worksession with Parks Advisory Committee to refine	2	2		4
Task 13. On-line Questionnaire and Web Materials (2 weeks in advance of open house)	1	1	1	3
Task 14. Public open house for comments		6		6
Task 15. Finalize master plan and provide digital files		8		8
TOTAL	29	130	4	163

5. SERVICES TO BE COMPLETED BY THE TOWN

Logan Simpson assumes that the Town will provide coordination and services for meeting/workshop venues and refreshments, advertising, and posting links to materials.

6. LUMP SUM COST

LUMP SUM COST	LABOR	EXPENSES	TOTAL FEE
Task 1. Kick-off call	\$384		\$384
Task 2. Prepare aerial photo base and existing conditions map (floodplain, etc.)	\$1,188		\$1,188
Task 3. Site reconnaissance/worksession with Parks Advisory Committee, stakeholder interviews/River Festival June 4 - 2 days http://www.doloresriverfest.org/	\$4,956	\$700	\$5,656
Task 4. Prepare site opportunities and challenges exhibit w/photo board	\$1,770		\$1,770
Task 5. Prepare two preliminary alternative conceptual plans	\$2,748		\$2,748
Task 6. Virtual worksession with Parks Advisory Committee to refine	\$570		\$570
Task 7. Refine initial concepts and render	\$594		\$594
Task 8. On-line Questionnaire and Web Materials (2 weeks in advance of workshop)	\$537		\$537
Task 9. Public workshop (identify elements of a preferred plan) and boards at Summerfest by staff https://www.visitdolores.com	\$1,164	\$700	\$1,864
Task 10. Develop preliminary preferred master plan	\$1,572		\$1,572
Task 11. 1-2 perspective sketches or visual simulations	\$792		\$792
Task 12. Virtual worksession with Parks Advisory Committee to refine	\$570		\$570
Task 13. On-line Questionnaire and Web Materials (2 weeks in advance of open house)	\$369		\$369
Task 14. Public open house for comments	\$594		\$594
Task 15. Finalize master plan and provide digital files	\$792		\$792
TOTAL	\$18,600	\$1,400	\$20,000

7. STATEMENT OF INSURANCE

The attached Certificate of Insurance indicates Logan Simpson's liability, vehicle, and workman's compensation insurance limitations.

