Council Business Meeting

August 15, 2017

Title:	Lithia Park Master Plan Award of Contract	
From:	Michael A. Black, AICP	Director, Ashland Parks and Recreation Commission
	Michael.black@ashland.or.us	

Summary:
This item is for approval of a professional services contract for the Lithia Park Master Plan. On June 15, 2017, proposals were received from three consulting firms for the master plan. After completing the selection process, Moore Iacofano Goltsman, Inc. (MIG) was selected to complete the required scope of services.

Actions, Options, or Potential Motions:
Move to approve award of a professional services contract with MIG for the Lithia Park Master Plan in an amount not to exceed $229,570.

Staff Recommendation:
Staff recommends Council approve a professional services contract with MIG.

Resource Requirements:
The total estimated cost is $229,570. The funds for this expenditure are budgeted in the approved CIP for FY2017-2019.

Policies, Plans and Goals Supported:
The stated goals for the Master Plan Process are as follows:

GOALS and OBJECTIVES
This master plan will guide the management of the resources, facilities and visitor experiences over the next 100 years. The following is a list of the adopted goals of the plan with their accompanying objectives. The objectives of the plan also detail the scope of the plan:

1. Lithia Park Infrastructure: Ensure all infrastructure, including structures, facilities, park areas and systems are evaluated for current and best use as well as safety and environmental impact.
    a. Evaluate all structures and propose a plan for safety and best use of all structures including maintenance shop, admin building and others.
    b. Evaluate park areas for existing use and potential for new activities/amenities and improved open spaces.

2. Master Plan Public Involvement: Ensure broad public input throughout the process of using innovative means to solicit public input on goals, priorities, processes and planning.

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a. Engage the public in the process of the master plan through innovative means, such as online surveys and smart phone-based software.
b. Use traditional survey techniques to engage the public throughout the master plan development process.
c. Provide open houses and one-on-one contact with the public to view and comment on all stages of the process and outcomes.

3. Lithia Park Circulation/Transportation: Create a plan to ensure access within and through Lithia Park for all appropriate modes of transportation, guaranteeing all points, areas and facilities are accessible by pedestrians.
    a. Demonstrate pedestrian circulation patterns through study and analysis of actual activity.
    b. Evaluate pedestrian and ADA circulation and propose plans to enhance circulation through improved routing and additional facilities.
    c. Evaluate and create a maintenance plan for all walking surfaces.
    d. Evaluate parking element of Lithia Park and propose plan to manage current levels of parking.

4. Lithia Park Interface and Environment: Ensure appropriate public interface of the natural and built areas of the park through plans that address natural resource planning, water conservation, stormwater management and natural resource protection.
    a. Evaluate and create an irrigation system plan to ensure water saving practices are followed in all park areas.
    b. Evaluate and create a stormwater management plan to reach environmental and community goals.
    c. Identify and evaluate pollution generators and create a plan to reduce new pollution in Lithia Park.
    d. Evaluate and propose a plan for increased energy efficiency in the park over the life of the plan.
    e. Create a natural resource plan to address fire and creek interface, invasive species management, slope hazards and other natural elements of the park.
    f. Build on existing interactive plan for plant and natural element identification by the public.
    g. Create a management plan with a zoned map for the manicured and natural areas of the park to ensure proper maintenance standards are met over the years.

5. Lithia Park Historic/Aesthetic: Expand efforts to identify and preserve cultural and historic elements of Lithia Park while identifying opportunities for new aesthetic elements through creative landscape design and art.
    a. Create a preservation, maintenance and replacement plan for all historic facilities, including historic places and paths.
    b. Build on existing interactive plan for historical, landmark and public interest identification by the public.
    c. Evaluate park for inclusion of public art elements and create a plan as appropriate.
    d. Plan entry elements to the park through various mediums including art, signage, landscaping, etc.

6. Lithia Park Policy: Through implementation of policies and procedures, ensure the park is protected as an urban park and public place for generations from overdevelopment, overuse, misuse, wildlife and natural disaster.
    a. Ensure that the Lithia Park master plan envisions and plans for the next 100 years.
    b. Work with the public and APRC to identify a "theme" for the park.
    c. Evaluate and create policy and physical improvements to address misuse and vandalism of park areas.
    d. Update the natural disaster plan for Lithia Park.
    e. Evaluate inclusion of permaculture principles in guiding development principles of the plan.
    f. Create standards of development and maintenance with a goal to minimize maintenance expense/time while preserving high quality facilities.
    g. Create a wildlife interface plan with recommendations for decreasing impact of deer and other wildlife.
    h. Create a sign and plaque master plan and policy.
    i. Review all pertinent existing APRC policies and propose pertinent policies to assist in achieving the goals of the master plan.

7. Activity and Lithia Parks Usage: Ensure the attraction of Lithia Park as a great public space remains strong through planning for activity and usage trends, increased events and services offered by APRC and third parties.
    a. Evaluate current park usage and propose a plan to address trends.
    b. Evaluate park event trends and propose a plan for better management and increased activity through events.
    c. Address the impacts of increased usage of the park and provide mitigation plan for increased impacts.

Background and Additional Information:

On April 18, 2017, a Request for Proposals was issued for the project and advertised statewide in the Daily Journal of Commerce, the Medford Mail Tribune, and on the City's website.

The Lithia Park Master Plan was identified as a need and subsequently funded during the FY17 and FY19 biennial budgets. This plan will guide the management of the resources, facilities and visitor experiences in Lithia Park over the next 100 years.

Proposals were due on June 15, 2017, and three qualified consultants submitted proposals. An evaluation team consisting of five members, including four from Parks and one from Public Works, individually graded the proposals according to the given criteria:

Criteria	Maximum Score
Specific experience of key staff	20
Project approach	30
Location	10
Staffing capacity and current assignments	15
Innovative project solutions and references	25
	TOTAL 100 Points

Scoring was completed on July 25, 2017 and the combined totals determined the top rankings. The final results are as follows:

Consultant	Total Score	Rank
MIG	437	1
Walker/Macy	418	2
Cameron McCarthy	414	3

Staff feels that MIG's combined previous experience and expertise in this area of work will be a benefit in respect to the Lithia Park Master Plan.

Attachments:

1. APRC Goals of the Master Plan
2. Scope of Work
3. Fee Schedule
4. Proposal

LITHIA PARK MASTER PLAN GOALS - 2017

1. LITHIA PARK INFRASTRUCTURE	OBJECTIVE 1.1	OBJECTIVE 1.2		
GOAL: *Ensure all infrastructure, including structures, facilities, park areas, and systems are evaluated for current and best use, as well as safety and environmental impact.*	Evaluate all structures and propose a plan for safety, and best use of all structures including maint. shop, admin building and others	Evaluate park areas for existing use and potential for new activities/amenities and improved open spaces		
2. MASTER PLAN PUBLIC INVOLVEMENT	**OBJECTIVE 2.1**	**OBJECTIVE 2.2**	**OBJECTIVE 2.3**	
GOAL: *Ensure adequate public input throughout the process using innovative means to solicit public input on goals, priorities, processes and planning.*	Engage the public in the process of the master plan through innovative means, such as online surveys and smart phone based software	Use traditional survey techniques to engage public throughout the master plan development process	Provide adequate open houses and one on one contact with public to view and comment on all stages of the process and outcomes	
3. LITHIA PARK CIRCULATION/TRANSPORATION	**OBJECTIVE 3.1**	**OBJECTIVE 3.2**	**OBJECTIVE 3.3**	**OBJECTIVE 3.4**
GOAL: *Achieve comprehensive park circulation through the creation of a plan within and through Lithia Park to ensure adequate access for all appropriate modes of transportation, guaranteeing all points, areas and facilities are accessible by pedestrians.*	Demonstrate pedestrian circulation patterns through study and analysis of actual activity.	Evaluate pedestrian and ADA circulation and propose plans to enhance circulation through improved routing and additional facilities	Evaluate and create a maintenance plan for all walking surfaces	Evaluate parking element of Lithia Park and propose plan to manage current levels of parking
4. LITHIA PARK INTERFACE and ENVIRONMENT	**OBJECTIVE 4.1**	**OBJECTIVE 4.2**	**OBJECTIVE 4.3**	**OBJECTIVE 4.4**
GOAL: *Ensure appropriate public interface of the natural and built areas of the park through plans that address natural resource planning, water conservation, stormwater management and natural resource protection.*	Evaluate and create an irrigation system plan for water saving practices are followed in all park areas	Evaluate and create a stormwater management plan to reach environmental and community goals	Evaluate pollution generators and create a plan to reduce new pollution in Lithia Park	Evaluate and propose a plan for increased energy efficiency in the park over the life of the plan
	OBJECTIVE 4.5	**OBJECTIVE 4.6**	**OBJECTIVE 4.7**	
	Create a natural resource plan to address fire and creek interface, invasive species management, slope hazards and other natural elements	Create an interactive plan for plant and natural element identification by the public.	Create a management plan with a zoned map for the manicured and natural areas of the park to ensure proper maintenance standards are met over the years	

LITHIA PARK MASTER PLAN GOALS - 2017

5. LITHIA PARK HISTORIC/AESTHETIC	**OBJECTIVE 5.1**	**OBJECTIVE 5.2**	**OBJECTIVE 5.3**	**OBJECTIVE 5.4**
GOAL: *Expand efforts to identify and preserve cultural and historic elements of Lithia Park while identifying opportunities for new aesthetic elements through creative landscape design and art.*	Create a preservation, maintenance and replacement plan for all historic facilities, including lawns, rose garden, fountain etc.	Create an interactive plan for historical, landmark and public interest identification by the public	Evaluate park for inclusion of public art elements and create a plan as appropriate	Plan entry elements to the park through various mediums including art, signage, landscaping etc.
6. LITHIA PARK POLICY	**OBJECTIVE 6.1**	**OBJECTIVE 6.2**	**OBJECTIVE 6.3**	**OBJECTIVE 6.4**
GOAL: *Through implementation of policies and procedures, ensure the park is protected as an urban park and public place for generations from overdevelopment, overuse, misuse, wildlife and natural disaster.*	Ensure that the Lithia Park master plan envisions and plans for the next 100 years	Work with the public and ARPC to identify a "theme" for the park	Evaluate and create policy and physical improvements to address misuse/vandalism of park areas	Update the natural disaster plan for Lithia Park
	OBJECTIVE 6.5	**OBJECTIVE 6.6**	**OBJECTIVE 6.7**	**OBJECTIVE 6.8**
	Evaluate inclusion of Valdez and permaculture principles in guiding principles of the plan	Create standards of development and maintenance with a goal to minimize maintenance expense/time while preserving high quality facilities	Create a wildlife interface plan with recommendations for decreasing impact of deer and other wildlife	Evaluate and build on sign and plaque master plan and policy
7. ACTIVITY AND LITHIA PARKS USAGE	**OBJECTIVE 7.1**	**OBJECTIVE 7.2**	**OBJECTIVE 7.3**	
GOAL: *Ensure the attraction of Lithia Park as a great public space remains strong through planning for activity and usage trends, increased events and services offered by ARPC and third parties.*	Evaluate current park usage and propose a plan to address trends	Evaluate park event trends and propose a plan for better management and increased activity through events	Address the impacts of increased usage of the park and provide mitigation plan for increased impacts	

Lithia Park Master Plan
Scope of Work

Phase 1: Project Initiation and Preparation

In this phase, MIG's project management team will meet with the Ashland Parks and Recreation Commission (APRC) Project Manager (PM) and others as determined by the APRC PM to initiate the project. We will also meet with the APRC Lithia Park Master Plan Committee. Following those meetings, we will develop the Public Engagement and Communications Plan, which will identify public engagement and communication methods, tools, and timing. It will also establish project identity components, including hashtags and graphics. We will also begin work on developing a schedule for the project, especially targets for meetings and deliverables.

Our team will send a request for information to the APRC PM and then review relevant background information, prepare base maps and document "just the facts" existing conditions on maps and in narrative to prepare us for the Phase 2 analysis.

*Note: * denotes tasks where we anticipate APRC involvement and coordination*

PHASE 1 TASKS:

- Project Initiation Meeting includes meeting with APRC PM and APRC Master Plan Committee (MIG)*
- Background Information Request, Transfer and Review (MIG lead, Contributions from KenCairn, David Gorman, Cindy Deacon Williams, KPFF Structural and Civil)*
- Public Engagement and Communications Plan (MIG with assistance from KenCairn)*
- Base Map Development (MIG with assistance from KPFF Civil)
- Project Management and Coordination (MIG)

Phase 2: Strategic Analysis of Lithia Park

In Phase 2, our team will conduct a focused analysis of Lithia Park, looking at all aspects of the park including recreation, bridges/structures, civil infrastructure, natural resources (including water resources), cultural landscape character, and circulation (including ADA and the multi-modal network). Our team will analyze how these and other factors contribute to people's experience of Lithia Park and its relationship to downtown Ashland. This investigation will include a site tour with the APRC Master Plan Committee and our team, and will include others as deemed necessary by the APRC PM and MIG to ensure our team gains the information needed to develop a baseline of understanding about the park. We will have focused field investigation time during this trip, and will document our work and analytical findings in what we call the Foundation Report and accompanying presentation.

MIG will begin public engagement activities during this phase, following the Public Engagement and Communications Plan developed during Phase 1. We anticipate interviewing key stakeholders, hosting a public visioning event, and launching an online map-based interactive exercise. We will also work with the APRC PM to schedule a lecture by MIG team members, publicizing the online exercise and the Lithia Park planning process while highlighting the park's history.

At the culmination of this phase, MIG will develop a preliminary park program that builds on Lithia Park's history, responds to public feedback, and sets the stage for the physical reinvestment needed to sustain the park for the next 100 years. This design program will provide the starting point for the conceptual design of Phase 3.

PHASE 2 TASKS:

- Site Visit and Fieldwork (MIG, KPFF Structural and Civil, KenCairn, David Gorman, Cindy Deacon Williams)*
- Public Engagement and Communications Round 1 (MIG with assistance from KenCairn)*
- APRC Lithia Park Master Plan Committee (MIG)*
- Foundation Report and Presentation (MIG)
    - Structural and Civil Analysis (KPFF)
    - Cultural Landscape and Historic Character Analysis (MIG)
    - Circulation and Parking Analysis (MIG, KPFF Civil)
    - Natural Resources Analysis (MIG lead, David Gorman and Cindy Deacon Williams support)
    - Recreation and Visitor Experience Analysis (MIG, KenCairn support)
- Lithia Park Preliminary Program (MIG, KenCairn support)
- APRC Commission Meeting (MIG)*
- Project Management and Coordination (MIG)

Phase 3: Design Week Transparent Concept Development

In Phase 3, our team will develop concepts for Lithia Park in a transparent open studio process in Ashland. Over the course of Design Week, our team will work in Ashland and have daily check-ins, allowing for a "rapid prototyping" of design responses. Interspersed with the team working session will be meetings with the APRC Lithia Park Master Plan Committee, the full APRC, the public, and key stakeholders. In addition to structured sessions for feedback (including a formal public meeting), we will welcome the Ashland community to drop in and observe the design team in action at any time. The overall timing for Design Week is:

- Day 1 Team convenes in Ashland; APRC Lithia Park Master Plan Committee meeting
- Day 2 Design team develops preliminary concepts and evaluation criteria, drawing on Phase 2 work; evening informal work in progress presentation and critique by APRC members and any key stakeholders who wish to participate
- Day 3 Design team refines preliminary concepts, follow up investigations as needed; evening public workshop to review concepts
- Day 4 Morning meeting with APRC Lithia Park Master Plan Committee to confirm direction

After Design Week, MIG will quickly deploy an online version of the concept review to extend the public input process, allowing a two-week concept review period to continue. In a progress meeting via teleconference and screen sharing, MIG will review with the APRC PM, and any members of the APRC Master Plan Committee who wish to participate, the feedback received from the online review as well and the in-person Design Week activities to determine the direction for the Preferred Concept and areas that may need further design investigation and refinement.

PHASE 3 TASKS:

- Design Week Preparation (MIG, KPFF, KenCairn, David Gorman)*
- Design Week (MIG, KPFF Civil, KenCairn, David Gorman, Cindy Deacon Williams)*
- Online Concept Review (MIG)
- Project Direction Teleconference (MIG)*
- Summary Memo: Lithia Park Preferred Direction and Areas for Further Investigation (MIG)
- Project Management and Coordination (MIG)

Phase 4: Master Plan Development and Refinement

In Phase 4, the MIG Team will further develop Master Plan elements to illustrate the preferred direction for Lithia Park and highlight targeted areas where additional public feedback may be needed. These targeted areas may include specific sub-areas within the park (e.g., the gateway from downtown or the creek edge) or certain topics (the look and feel of parking lots or the character/design era of the park).

After meeting with the APRC Lithia Park Master Plan Committee for feedback, we will refine the conceptual master plan and targeted focus areas for presentation to the community in a public workshop and companion online engagement opportunity. Using what we learn from the public, MIG will refine the conceptual master plan illustrative and develop the Master Plan document, component by component. The administrative draft Master Plan document will be refined with APRC feedback, then unveiled to the public at a celebratory public event. MIG will refine the Master Plan and work with the APRC to take it through the adoption process.

PHASE 4 TASKS:

- Preferred Concept and Targeted Focus Area Designs (MIG with support from KPFF, David Gorman and Cindy Deacon
- Williams)
- Public Workshop and Online Engagement (MIG, KenCairn)*
- Administrative Draft Master Plan (MIG, with KPFF, KenCairn, David Gorman, Cindy Deacon Williams)
- Draft Master Plan (MIG)
- Public Unveiling and Feedback (MIG, KenCairn)*
- APRC Meeting (MIG)*
- City Council Meeting (MIG)*
- Final Master Plan (MIG)
- Project Management and Coordination (MIG)

estimated project cost

		MIG, Inc.																									
		Lauren Schmitt		Laurie Matthews		Dennis Meyer		Melissa Erikson		Dean Apostol		Robert Z. Melnick		Allison Craig Sundine		MIG *Project Associate*		MIG *Project Administration*		*MIG Totals*		KPFF	Ken Cairns Landscape Architect	David Gorman, PC	Cindy Deacon Williams	Subconsultant Totals	*Direct Costs*	Professional Fees Totals
		Hours @	*$195*	*Hours @*	*$140*	*Hours @*	*$245*	*Hours @*	*$165*	*Hours @*	*$145*	*Hours @*	*$150*	*Hours @*	*$140*	*Hours @*	*$85*	*Hours @*	*$65*									
1	**Project Initiation and Preparation**																											
1.1	Project Initiation Meeting	8	$1,560	8	$1,120		$0		$0		$0		$0		$0		$0	2	$130	18	*$2,810*					$0	$650	$3,460
1.2	Background Information Request, Transfer and Review	4	$780	8	$1,120	2	$490	2	$330	4	$580		$0		$0	8	$680		$0	28	*$3,980*	$2,400	$330	$1,920	$960	$5,610		$9,590
1.3	Public Engagement and Communications Plan	4	$780	2	$280	2	$490		$0		$0		$0		$0	4	$340		$0	12	*$1,890*		$420			$420		$2,310
1.4	Base Map Development		$0	2	$280		$0	4	$660		$0		$0		$0	24	$2,040		$0	30	*$2,980*		$100			$100		$3,080
1.5	Project Management and Coordination	2	$390	4	$560		$0		$0		$0		$0		$0		$0	4	$260	10	*$1,210*					$0		$1,210
	Subtotal	*18*	*$3,510*	*24*	*$3,360*	*4*	*$980*	*6*	*$990*	*4*	*$580*	*0*	*$0*	*0*	*$0*	*36*	*$3,060*	*6*	*$390*	98	*$12,870*	*$2,400*	*$850*	*$1,920*	*$960*	*$6,130*	*$650*	*$19,650*
2	**Strategic Analysis of Lithia Park**																											
2.1	Site Visit and Fieldwork (including existing conditions documentation)	16	$3,120	16	$2,240	16	$3,920	16	$2,640	16	$2,320		$0		$0		$0	2	$130	82	*$14,370*	$7,600	$1,680	$2,880	$3,600	$15,760	$5,000	$35,130
2.2	Public Engagement and Communications Round 1	8	$1,560	8	$1,120		$0		$0		$0		$0	8	$1,120	24	$2,040	4	$260	52	*$6,100*		$600			$600	$150	$6,850
2.3	APRC Lithia Park Master Plan Committee	8	$1,560	8	$1,120		$0		$0		$0		$0		$0	4	$340	2	$130	22	*$3,150*					$0	$650	$3,800
2.4	Foundation Report and Presentation	4	$780	12	$1,680	2	$490	8	$1,320	8	$1,160	2	$300		$0	20	$1,700		$0	56	*$7,430*	$5,600	$720	$2,240	$1,200	$9,760		$17,190
2.5	Lithia Park Preliminary Program	4	$780	4	$560	2	$490	2	$330	2	$290	2	$300		$0	8	$680		$0	24	*$3,430*		$220			$220		$3,650
2.6	APRC Commission Meeting	8	$1,560	8	$1,120		$0		$0		$0		$0		$0	4	$340	2	$130	22	*$3,150*					$0	$650	$3,800
2.7	Project Management and Coordination	2	$390	4	$560		$0		$0		$0		$0		$0		$0	4	$260	10	*$1,210*					$0		$1,210
	Subtotal	*50*	*$9,750*	*60*	*$8,400*	*20*	*$4,900*	*26*	*$4,290*	*26*	*$3,770*	*4*	*$600*	*8*	*$1,120*	*60*	*$5,100*	*14*	*$910*	268	*$38,840*	*$13,200*	*$3,220*	*$5,120*	*$4,800*	*$26,340*	*$6,450*	*$71,630*
3	**Design Week -- Transparent Concept Development**																											
3.1	Design Week Preparation	4	$780	8	$1,120	4	$980	8	$1,320	2	$290		$0	8	$1,120	40	$3,400	2	$130	76	*$9,140*	$610	$460	$640		$1,710	$150	$11,000
3.2	Design Week	32	$6,240	32	$4,480	32	$7,840	32	$5,280	32	$4,640	16	$2,400		$0		$0	8	$520	184	*$31,400*	$4,320	$4,460	$3,200	$2,880	$14,860	$10,000	$56,260
3.3	Online Concept Review		$0	4	$560		$0	4	$660		$0		$0		$0	12	$1,020		$0	20	*$2,240*					$0		$2,240
3.4	Project Direction Teleconference	2	$390	2	$280		$0	2	$330	2	$290		$0		$0		$0		$0	8	*$1,290*					$0		$1,290
3.5	Summary Memo: Lithia Park Preferred Direction and Areas for Further Investigation	2	$390	4	$560	2	$490	4	$660	2	$290		$0		$0	8	$680		$0	22	*$3,070*					$0		$3,070
3.6	Project Management and Coordination	2	$390	4	$560		$0		$0		$0		$0		$0		$0	2	$130	8	*$1,080*					$0		$1,080
	Subtotal	*42*	*$8,190*	*54*	*$7,560*	*38*	*$9,310*	*50*	*$8,250*	*38*	*$5,510*	*16*	*$2,400*	*8*	*$1,120*	*60*	*$5,100*	*12*	*$780*	318	*$48,220*	*$4,930*	*$4,920*	*$3,840*	*$2,880*	*$16,570*	*$10,150*	*$74,940*
4	**Master Plan Development and Refinement**																											
4.1	Preferred Concept and Targeted Focus Area Designs	2	$390	4	$560		$0	4	$660	2	$290		$0		$0	12	$1,020		$0	24	*$2,920*	$2,100		$1,280	$960	$4,340		$7,260
4.2	Public Workshop and Online Engagement	4	$780	8	$1,120		$0	8	$1,320	8	$1,160		$0	4	$560	16	$1,360	2	$130	50	*$6,430*		$420			$420	$150	$7,000
4.3	Administrative Draft Master Plan	8	$1,560	12	$1,680	2	$490	8	$1,320	8	$1,160	2	$300		$0	32	$2,720		$0	72	*$9,230*	$1,420	$220	$1,280	$960	$3,880		$13,110
4.4	Draft Master Plan	4	$780	8	$1,120	2	$490	8	$1,320	4	$580		$0		$0	32	$2,720		$0	58	*$7,010*	$710	$220	$640	$480	$2,050		$9,060
4.5	Public Unveiling and Feedback		$0	8	$1,120		$0	8	$1,320		$0		$0		$0	8	$680	2	$130	26	*$3,250*		$220			$220	$650	$4,120
4.6	APRC Meeting		$0	8	$1,120		$0		$0		$0		$0		$0		$0	2	$130	10	*$1,250*					$0	$325	$1,575
4.7	City Council Meeting		$0	8	$1,120		$0		$0		$0		$0		$0		$0	2	$130	10	*$1,250*					$0	$325	$1,575
4.8	Final Master Plan	8	$1,560	12	$1,680	2	$490	8	$1,320		$0		$0		$0	40	$3,400		$0	70	*$8,450*	$710	$220	$640	$480	$2,050		$10,500
4.9	Project Management and Coordination	2	$390	4	$560		$0		$0		$0		$0		$0		$0	2	$130	8	*$1,080*					$0		$1,080
	Subtotal	*28*	*$5,460*	*72*	*$10,080*	*6*	*$1,470*	*44*	*$7,260*	*22*	*$3,190*	*2*	*$300*	*4*	*$560*	*140*	*$11,900*	*10*	*$650*	328	*$40,870*	*$4,940*	*$1,300*	*$3,840*	*$2,880*	*$12,960*	*$1,450*	*$55,280*
Professional Time and Costs Subtotal		**138**	**######**	**210**	**$29,400**	**68**	**$16,660**	**126**	**$20,790**	**90**	**######**	**22**	**$3,300**	**20**	**$2,800**	**296**	**######**	**42**	**$2,730**	**1012**	**$140,800**	**$25,470**	**$10,290**	**$14,720**	**$11,520**	**$62,000**	**$18,700**	**$221,500**
10%	Administrative Mark Up																									*$6,200*	*$1,870*	
Total Project Cost																												**$229,570**

LITHIA PARK
MASTER PLAN

Ashland Parks and Recreation Commission

MIG

815 SW 2nd Avenue, Suite 200
Portland, Oregon 97204
503 297 1005
www.migcom.com

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Cover image by Flickr user Al Case

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815 SW 2nd Avenue,
Suite 200
Portland, Oregon 97204
P (503) 297-1005
F (503) 297-3195
www.migcom.com

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TEXAS
SAN ANTONIO

Ashland Parks and Recreation Commission
Attention: Betsy Harshman
340 S. Pioneer
Ashland, OR 97510

RE: Proposal for Lithia Park Master Plan

Dear Ms. Harshman and Members of the Selection Committee:

On behalf of our entire team, we are incredibly excited to submit our proposal to prepare Lithia Park's Master Plan! We know how beloved this park is, and it is our passion to help agencies steward historic places that have a special resonance in their community. We understand how that involves deep understanding, community conversations, and subtle changes to design and maintenance to amplify what makes a landscape, like Lithia Park, so special.

For more than 30 years, **MIG, Inc.** (MIG) has been connecting people with places through contextual and participatory planning and design processes. Based on our understanding of your goals for this master planning process, we have hand-selected a team of professionals from within MIG and from partner firms, drawing on nationwide experience and deep local and regional roots to collaborate on planning the next 100 years of Lithia Park.

Joining MIG's in-house team of professionals are **KPFF Consulting Engineers** for civil and structural engineering, **Ecological Engineering** for hydrological engineering, **KenCairn Landscape Architecture** as our team's local point of contact who brings Ashland and Lithia Park landscape knowledge and will provide public engagement support, and **Environmental Consultants** for Ashland Creek corridor biological expertise.

We look forward to the opportunity to work with community members and stakeholders to create a Master Plan for this corridor that carries forward Lithia Park's spirit of place and Ashland's character, while achieving the right balance for the site. **MIG's unique combination of planning and design expertise allows us to assist you from multiple perspectives, and our team's experience in Ashland gives us grounding in the overall picture.** We bring the following strengths to the project:

- A truly tailored approach that engages Ashland residents and stakeholders, and will result in a sense of community ownership in a design that meets the City's program goals.
- Unmatched expertise in historic and cultural landscapes, including historically significant public parks.
- Ability to develop actionable plans that resolve competing interests, based on more than 30 years of experience of participatory planning and design where we've developed design solutions on a wide variety of park and recreation projects.

We offer a creative and flexible team that will collaborate with you in a manner that best supports APRC's staff and in-house resources. Our team members have a proven track record for managing complex, multi-objective projects with a high degree of community engagement. We are excited by the challenges of this project, and we look forward to the opportunity to apply our combined expertise to help create a plan for Lithia Park that supports Ashland's core values.

Proposal Summary

On the following pages, we present our key staff and experience (Section 1); our team's project understanding, approach and schedule (Section 2); our team members locations including local contacts Kerry KenCairn, Jim Love and Cindy Deacon Williams, as well as our techniques for working with you cost-effectively (Section 3); and information on staff capacity (Section 4). As you requested, we provide detailed information on two projects for each firm on our team, demonstrating our innovations and abilities as professionals (Section 5).

In Exhibit A, we provide full resumes for each of our key personnel, additional references for each firm, and the required forms and statements. In a separate envelope, we have included a proposed budget that corresponds with the approach described in Section 2.

Key Points of Contact

Together, we will serve as your Project Management Team, orchestrating the entire MIG team and collaborating with APRC. Our home base is MIG's Portland office, at the address to the left. As principal and member of the firm's Executive Team, Lauren has the authority to contractually bind MIG. As project manager for this effort, Laurie will serve as the primary contact person, at mobile phone 503-333-1097 or email lauriem@migcom.com.

Sincerely,

Lauren Schmitt ASLA, AICP
Principal

Laurie Matthews, ASLA
Project Manager

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- Resumes
- References
- Financial Stability Statement and Professional Liability Insurance
- Addendums 1–2

1. Specific Experience of Key Staff

This section provides a brief introduction to each firm on the MIG, Inc. (MIG) team, and summarizes the qualifications of our key staff. Full resumes describing the qualifications and experience of all members of the MIG team are provided in the Exhibit A section of this proposal.

MIG, Inc.

MIG formed in 1982 to help our clients plan, design and sustain environments that support the environment and human development. ***We create innovative design solutions through a highly interactive and participatory*** **process.** We specialize in landscape architecture, park and recreation planning, urban planning and design, community outreach and public/stakeholder engagement.

We view each project as an important opportunity to invigorate and revitalize communities, and accommodate new users, changing lifestyles and community values. Incorporating technical rigor, social understanding and economic realities from the beginning ensures that the project direction will be supported by the community and can be readily implemented. We provide an engaging, multi-level community participation process that involves diverse users, non-users and partners in determining needs and priorities. Through this approach, MIG creates innovative environments that:

- Foster a sense of place
- Honor the community's history and natural environment
- Contribute to neighborhood and community identity
- Promote public safety
- Facilitate intergenerational recreation opportunities
- Promote environmental stewardship and sustainability
- Meet maintenance and program needs
- Support revenue generating goals

Our relevant expertise for the Lithia Park project includes:

- Park Master Planning and Design
- Landscape Architecture
- Cultural and Historic Resources
- Ecological Planning and Design
- Parks and Recreation Planning
- Interpretive Planning and Design
- Community Involvement, Facilitation and Consensus Building
- Communications and Graphic Design
- ADA and Universal Design

MIG Project Manager Laurie Matthews has extensive experience with Olmstedian landscapes throughout the country, working for a time out of Olmsted's home and office in Brookline, Massachusetts

LAUREN SCHMITT, ASLA, AICP, PRINCIPAL-IN-CHARGE

Lauren Schmitt leads MIG's parks and recreation planning and design practice. She combines the disciplines of landscape architecture and planning in dynamic, innovative ways to help communities nationwide identify and achieve significant goals for their parks, trails and recreation facilities. She has overseen strategic and master planning efforts at parks throughout the US, with a focus on the Pacific Northwest including similar projects at Blue Lake Park in Fairview, Oregon; Stevens Creek Corridor in Cupertino, California; and Swan Creek Park in Tacoma, Washington.

LAURIE MATTHEWS, ASLA, PROJECT MANAGER

Laurie Matthews specializes in the design, planning and research of historic landscapes. A highly sought expert, Laurie has coordinated cultural and historic landscape projects for important parks, open spaces and landmarks across the United States including the Olmsted Center for Landscape Preservation, significant public parks in Oregon and multiple NPS sites throughout the Western US. She is the Historic American Landscape Survey representative for the State of Oregon. Laurie has managed many high-profile master planning efforts at public parks with historic significance, including Luscher Farm in Lake Oswego, Oregon; Dorris Ranch in Springfield, Oregon; and Stevens Creek Corridor in Cupertino, California.

DENNIS MEYER, ASLA, LEED AP, LANDSCAPE ARCHITECT

Dennis Meyer is an energetic, passionate designer, with an established reputation for clarity of vision, insight and technical rigor. Drawing upon his decades of experience designing and interpreting parks and public gardens throughout the world.

Dennis will adeptly work to interpret Lithia Park's history and the City of Ashland's character through the design process. Dennis has led landscape design on a variety of parks and gardens projects including Point Defiance Park in Tacoma, Washington; San Francisco Botanical Garden at Strybing Arboretum in Golden Gate Park; and the Washington Park Arboretum Master Plan, Implementation Plan and Pacific Connection Gardens in Seattle, Washington.

MELISSA ERIKSON, RLA, ASLA, LANDSCAPE ARCHITECT / SITE ASSESSMENT

Melissa Erikson is a registered Landscape Architect who will lead the site assessment and serve as the Landcape Architect of Record. Melissa has worked on numerous park master plans of all scales in communities ranging from rural hamlets to large cities. As a designer and a planner, she focuses on public parks where she balances the community's civic vision, environmental sustainability and permaculture principles, with the realities of maintenance, operations and long-term stewardship needs.

DEAN APOSTOL, ENVIRONMENTAL PLANNER / RESTORATION ECOLOGIST

Dean Apostol has over 30 years of experience as a landscape architect, natural resource planner and landscape ecologist. A recognized leader in ecology of the Pacific Northwest, Dean is an innovator in integrated resource planning and ecological restoration. With a focus on sustainability, he has worked on natural disaster plans, natural resource management, watershed analysis, open space planning, permaculture design, landscape analysis and ecological restoration projects throughout Oregon.

Hakone Gardens in Saratoga, California

Ecological Engineering, LLC

Ecological Engineering, LLC was founded in 2016 to provide water and natural resource planning, engineering, and permitting services on projects that involve water resource management, aquatic habitat restoration, habitat mitigation, fish passage, and mitigation and conservation banking. The firm is an Oregon Certified Emerging Small Business with one office located in Corbett. Relevant services include:

- Hydrology and Hydraulic Analysis and Design
- Natural Disaster Planning
- Natural Resource Planning and Protection
- Evaluating Systems for Environmental Impact
- Floodplain Modification/Flood Reduction
- Stormwater Quantity/Quality Management
- Stream Restoration and Fish Passage

DAVID GORMAN, PE, WATER RESOURCES SPECIALIST

David Gorman is an expert at evaluating and understanding the engineering and biological issues associated with the convergence of development and natural resources on a wide range of scale, with an emphasis on optimizing the benefits to both the natural and developed environments. David performed "unofficial" work on the Ashland Creek restoration in 1997, as a pro bono consultant to Watershed Applications, the geomorphologist hired by Ashland to work on the restoration design. David provided engineering ideas and advice, and specifically provided ideas that resulted in the final design for the "boulder boardwalk" component of the trail restoration. This work gives David first-hand familiarity with the engineering, biological and flood control issues at Ashland Creek.

KenCairn Landscape Architecture

KenCairn Landscape Architecture has been providing landscape architectural services in Southern Oregon since 1996. Their primary office is in Ashland, Oregon, with a small satellite office in Portland, Oregon. They bring deep familiarity with Lithia Park, the City and its community. Their work in Ashland has included Public Participation and Landscape Design for Ashland Public Works Downtown Beautification Projects; Lithia Park Perozzi Fountain As-Built Drawings for Ashland Parks and Rec. Department; Visual Survey of Lithia Park to Assess Use and Intensity for Ashland Parks and Rec. Department; and Public Participation and Landscape Construction Documents for Ashland Parks and Rec. Department's Calle Guanjuato Pedestrian Connection.

Lithia Park's Perozzi Fountain

As a group, they are practical environmentalists, sensitive to historic sites and focused on providing beautiful solutions that reflect the hopes and dreams of the community and stakeholders. Their services include:

- Master Planning: Parks, Mixed Use Development, Landscapes
- Environmental Assessment: Vegetation, Stream Restoration
- Public Involvement Process
- Illustrative Visualization: Sketchup and Photoshop

JAMES (JIM) LOVE, RLA, LANDSCAPE ARCHITECT

James Love is a native of the Rogue Valley who returned to the region in 2002 following his career development in Phoenix, Arizona and Portland, Oregon. Civic park planning and design in the Portland metro area played a major roll in his early development and career path. Upon returning to the Rogue Valley, James has continued being involved in park development and community development as a professional and as a community participant.

PIPER VON CHAMIER, RLA, LANDSCAPE ARCHITECT

A member of the Ashland Historic Commission, Piper von Chamier is a landscape architect with over 17 years of design experience. She interned with the National Park Service early in her career where she cultivated her passion for park design. Her experience includes the design of community gardens, public parksm high-end residential estates, condominiums, university and institutional projects, and roof top gardens. She works on projects from the initial marketing through concept designs and design review, cost estimates and budgeting, permitting through construction.

KERRY KENCAIRN, RLA, LANDSCAPE ARCHITECT

Kerry KenCairn has been working as a landscape architect in southern Oregon since 1996. With a strong emphasis on environmental sensitivity and public participation, Kerry specializes in slope stabilization techniques, and low-impact design. Her park-related work focuses on incorporating trees as wildlife habitat, and natural playgrounds. Kerry has been an active participant in the Ashland community since 1996.

KPFF Consulting Engineers

Founded in 1960, KPFF provides civil engineering, structural engineering, and surveying services for clients worldwide. There are currently 18 KPFF office locations and over 1,000 employees – work for Lithia Park will be performed from their Portland location. KPFF's work approach is based soundly on our culture of "practice first, business second" which has translated into an organization of skilled professionals with a focus on the practice of engineering. KPFF has worked on over 500 parks, trails, and natural environment projects throughout Oregon, which includes 20 master planning efforts. Their relevant services include civil and structural engineering, as well as land surveying.

PAUL DEDYO, PE, CIVIL ENGINEER

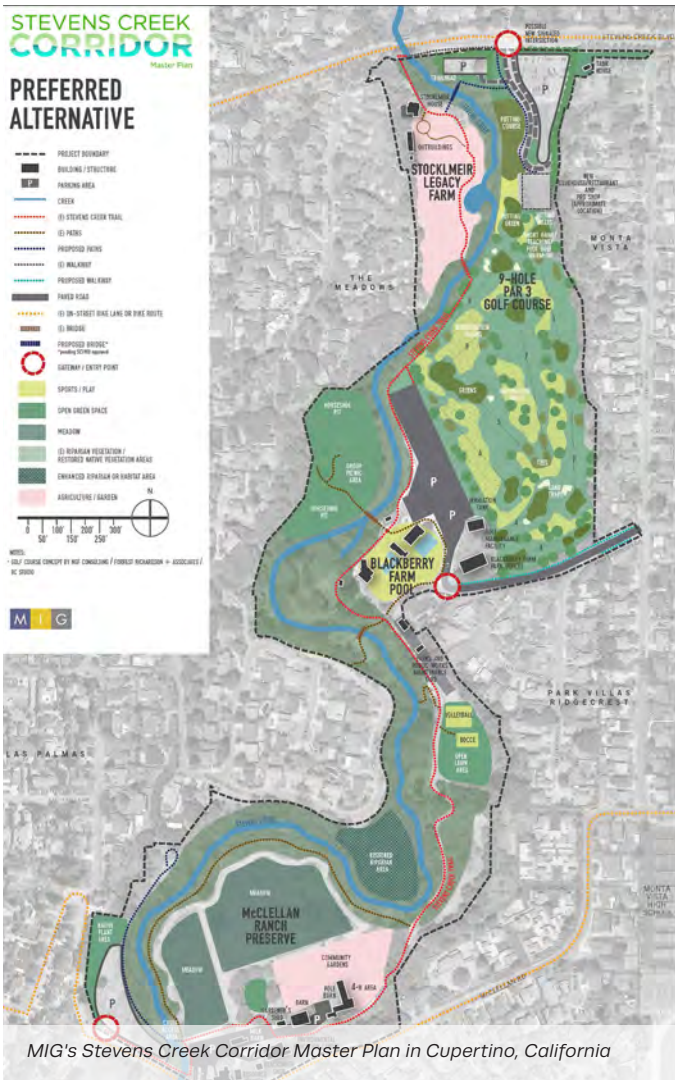
Paul Dedyo specializes in efficient, innovative and sustainable site planning, design and stormwater management. His 26 years of experience and collaborative, big picture focus enable him to evaluate infrastructure and systems, and facilitate creative design and permitting solutions. Paul's extensive experience in stormwater drainage and utility design includes rainwater harvesting, low impact stormwater management and hydraulic/hydrologic modeling. With creativity, imagination and an environmental focus, he uniquely integrates civil and drainage design into the landscape. Paul has provided planning and design for many local and regional parks and trails, including master planning for the Oregon Zoo and implementation of multiple bond funded infrastructure and exhibit improvements.

DANIELLE PRUETT, CPESC, CIVIL ENGINEER

Danielle Pruett is a Civil Engineer who specializes in parks, campsites, historic renovations and site master planning and design. She is the lead civil engineer on National Parks projects in rural and remote areas across the Western United States. She provides design teams with stormwater calculations and plans, designs for utilities, pedestrian access and grading. Danielle is skilled at learning site-specific codes and permitting requirements. Her 8-year collaborative history of working with MIG aids in communication and the easy integration of scope.

STUART FINNEY, PE, SE, LEED AP, STRUCTURAL ENGINEER

For more than 17 years, Stuart has worked on a wide range of projects, from basic structures to intricate, complex and eye-catching designs. He is invested in helping realize the aesthetic vision and programming needs of any project.



MIG's Stevens Creek Corridor Master Plan in Cupertino, California

Stuart's vast experience in both historic building and bridge engineering allows him to examine challenges from a unique perspective. He has worked with a wide range of materials and produced an array of successful systems for new and renovated structures. Stuart draws upon this versatility and project diversity to produce new concepts that inform the design and has successfully filled the role of structural project manager or structural engineer on multiple recent Park and Recreation projects as well as more than 30 parks and recreation projects throughout the Pacific Northwest.

Environmental Consultants

Environmental Consultants was founded as a sole-proprietorship practice in 1998 to provide technical/policy expertise on climate change risk assessment and preparation planning, aquatic ecosystem management and related issues, conduct impact assessments and water quality monitoring, and provide aquatic habitat characterizations. Led by fisheries biologist and expert Cindy Deacon Williams, their relevant services include stream restoration planning and implementation oversight, park and public land strategic planning, and stream and riparian monitoring.

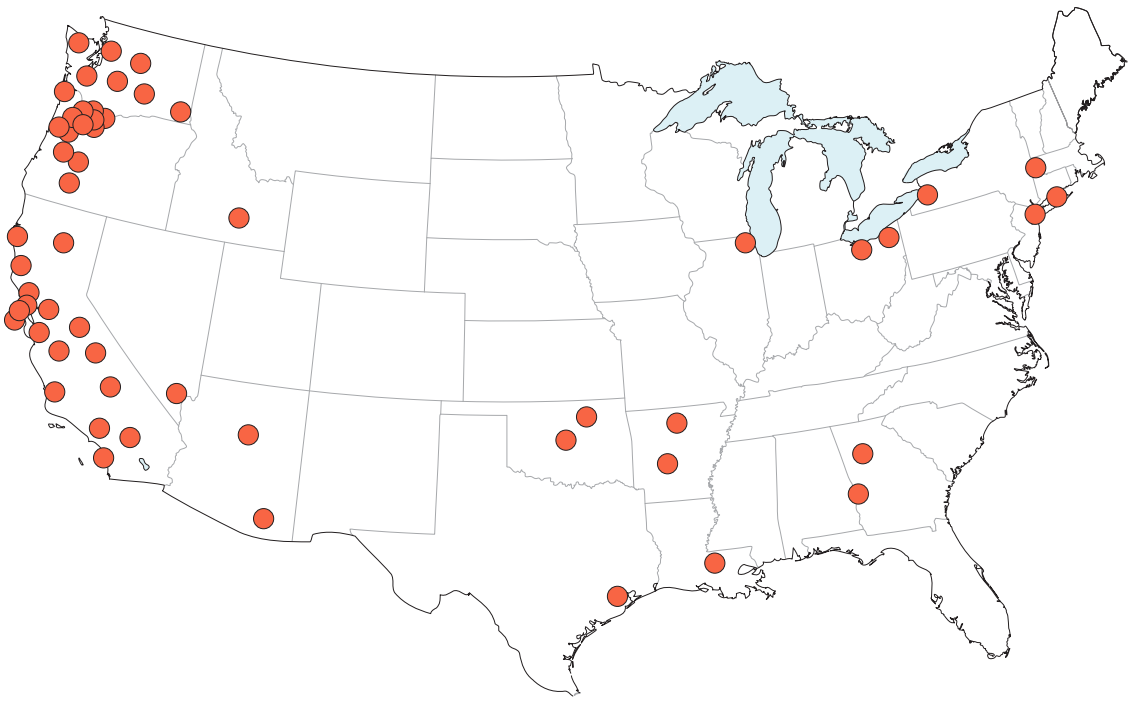
CINDY DEACON WILLIAMS, FISHERIES BIOLOGIST

Cindy Deacon Williams has over 30 years of experience as a natural resources policy analyst and working biologist. She has worked in private practice, with non-profit organizations, and with state and federal governments. Over the years Cindy's work has focused on options for local government climate change adaptation planning the relationship between land management and the conservation of native aquatic species and their ecosystems, wildland fire ecology and fire management policies, state and federal Endangered Species Acts, citizen involvement in political processes at the state and national levels, and technical fisheries subjects.

Cindy was an original member of the Ashland Forest Resiliency Citizen Advisory Committee, a 10-year stewardship project designed to reduce the risk of severe wildfire in the Ashland watershed and to protect water quality, older forests, wildlife, people, property and quality of life. Cindy served as a member of the Oregon Global Warming Commission (2008), and currently serves as a member of the Oregon Board of Forestry (2012-date).

Examples of Past Master Planning Projects

The projects highlighted on this page represent MIG's extensive nationwide and local portfolio of master planning projects related to park and trail design, historic places, natural resources, public engagement, sustainable and adaptive design.



MIG PROJECT	park / trail / garden	historic places	natural resources	public engagement	sustainable/adaptive
Dorris Ranch	●	●	●	●	●
Luscher Farm	●	●	●	●	●
Yosemite National Park		●	●	●	●
Denali National Park		●	●		●
Point Reyes National Seashore	●	●			●
Sequoia and Kings Canyon National Parks	●	●	●		●
Minidoka National Historic Site	●	●			●
Marshlands Conservancy	●	●	●		●
Shaker Museum and Library	●	●			●
Stevens Creek Corridor	●	●	●	●	●
Blue Lake Park	●	●	●	●	●
Tolay Lake Regional Park	●	●	●	●	●
Jackson County Sports Park	●	●	●	●	●
Hillsboro 53rd Avenue Park	●			●	●
Mendocino Woodlands	●	●	●		●
Fort Yamhill Archaeological Park	●	●	●		
Thompsons Mill	●	●	●		
Willamette Falls Cultural Landscape Report	●	●	●	●	
Marin County Road and Trail Management Plan	●		●	●	●

MIG PROJECT	park / trail / garden	historic places	natural resources	public engagement	sustainable/adaptive
Forest Park Wildfire Management Plan	●	●	●	●	●
Clackamas County Parks Wildfire Management Plan	●		●	●	●
Clatsop County Parks Natural Resource Management Plan	●		●	●	●
THPRD Natural Resource Management Plan	●		●	●	●
Brooklyn Botanic Garden	●	●			
Buffalo & Erie County Botanical Garden	●	●			
Chicago Botanic Garden	●	●	●		
Cleveland Botanical Garden	●	●	●		●
Holden Arboretum	●	●	●		●
Garvan Woodland Gardens	●		●		●
Houston Botanic Garden	●				●
AgCenter's Burden Museum & Gardens	●	●	●		
Atlanta BeltLine Arboretum	●		●		●
Botanic Garden of the Ozarks	●			●	●
Botanic Garden at Oklahoma State University	●		●		
Arboretum at Flagstaff	●		●		
Las Vegas Springs Preserve	●		●		●
Tucson Botanical Garden	●	●	●		●

MIG PROJECT	park / trail / garden	historic places	natural resources	public engagement	sustainable/adaptive
Auburn Gardens	●		●		●
Bellevue Botanical Garden	●				
E.B. Dunn Foundation Garden Trust	●	●	●		
Japanese Garden at Point Defiance Park	●	●		●	
Portland Japanese Garden	●	●			
University of Washington Botanic Gardens / Washington Park Arboretum	●	●	●		●
Washington State University Arboretum and Wildlife Conservation Center	●				●
Seattle Children's Garden	●				
Descanso Gardens	●	●	●		●
Hakone Estate & Gardens	●	●	●		
Hughson Botanical Garden	●		●		●
Mendocino Coast Botanical Gardens	●				
San Luis Obispo Botanical Garden	●		●		●
San Francisco Conservatory of Flowers	●	●			●
San Francisco Botanical Garden	●	●	●		
South Coast Botanic Garden	●		●		
Turtle Bay Exploration Park	●		●		

2. Project Approach

Understanding the Spirit of Lithia Park

Lithia Park is the jewel in Ashland's crown. Recognizing, understanding and respecting the *genius loci* of Lithia Park is critical to be successful in creating a plan that can endure for decades. Members of our team live in Ashland and others have made the journey to Ashland many times over many years, both as visitors and professionals. As landscape architects and environmental professionals, whether there on business or pleasure, we have of course been drawn to the Shakespeare Festival and have walked the steps down to Lithia Park. On balmy summer nights, having a picnic dinner while waiting for the plays to begin, it's like a dream – exactly the way we envision public parks at their very best.

Lithia Park is like a front yard for the Ashland community. It unfolds as a series of garden rooms, formal and informal, manicured and natural. Ashland Creek and the wooded bluff along the east and north frame the use areas; lawns, ponds, playgrounds, bandshell, rose garden, and so forth, which appear to have been carved from nature herself. Paths wind through while the roads wrap around, all following the form created by the creek and valley. John McLaren, working in the Olmstedian tradition, enhanced the natural beauty of this landscape to create a world-class park for Ashland.

Lithia Park has been recognized nationally by the American Planning Association, the American Society of Landscape Architects, and the National Park Service for its historic features and exemplary design so we don't have to tell you how special this park is. You know it, you treasure it, and through this plan you want to ensure its continuity even as it adapts for the future.

Critical Project Elements for a Successful Outcome

MIG understands the origins of Lithia Park's sense of place, and we have designed our team and approach to address those elements we know are critical to planning for Lithia Park's next 100 years.

RESPECTING LITHIA PARK'S CULTURAL LANDSCAPE

Lithia Park, one of the first landscapes to be listed in the National Register of Historic Places in Oregon, began as part of the Chautauqua Movement. These gatherings took place around the country to exchange ideas about the current events, religion and the arts in outdoor settings, spreading to Ashland in 1893. Speakers included Booker T. Washington, William Howard Taft, and William Jennings Bryan along with performances by John Philip Sousa and his band. The park also exhibits the strength and determination of early Oregon women pioneers, especially the Ashland Women's Civic Improvement Club, who overcame strong commercial interests in the property to ensure that a public park be built and maintained for years to come. Their ground-breaking work provided the foundation for hiring notable designer and parks movement leader John McLaren to design a park in Oregon that exemplified the innovative landscape architectural ideas established by Frederick Law Olmsted, his stepson John Charles Olmsted, and son Frederick Jr.

McLaren himself brought his experience from designing Golden Gate Park and leading the extensive public works projects associated with San Francisco's Panama-Pacific International Exposition to bear on creating Lithia Park. Following the Olmsted model, McLaren's design emphasized the very best of the natural landscape with just the right amount of art and design to create the type of picturesque space people thirsted for at that time.

GENIUS LOCI

"Genius loci" is an ancient Roman concept to describe the essential spirit of a place.

Alexander Pope, the 18th century English poet, translated this into what we understand today; some places have a spirit that shines through so strongly it is impossible to ignore. They emanate an almost palpable energy attracting people generation after generation.

MIG|Portico's Watercolor Rendering of Entryway to the SF Botanical Garden at Golden Gate Park

Layered on that early work was the introduction of an auto camp that accommodated the burgeoning tourism industry focused on cars and road trips. The next major building effort occurred during the Great Depression when Works Progress Administration (WPA) projects built on McLaren's efforts to enhance the public amenities for the community. These two major design efforts are at the heart of the park's character today, and each offers different thematic elements and approaches.

MIG has specific expertise in cultural landscape preservation planning and design, including designed landscapes, historic sites and vernacular landscapes. ***Our work is guided by the principle that landscape preservation requires managing rather than halting change. In particular, we strive to strengthen the historic character of properties and communities*** by defining their intrinsic historic qualities, respecting those qualities in the design process, and recognizing that landscapes are dynamic in nature. Through this principle, we embrace new approaches and uses deliberately and strategically to retain the relevance and vitality of beloved place. MIG's team is led by Laurie Matthews, MIG's award-winning Director of Preservation Planning + Design, as project manager. Laurie has a demonstrated ability to lead teams in planning vibrant futures for America's treasured places, with examples from Oregon such as Dorris Ranch in Springfield and at sites around the U.S., including Yosemite National Park.

INTERDISCIPLINARY DESIGN APPROACH

MIG is an interdisciplinary firm, and we chose to collaborate with four partner firms who see the strength and value in an interdisciplinary approach: **Ecological Engineering LLC, KenCairn Landscape Architecture, KPFF and Environmental Consultants**. MIG's approach maxmizes the inspiration found in collaboration. Our work expresses our place-based approach to design, which is linked to the physical, environmental and cultural characteristics of the project location. Each place, and each person who cares about that place, has a story. We, and each firm on our team, are committed to telling those stories. Our approach to developing conceptual alternatives for Lithia Park is organized around Design Week, a collaborative and interdisciplinary multi-day working session in Ashland that will allow the community and the place to express its story, reflecting the past and embracing the future.

*A **cultural landscape** is defined as:*
"a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values."

– National Park Service Preservation Brief 36, Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes

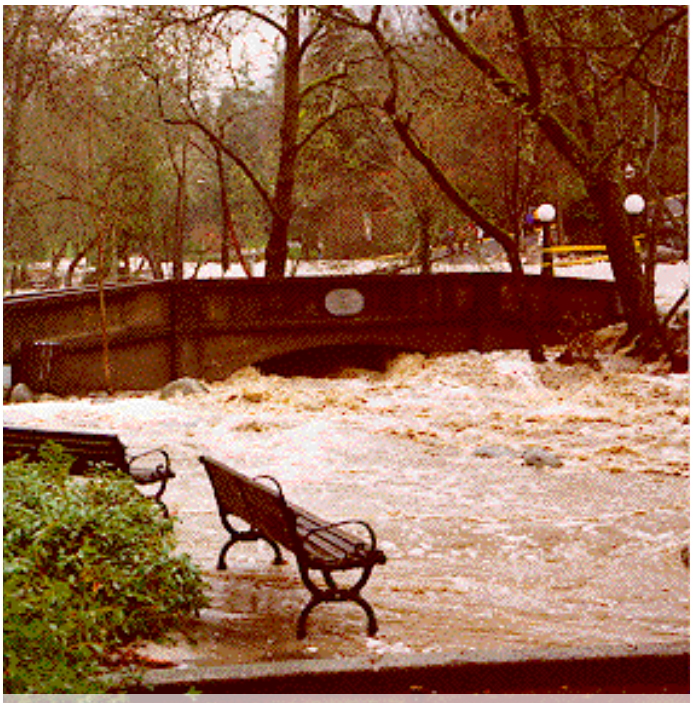
DISCIPLINE–SPECIFIC EXPERTISE

Our experience as park designers tells us that Lithia Park already functions at a very high level. However, we understand that over time stresses build, users shift, needs change, historic features wear down, trees grow old and die, floods happen, inappropriate features are added, and now, the very climate is changing, and that these changes all impact the park. As experts on Lithia Park, you've identified multiple issues that you wish this plan to address, each of which requires in–depth content area expertise. These include Lithia Park's infrastructure, its circulation and parking, its natural resources, and its resilience to natural events, including both floods and wildfire. You would also like to address the visitor experience, events and programming and potential new uses, as well as the potential for interpretation and art within the context of the historic park landscape and the surrounding natural resources. Content–area knowledge across all these identified issues is needed for a Master Plan that helps APRC define and guide management and improvements for the next 100 years.

MIG's interdisciplinary team includes the depth and breadth of content knowledge that Lithia Park needs and that will give us the basis for recommending improvements, interventions, policies, and management approaches to sustain and manage Lithia Park in the coming years to retain its position as Ashland's crown jewel and one of America's Great Places. MIG has designed our team to bring the right expertise to the table at the right time to ask the right questions and explore opportunities, allowing us to develop solutions in an interdisciplinary manner that respects and responds to Ashland's values. Our team includes professionals who have solved issues like these for public parks throughout Oregon and the western United States, and locally focused professionals who have experience with Ashland Creek, its processes, and its natural resources.

PLANNING FOR PARK RESILIENCY

Our content–area expertise includes professionals who are ideally suited to addressing Lithia Park's long–term resiliency. Lithia Park has experienced two severe floods in the last 40 years that caused extensive damage and required extensive rebuilding. The last big flood in 1997 swept away half of the 20 bridges in the park. With climate change, it's quite likely that flooding will become more frequent and intense. Park features will need to be designed to either withstand these floods, or to have greater resiliency, as demonstrated by the facilities designed after the 1997 flood.



1997 Ashland Creek Flood Event at Lithia Park (permission to use photo granted by Roger Christianson)

Ashland and Lithia Park sit at the juncture of the Cascade and Siskiyou Mountains, the richest area of biodiversity in Oregon, and one of the richest on the West Coast. With climate change, snowpack that feeds Ashland Creek through the dry season will become less reliable and may diminish earlier in the season, resulting in lower base flows that could harm native fish. Riparian vegetation will become more important to maintain cooler ambient air temperatures and water. Wildfires could become more frequent and severe, as Ashland and Southern Oregon have already begun to experience. In addition, water quality issues have occasionally arisen in Lithia Park that need to be addressed.

Our team members have expertise in water resources and Ashland Creek, and includes two people who were involved with the flood recovery efforts and development of the hazard mitigation/disaster recovery plan. We also bring expertise in landscape ecology, including experience identifying "Desired Future Condition" for ecosystems in parks and developing management strategies to achieve the desired condition. Finally, team member Robert Melnick brings national research in adapting historic landscapes for climate change and resiliency that he can apply to Lithia Park.

DESIGNING FOR SUSTAINABILITY

Ashland's recently adopted Climate & Energy Action Plan articulates that by 2050, Ashland will "be a resilient community that has zero net greenhouse gas emissions, embraces equity, protects healthy ecosystems, and creates opportunities for future generations", reflecting the community's multi-layered view of sustainability.

Creating a more sustainable built environment is a complex enterprise, requiring both the cartographer's broad perspective and the geologist's intense focus.

MIG's approach to sustainable design provides rich, elegant solutions to environmental challenges through an interdisciplinary team that scans the surface and dives deep.

Our decades of experience implementing, monitoring and learning from high-performance landscapes have gained us a deep understanding of how to design for long-term maintenance and practical stewardship. At the same time, our encounters with creative people and resilient natural systems makes us optimistic about the power of design to steadily improve the communities where we work. Our approach to designing for sustainability is based on four principles:

1. **Embrace complexity.** The challenges facing the contemporary built environment demand an enthusiastic embrace of complexity. By addressing a multiplicity of demands in elegant solutions, we go beyond problem solving to create holistic and resonant places.

2. **Cross-pollinate disciplines.** In nature, hybridization leads to vitality and resilience. We believe that the same applies to design practice. We seek out interdisciplinary and cross-disciplinary collaboration to facilitate rapid understanding and do meaningful work.

3. **Engage with communities and ecosystems.** We work with communities to actively listen to their concerns and aspirations. We also dive deep into each place's ecological context and history. With this knowledge, we develop designs for the built environment that respect and nurture a community's intrinsic natural and cultural assets.

4. **Design for durability and value.** We constantly strive for solutions that provide enduring value to our clients, collaborators and communities. From initial concepts through implementation, we are focused on how places can be effectively cared for over the long haul.

CREATING AN EFFECTIVE AND INCLUSIVE ENGAGEMENT PROCESS

Each person who cares about a place has a story. To be successful, the engagement process for Lithia Park's Master Plan must embrace all interested parties, cost-effectively and in a manner that respects different views about the future. MIG is a participatory design and planning firm, skilled at process design and facilitation. The public process will be built on multiple layers of input from the community (residents and businesses), elected and appointed officials, staff, community organizations and partner agencies. The results of these activities will be values and priorities drawn from multiple points of contact that will be more representative than the results of any one activity.

Our team members know that traditional community meetings only reach a limited audience, and statistically-valid surveys don't allow all interested parties to participate. For this reason, we design processes to go where people are (community events, online, in parks) and allow participation when it is convenient.

Project Manager Laurie Matthews Leads an Intensive Workshop for Minidoka National Historic Site

- We will start the project by mapping out how and when we will use each engagement and communication technique in a Public Engagement and Communications Plan (PECP). This Plan will guide MIG and Ashland as we move through what may be the City's highest profile master planning effort for years, a high bar in a community known for its public participation.
- We anticipate that the APRC will serve as the primary advisory group. As we discuss the PECP at our kick-off meeting, we can explore whether it would be beneficial to create an expanded advisory group. For example, the Task Force we designed for Lane County's current Park Master Plan process includes members from their Parks Advisory Committee (their APRC equivalent) and broader community interests.
- We are planning for both casual and in-depth participation, respecting the time and level of interest of different constituencies. For example, interviews will allow one-on-one feedback, and activities such as an Instagram contest or online poll will provide quick opportunities for people to share priorities.
- As described in the Work Breakdown section that follows, we provide in-person and online opportunities for engagement in each phase. We combine old-fashioned listening and engaging visual tools, allowing people to participate how and when they are most comfortable.
- A centerpiece of our process is Design Week, a transparent multi-day design session that combines team work sessions and engagement opportunities. As with each participatory in-person workshop, we will also provide a companion online opportunity.
- Public communication is built in throughout the project, including techniques such as establishing hashtags early, and using existing social media platforms to broaden communication and engagement. Effective communication will increase participation and make sure we get the best value from each engagement technique.

This deliberate approach to public engagement is most inclusive, makes the best use of all available resources, and will result in a plan that addresses long-term needs and identifies key actions, responsibilities and funding sources for the immediate future.

Work Breakdown

Phase 1: Project Initiation and Preparation

In this phase, MIG's project management team will meet with the Ashland Parks and Recreation Commission (APRC) Project Manager to initiate the project. We will also meet with the APRC Lithia Park Master Plan Committee. Following those meetings, we will develop the Public Engagement and Communications Plan, which will identify public engagement and communication methods, tools, and timing. It will also establish project identity components, including hashtags and graphics.

Our team will review relevant background information, prepare base maps and document "just the facts" existing conditions on maps and in narrative to prepare us for the Phase 2 analysis.

*Note: * denotes tasks where we anticipate APRC involvement*

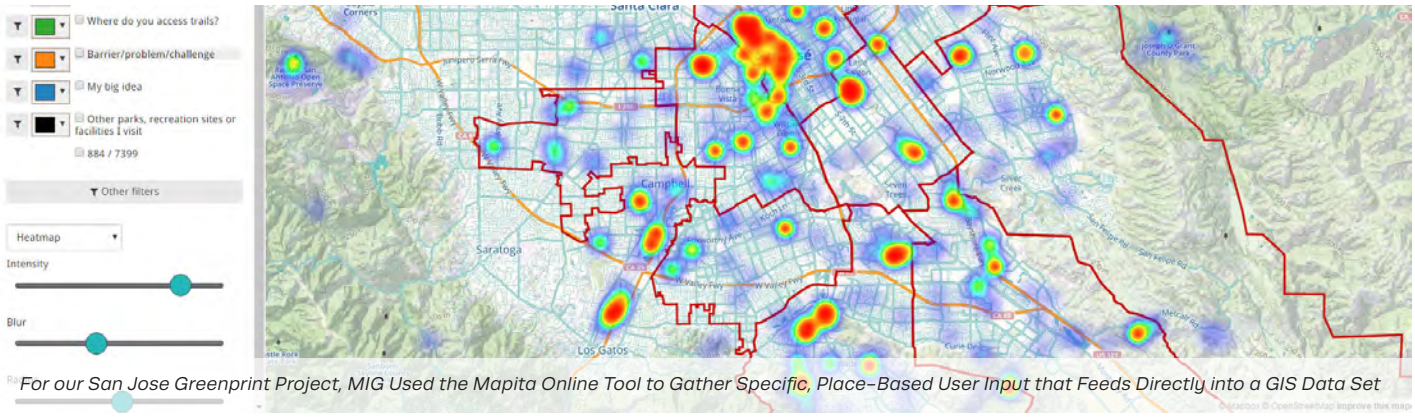
PHASE 1 TASKS:

- Project Initiation Meeting (MIG, KenCairn)*
- Background Information Request, Transfer and Review (MIG lead, Contributions from KenCairn, David Gorman, Cindy Deacon Williams, KPFF Structural and Civil)*
- Public Engagement and Communications Plan (MIG with assistance from KenCairn)*
- Base Map Development (MIG)
- Project Management and Coordination (MIG)

Phase 2: Strategic Analysis of Lithia Park

In Phase 2, our team will conduct a focused analysis of Lithia Park, looking at all aspects of the park including recreation, bridges/structures, civil infrastructure, natural resources (including water resources), cultural landscape character, and circulation (including ADA and the multi-modal network). Our team will analyze how these and other factors contribute to the visitor experience of Lithia Park, and downtown Ashland. We will have focused field investigation time over several days, and will document our work and analytical findings in what we call the FoundationReport and accompanying presentation.

MIG will begin public engagement activities during this phase, following the Public Engagement and Communications Plan developed during Phase 1.



For our San Jose Greenprint Project, MIG Used the Mapita Online Tool to Gather Specific, Place-Based User Input that Feeds Directly into a GIS Data Set

We anticipate interviewing key stakeholders, hosting a public visioning event, and launching an online map-based interactive exercise. We also recommend a lecture by MIG team members and John Enders, publicizing the online exercise and the Lithia Park planning process while highlighting the park's history.

At the culmination of this phase, MIG will develop a preliminary park program that builds on Lithia Park's history, responds to public feedback, and sets the stage for the physical reinvestment needed to sustain the park for the next 100 years. This design program will provide the starting point for the conceptual design of Phase 3.

PHASE 2 TASKS:

- Site Visit and Fieldwork (MIG, KPFF Structural and Civil, KenCairn, David Gorman, Cindy Deacon Williams)*
- Public Engagement and Communications Round 1 (MIG with assistance from KenCairn)*
- APRC Lithia Park Master Plan Committee (MIG, KenCairn)*
- Foundation Report and Presentation (MIG)
  - Structural and Civil Analysis (KPFF)
  - Cultural Landscape and Historic Character Analysis (MIG)
  - Circulation and Parking Analysis (MIG, KPFF Civil)
  - Natural Resources Analysis (MIG lead, David Gorman and Cindy Deacon Williams support)
  - Recreation and Visitor Experience Analysis (MIG, KenCairn support)
- Lithia Park Preliminary Program (MIG, KenCairn support))
- APRC Commission Meeting (MIG, KenCairn)*
- Project Management and Coordination (MIG)

Phase 3: Design Week

Transparent Concept Development

In Phase 3, our team will develop concepts for Lithia Park in a transparent open studio process in Ashland. Over the course of Design Week, our team will work in Ashland and have daily check-ins, allowing for a "rapid prototyping" of design responses. Interspersed with the team working session will be meetings with the APRC Lithia Park Master Plan Committee, the full APRC, the general public, and key stakeholders. In addition to structured sessions for feedback (including a formal public meeting), we will welcome the Ashland community to drop in and observe the design team in action at any time. The overall timing for Design Week is:

Day 1 Team convenes in Ashland; evening APRC Lithia Park Master Plan Committee meeting

Day 2 Design team develops preliminary concepts and evaluation criteria, drawing on Phase 2 work; evening informal work in progress presentation and critique by APRC members and any key stakeholders who wish to participate

Day 3 Design team refines preliminary concepts, follow up investigations as needed; evening public workshop to review concepts

Day 4 Morning meeting with city staff and APRC Lithia Park Master Plan Committee members as desired to confirm direction

Swan's Creek Park Master Plan in Tacoma, Washington

After Design Week, MIG will quickly deploy an online version of the concept review to extend the public input process, allowing a two-week concept review period to continue. In a progress meeting via teleconference and screen sharing, MIG will review with the City's project manager public the feedback received from the online review as well and the in-person Design Week activities to determine the direction for the Preferred Concept and areas that may need further design investigation and refinement.

PHASE 3 TASKS:

- Design Week Preparation (MIG, KPFF, KenCairn)
- Design Week (MIG, KPFF Civil, KenCairn, David Gorman, Cindy Deacon Williams)*
- Online Concept Review (MIG)
- Project Direction Teleconference (MIG)*
- Summary Memo: Lithia Park Preferred Direction and Areas for Further Investigation (MIG)
- Project Management and Coordination (MIG)

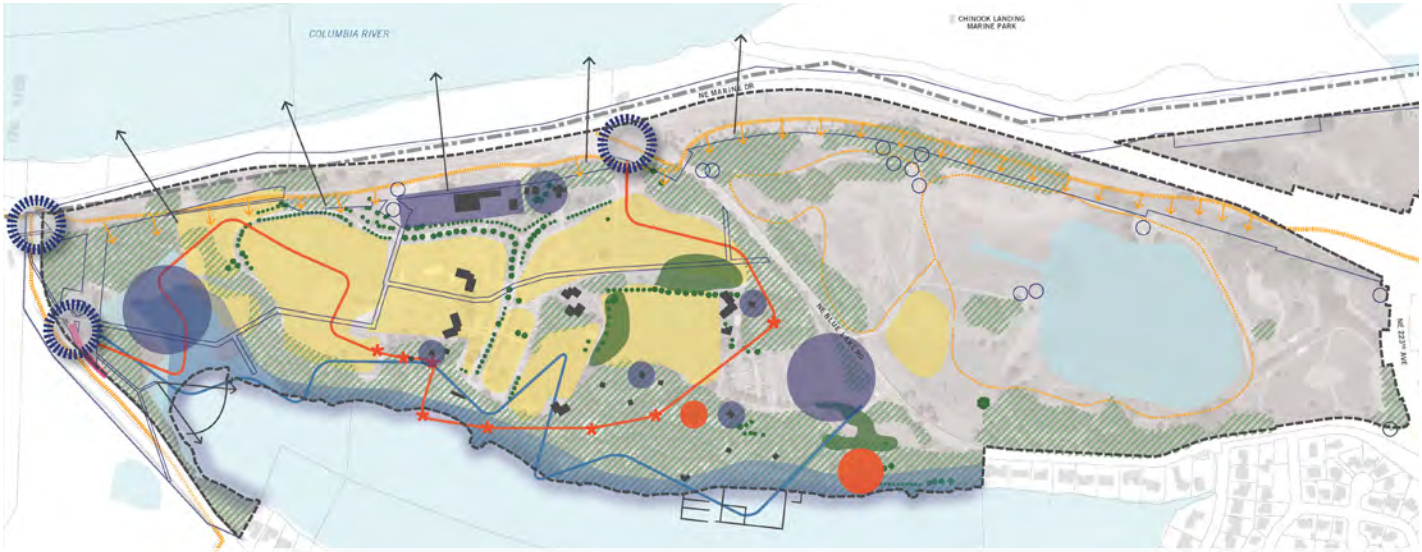
Phase 4: Master Plan Development and Refinement

In Phase 4, the MIG Team will further develop Master Plan elements to illustrate the preferred direction for Lithia Park and highlight targeted areas where additional public feedback may be needed. These targeted areas may include specific sub-areas within the park (e.g., the gateway from downtown or the creek edge) or certain topics (the look and feel of parking lots or the character/design era of the park). After meeting with staff and the APRC Lithia Park Master Plan Committee for feedback, we will refine the conceptual master plan and targeted focus areas for presentation to the community in a public workshop and companion online engagement opportunity. Using what we learned from the public, MIG will refine the conceptual master plan illustrative and develop the Master Plan document, component by component. The administrative draft Master Plan document will be refined with staff and APRC feedback, then unveiled to the public at a celebratory public event. MIG will refine the public Master Plan and work with staff to take it through the adoption process.

PHASE 4 TASKS:

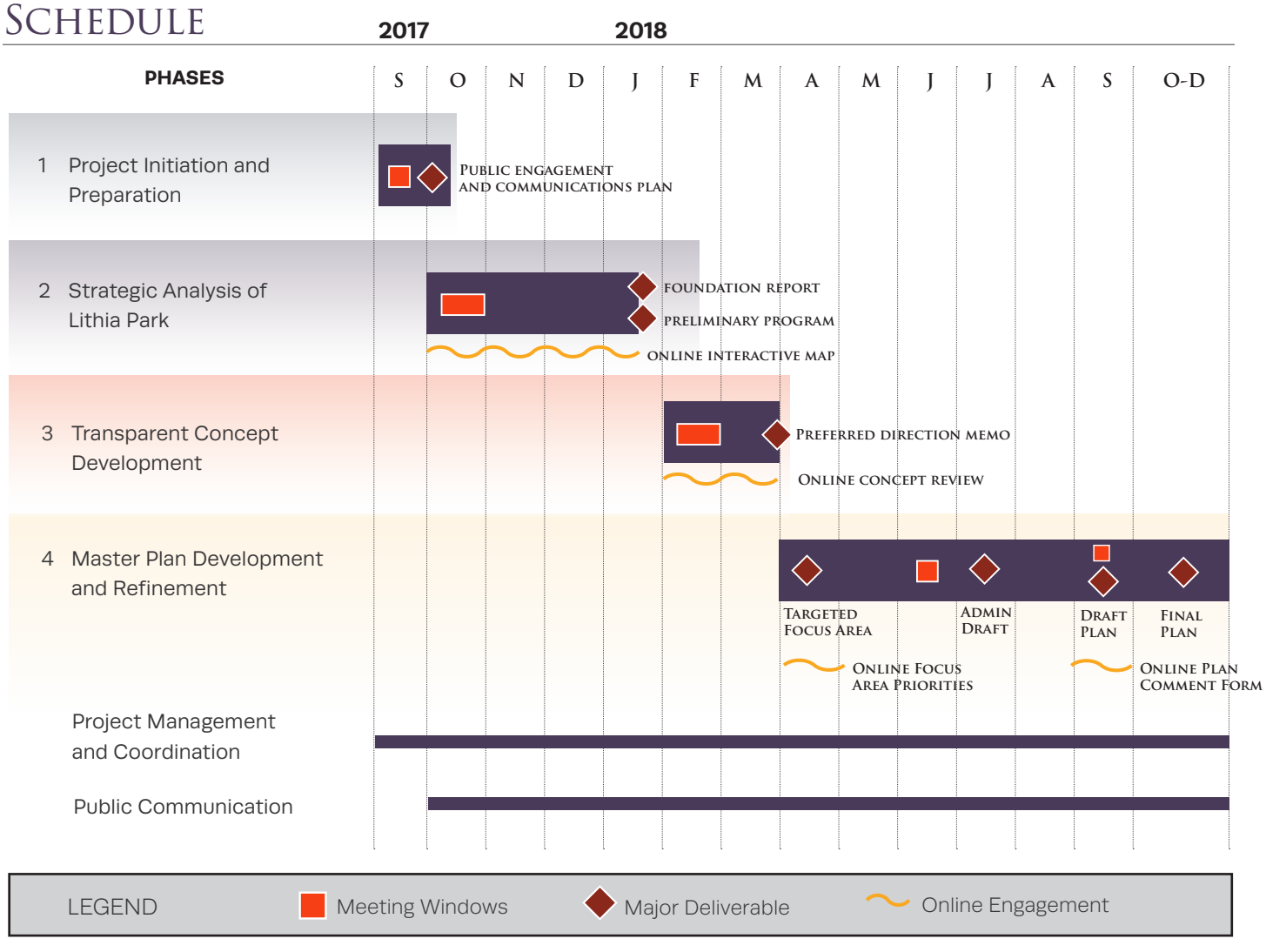
- Preferred Concept and Targeted Focus Area Designs (MIG with support from KPFF, David Gorman and Cindy Deacon Williams)
- Public Workshop and Online Engagement (MIG, KenCairn)*
- Administrative Draft Master Plan (MIG, with KPFF, KenCairn, David Gorman, Cindy Deacon Williams)
- Draft Master Plan (MIG)
- Public Unveiling and Feedback (MIG, KenCairn)*
- APRC Meeting (MIG, KenCairn)*
- City Council Meeting (MIG, KenCairn)*
- Final Master Plan (MIG)
- Project Management and Coordination (MIG)

Gaiety Hollow in Salem, Oregon



Opportunities and Needs for MIG's Blue Lake Park Master Plan in Fairview, Oregon

SCHEDULE



3. Location

Location

MIG's Portland-based project management team will lead the effort, working with professionals and support staff from our Portland office and drawing in Dennis Meyer from our Seattle office for Design Week and his expertise in similar public parks. Team member David Gorman of Ecological Engineering is also based in the Portland region. MIG frequently works with KPFF's staff on historic parks, including NPS sites. KPFF's Portland-based staff are located just a few blocks from MIG, for easy collaboration.

To bring local knowledge to our team, we are pleased to work with Ashland-based KenCairn Landscape Architecture and Environmental Consultants' Cindy Deacon Williams.

Working Out of Town

Most of MIG's work is out of town, sometimes in distant and difficult-to-reach locations such as Denali National Park. We are also experienced at working in communities and at locations with tourism demand. To be effective, we have developed a variety of techniques to minimize travel costs and maximize project success.

- **Meeting Windows.** We organize our work into "meeting windows", during which we schedule in-person activities, fieldwork, meetings and other activities in Ashland and at Lithia Park. This allows our team to immerse in the project and work efficiently. It also allows Ashland's team to set aside focused time for the Master Plan. As an additional benefit, the concentration of activities provides "buzz" in the community and increases participation.
- **Intensive Design Week Work Session.** This intensive technique has proved tremendously successful for our park, public garden, and nature-based projects. By quickly developing, testing and discarding design options in discussion with staff and community representatives, we can quickly, collaboratively hone in on more appropriate design responses and advance the project's goals to arrive at a compelling vision for the Ashland community.
- **Managing Travel Costs.** We plan our projects to manage travel costs, especially critical in sought-after locations such as Ashland. In the proposed schedule, we have timed our major meeting windows during Ashland's shoulder seasons, when demand is less than in peak season, while still targeting times that work well for in-person public engagement. Once the meeting windows are finalized, we plan logistics carefully to get the team in place cost-effectively, and MIG's administrative staff makes travel plans for the entire team (including subconsultants). The meeting window technique allows us to get the most favorable pricing on lodging, because multiple nights makes vacation rentals an option (sometimes one rental can accommodate the whole team). In addition, we can negotiate favorable hotel rates based on the total number of room nights.
- **Use of Technology for File Sharing, Screen Sharing and Coordination.** For all of our projects, whether nearby or at a distance, we use technology to facilitate coordination, communication, and sharing of information between meeting windows. We use multiple platforms (e.g., GoToMeeting, Google Hangouts, Zoom, Skype) depending on the project and client needs.

4. Staffing Capacity & Current Assignments

The MIG Team has the time, ability, capacity, and commitment to complete the project on-time and on-budget. We eagerly anticipate the opportunity to address master planning issues and help the City implement improvements. We have provided a chart below showing each staff member's current assignments and their percentages of availability to dedicate to the Lithia Park Master Plan Update.

MIG Staff

MIG Staff Member	Current Assignments and % of Time Allotted	% Availability
Lauren Schmitt	Lane County Parks Master Plan Update – 10% San Antonio Parks Strategic Plan – 10% Cosumnes Parks, Facilities and Recreation Master Plan – 10%	15%
Laurie Matthews	Denali Park Road Cultural Landscape Report – 5% Yosemite Half Dome Village Master Plan – 20% Willamette Falls Cultural Landscape Report – 5%	50%
Dennis Meyer	China Beach Visitor Facility Improvements (Golden Gate NRA) –5% Interpretive Center, Willamette Rvr Hatchery Adaptive Reuse –5% S'klallam Tribe Heronswood Master Plan – 5%	40%
Melissa Erikson	Rodgers Park Improvements – 15% Balboa Reservoir Reuse and Public Process – 10% Jurupa Valley Park Development – 10%	40%
Dean Apostol	West Linn Parks, Recreation and Open Space Plan – 10% Tualatin Parks, Recreation and Open Space Plan – 20%	30%
Allison CraigSundine	Allison provides support on a large variety of projects	50%
Robert Z. Melnick	Denali Park Road Cultural Landscape Report – 5% Willamette Falls Cultural Landscape Report – 5% Robert works at MIG on a project basis, balanced with his commitments at the University of Oregon	80%

Subconsultants

Firm	Staff Member	% Availability
Ecological Engineering, LLC	**David Gorman**	30%
KenCairn Landscape Architects	**Kerry KenCairn**	30%
	James (Jim) Love	50%
	Piper von Chamier	30%
KPFF Consulting Engineers	**Paul Dedyo**	35%
	Danielle Pruett	45%
	Stuart Finney	35%
Environmental Consultants	**Cindy Deacon Williams**	30%

5. Innovative Project Solutions & References

Luscher Farm Master Plan

LAKE OSWEGO, OREGON – MIG, INC.

SITE SIZE
152 acres

PROJECT DURATION
8/10 – 8/13

ORIGINAL BUDGET
$244K

FINAL FEE
$323K

KEY STAFF
Lauren Schmitt,
Laurie Matthews

REFERENCE
City of Lake Oswego Parks
Ryan Stee, PM (now w/ City of Hillsborough)
(503) 681-6225
ryan.stee@hillsboro-oregon.gov

REFERENCE
City of Lake Oswego Parks
Kim Gilmer, Former Director
(503) 680-0921
gilmerno.1@gmail.com

Drivers and Goals. Develop a plan to stitch new uses and recently acquired properties into existing park with sports fields, community gardens, a historic farm and Community Supported Agriculture. Balances needs of diverse community now and into the future. Respects sensitive cultural and natural resources.

Services Provided to Meet Objectives. Designed charrette/workshop and public meetings with corresponding online components. Worked with city subcommittees on specific issues. Developed conceptual sketches and models to explore design issues and options that arose through the planning and design process.

Challenges. Widely varying public interests and visions for the park's future given the park's range of uses (dog park, active recreation, community garden, events, Community Supported Agriculture). Engaging the community – from those that just wanted to be informed to those that wanted to actively take part in process. Showing the viability of how all ideas for the park were feasible and why some were not given environmental contraints.

Innovative Solutions. Used previous project examples to show how seemingly conflicting uses could work together in one park. Worked closely with small teams of citizen experts who wanted to be involved in design process. Combined the park master planning process with a look at the entire park system to better understand future community needs and trends, how those might fit (or might not fit) into Luscher Farm. Maintained flexibility in the process and deliverables at key stages, in concert with the client, to ensure that we were meeting the needs of the project and community.

Budget/Schedule Outcome. Since the park master plan project was coupled with the parks and recreation system plan, there were moments when it was key to delay the master planning process to ensure we had solid community feedback. Community input also contributed to additional feasibility explorations (e.g., golf driving range, wetland restoration, new park entrances in safe locations, traffic impacts). We worked closely with the client to minimize the effect of these investigations on the overall budget, which was expanded to meet these needs.

Project Perception. The largest public land holding in Lake Oswego, the project was initially controversial given the diversity of park users and envisioned uses. The inclusive public process gave all constituents a sense of ownership and pride in the design process, and the public were happy with the balanced approach. For those ideas that were not accommodated in the Master Plan, we provided recommendations where they could be located through the Parks and Recreation System Plan. As a result of our efforts, Luscher Farm remains the heart of Lake Oswego's recreation, community gardening and environmental education.

Point Defiance Park – Japanese Gardens Redevelopment

TACOMA, WASHINGTON – MIG, INC.

SITE SIZE
11 acres

PROJECT DURATION
10/15 – 5/16

ORIGINAL BUDGET
$97K

FINAL FEE
$97K

KEY STAFF
Dennis Meyer

REFERENCE
Metro Parks Tacoma
Marina Becker, Director of Parks & Natural Resources
(253) 305-1024
marinab@tacomaparks.com

REFERENCE
Metro Parks Tacoma
Doug Fraser, Retired Chief of Planning
253-222-9853
resarf4@gmail.com

Similarities to Lithia Park: Well-loved historic park with landscape designed beginning in 1888. Tacoma's major park space encompassing 702 acres. Mix of wildlands and attractions including the zoo and aquarium, public display gardens, open spaces, etc.

Drivers and Goals. The design addresses seven key goals: 1) Expand the site boundaries, 2) Integrate site and structure, 3) Take advantage of borrowed landscape views, 4) Infuse the entrance with planting, 5) Turn remnant asphalt paths into garden spaces, 6) Appropriately scale pathways and site furnishings, and 7) Plant lower terrace of the Pagoda.

Services Provided to Meet Objectives. Public engagement, site analysis, historical research, Japanese language translation, overall park vision, success, site features, boundaries, plant collection, facilities, utilities and infrastructure, Program and Site Concept Plans and alternatives, Preferred plan, cost opinion and phasing.

Challenges. Coordination of two concurrent projects with different design teams: pedestrian bridge that lands on the garden site and the park-wide transportation study. Broad public interest from the Kitakyushu sister city organization, bicycle advocacy groups, historic preservation organizations, garden clubs, and Metro Parks staff.

Innovative Solutions. Series of three stakeholder group facilitated sessions to draw out opportunities and constraints, develop program, site alternatives and preferred plan, including compelling renderings of completed garden redevelopment.

Budget/Schedule Outcome. Our work was completed within the original budget. We planned for $6.4M in near-term projects and $7.5M in longer-term projects. The initial design development phase will begin in Summer of 2017.

Project Perception. The Predesign (schematic design) of the project gained unanimous approval by the Metro Parks Tacoma Park Board, and endorsement by the Point Defiance Garden Clubs.

Tryon Creek Streambank Stabilization

LAKE OSWEGO, OREGON – DAVID GORMAN (PRIOR TO FORMING ECOLOGICAL ENGINEERING, LLC)

SITE SIZE
2,500 linear feet of stream channel

PROJECT DURATION
6/12 – 9/14

ORIGINAL BUDGET
$91K

FINAL FEE
$140K

KEY STAFF
David Gorman

REFERENCE
City of Portland
Kurt Robinson, Project Engineer
(503) 823-7133
kurt.robinson@portlandoregon.gov

REFERENCE
Berger Abam
Hod Wells, PE, Project Manager
(503) 872-4114
howard.wells@abam.com

Similarities to Lithia Park: Naturalized bank stabilization to protect critical infrastructure.

Drivers and Goals. Provide stream bank stabilization to protect a 30-inch sanitary sewer pipe.

Services Provided to Meet Objectives. Stream assessment, scour evaluation, hydraulic analysis, engineering design, construction access feasibility, permitting, value engineering, and construction oversight.

Challenges. Provide robust bank stabilization while meeting fisheries permitting requirements.

Innovative Solutions. Inclusion of habitat components for onsite mitigation of some bank stabilization components.

Budget/Schedule Outcome. Project was completed on schedule and within budget. Final fees were higher than original budget to client modifications of scope and budget.

Project Perception. The project is naturalized and is not noticeable to public.

Round Lake Conservation Bank

VANCOUVER, WASHINGTON – ECOLOGICAL ENGINEERING, LLC

SITE SIZE
4 acres

PROJECT DURATION
6/15 – Present

ORIGINAL BUDGET
$48K

FINAL FEE
$63K

KEY STAFF
David Gorman

REFERENCE
Metro
Kate Holleran, Project Manager
(503) 813-7543
kate.holleran@oregonmetro.gov

REFERENCE
BioHabitats
Michael Moore, PE, Ecological Engineer
(971) 244-8337
mmoore@biohabitats.com

Similarities to Lithia Park: Stream and floodplain restoration for habitat and flood protection and to stabilize the site. Use of engineering techniques to stabilize stream channels, enhance the floodplain connectivity in a flood prone stream reach, and enhance public green space.

Drivers and Goals. Restoration and stabilization of Johnson and Brigman Creeks and floodplain.

Services Provided to Meet Objectives. Site assessment, geomorphology evaluation, site survey, hydrologic and hydraulic modeling, stream restoration and stabilization design, wetland delineation, and permitting.

Challenges. Permitting stream enhancements that would have impacts to existing wetlands.

Innovative Solutions. Working closely with regulatory agencies to avoid wetland mitigation requirements.

Budget/Schedule Outcome. Project design was completed on schedule and under budget. Construction management tasks are still to be completed. Final fees are higher than original fees to add on wetland delineation services.

Project Perception. The community is very supportive of the design, but construction has not yet occurred.

Southern Oregon University Signage and Gateway

ASHLAND, OREGON – KENCAIRN LANDSCAPE

SITE SIZE
0.5-mile

PROJECT DURATION
2011 – 2014

ORIGINAL BUDGET
Not applicable

FINAL FEE
$18K

KEY STAFF
Kerry KenCairn, Jim Love

REFERENCE
SOU Facilities
Drew Gilliland, Director
(541) 552-6233
gilliland@sou.edu

REFERENCE
SOU Facilities
James McNamara
(541) 552-6233
mcnamaraj@sou.edu

Similarities to Lithia Park: Assessment of use patterns, facilities and physical condition of existing facilities. High visibility with overlapping uses. Design of subtle improvements that honor and enhance existing improvements to improve aesthetics and functionality. Public interest and participation. Environmental sensitivity.

Drivers and Goals. Provide a more clear delineation of the campus area. Highlight the points at which vehicles and pedestrians enter the campus zone. Provide visual points of entry to plazas.

Services Provided to Meet Objectives. Initial site assessment to discover most functional and visible locations for gateways and nodes. Design Master Plan for SOU Signage and Gateway. Develop four concepts through construction. Assist with bidding and implementation.

Challenges. No cohesive survey of the area. Many different property owners, utility easement and City planning overlays. Integrating existing and future developments within and outside of the campus. Keen public eye on appropriate use of public funds for physical improvements.

Innovative Solutions. Created a base drawing to ID property issues. Chose locations based on underutilization and visual appropriateness to pedestrian and vehicular traffic.

Budget/Schedule Outcome. The budget for both design and implementation were small, design and implementation were seen as a phased process.

Project Perception. The SOU Gateway sign at Mountain and Siskiyou Blvd has received many accolades and is well loved by the community and the campus.

Phoenix Community Center Plaza and Wetland Demonstration Park

PHOENIX, OREGON – KENCAIRN LANDSCAPE

SITE SIZE
2.7 acres

PROJECT DURATION
2015 – Present

ORIGINAL BUDGET
$18.5K

FINAL FEE
$18.5K

KEY STAFF
Kerry KenCairn
Jim Love

REFERENCE
Phoenix Planning Dept.
Matt Brinkley, Planner (currently at City of Medford)
(541) 774-2380
matt.brinkley@cityofmedford.org

REFERENCE
Phoenix Urban Renewal Agency
Genetta Hughes
(541) 512-8703
genetta.hughes@phoenixura.com

Similarities to Lithia Park: Environmentally sensitive elements. High public profile.

Drivers and Goals. Wetland preservation. Alternative stormwater management. Public access to nature. Preservation of natural features. Public endorsement.

Services Provided to Meet Objectives. Wetland enhancement design, alternative stormwater design, overlay master planning, public outreach, schematic through preparation of construction document, illustrative concept plan alternatives.

Challenges. Public Agency restrictions and requirements for restoration and stormwater design. Differing public desires and goals for one space.

Budget/Schedule Outcome. These projects have been on schedule and on budget.

Project Perception. The projects have not been completed yet but they have high public support as designed and for the partial implementation.

Washington Park Master Plan Update

PORTLAND, OREGON – KPFF

SITE SIZE
410 acres

PROJECT DURATION
3/16 – Present

ORIGINAL BUDGET
$16K (engineering only)

FINAL FEE
$16K

KEY STAFF
Paul Dedyo, PE

REFERENCE
Portland Parks & Recreation
Emily Roth
(503) 823-9225
emily.roth@portlandoregon.gov

Similarities to Lithia Park: Historic park, significant natural areas and extensive trail networks, community programs, and public venues.

Drivers and Goals. Plan for future park services, prepare for growth and address unresolved site issues.

Services Provided to Meet Objectives. Civil/structural engineering.

Challenges. Defining goals and prioritizing program needs with varied stakeholder groups.

Budget/Schedule Outcome. Project on budget, slightly behind schedule. Schedule was delayed to ensure that all stakeholders were engaged in project development, and client reviews.

Project Perception. The community is thoroughly involved in the planning process; over 1,800 respondents participated in the most recent survey in April of 2017.

Willamette Falls Legacy Project Master Plan

OREGON CITY, OREGON – KPFF

SITE SIZE
500,000 + sq. ft.

PROJECT DURATION
4/13 – 12/14

ORIGINAL BUDGET
$19K (engineering only)

FINAL FEE
$19K

KEY STAFF
Paul Dedyo

REFERENCE
City of Oregon City
Christina Robertson-Gardiner,
Project Manager
(503) 657-8241
crobertson@orcity.org

Similarities to Lithia Park: Historic location with significant natural water areas and public venues, community programs, and a public outreach program upon project completion.

Drivers and Goals. To identify alternative strategies for on-site stormwater management, and to propose utility improvements throughout the new roadway grid to support framework plan for future development. Provided structural evaluations pertaining to existing structures on site in order to prioritize preservation or repair.

Services Provided to Meet Objectives. Civil and structural engineering.

Challenges. Identifying proposed improvements with complex utility infrastructure and no record drawings.

Innovative Solutions. Established new utility corridors and progressive stormwater management goals for the future site that could accommodate phased development.

Budget/Schedule Outcome. On budget and on schedule.

Project Perception. N/A

EXHIBIT A Proposal Form

Request for Proposals
APRC LITHIA PARK MASTER PLAN
Proposals are due by 2:00PM (Pacific Time), Wednesday, June 15, 2017

The undersigned Proposer submits this proposal in response to the City's Request for Proposals (RFP) for the Lithia Park Master Plan. The Proposer warrants that Proposer has carefully reviewed the RFP and that this proposal represents Proposer's full response to the requirements described in the RFP. The Proposer further warrants that if this proposal is accepted, the Proposer will contract with APRC, agrees to the terms and conditions found in the attached contract and RFP or has submitted terms and conditions acceptable to APRC, and will provide all necessary labor, materials, equipment, and other means required to complete the work in accordance with the requirements of the RFP and contract documents.

The Proposer hereby acknowledges the requirement to carry or indicates the ability to obtain the insurance required in the contract. Indicate in the affirmative by initialing here: _____

The Proposer hereby acknowledges receipt of Addendum Nos. 1, 2, ___, ___, ___ to this RFP.

Name of Proposer:	Moore Iacofano Goltsman, Inc. (MIG)
Business Address:	815 SW 2nd Avenue, Suite 200
	Portland, Oregon 97204
Telephone Number:	(503) 297-1005
Fax Number:	(503) 297-3195
Email Address:	laurens@migcom.com
Authorized Signature:	Lauren Schmitt
Printed/Typed Name:	Lauren Schmitt
Title:	Principal
Date:	June 14, 2017

EXHIBIT B - Certificate of Compliance

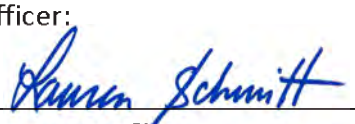
Compliance with Oregon Tax Laws:

In compliance with OAR 137-047-0260(2)(e), I hereby attest or affirm under penalty of perjury: That I am authorized to act on behalf of the Proposer in this matter, that I have authority and knowledge regarding the payment of taxes, and that contractor is, to the best of my knowledge, not in violation of any Oregon Tax Laws, as defined in ORS 305.380.

Compliance with Nondiscrimination Laws:

In compliance with ORS 279A.110(4), OAR 137-046-0210(2) and OAR 137-047-0260(2)(a)(E), I hereby attest or affirm under penalty of perjury that I am authorized to act on behalf of Proposer in this matter, and to the best of my knowledge the Proposer has not discriminated and will not discriminate, in violation of ORS 279A.110(1), against a minority, women or emerging small business enterprises certified under ORS 200.055 or against a business enterprise that is owned or controlled by or that employs a disabled veteran as defined in ORS 408.225 in obtaining a required subcontract.

Corporate Officer:

By: 

Signature

Lauren Schmitt

Print Name

Exhibit A – Resumes

Lauren Schmitt, ASLA, AICP

PRINCIPAL-IN-CHARGE – MIG, INC.

AREAS OF EXPERTISE

Park Master Planning

Landscape Architecture

Park and Recreation Planning

Public Outreach and Facilitation

EDUCATION

Master of Landscape Architecture, University of Washington

Bachelor of Arts, Architecture and Urbanism, Smith College

REGISTRATIONS / LICENSES

Landscape Architect, Oregon #428

American Institute of Certified Planners

Nadaka Nature Park and Garden, Gresham, Oregon

SUMMARY OF QUALIFICATIONS

MIG Principal Lauren Schmitt, landscape architect and planner, leads MIG's parks and recreation planning and design practice. For over 17 years she has worked with communities across the United States to plan and design parks that enhance and reflect the needs of communities who use them. Her facilitative leadership and strong project management skills have ensured the success of many complex, multi-objective projects involving parks, recreation facilities, natural and cultural resources, trails, open space and events/programming. By working on these varied issues she stays well-informed about national trends and best practices in recreation, sustainability, resource protection and funding. She is a frequent speaker on parks and recreation issues at regional and national conferences.

SELECT PRESENTATIONS

The Art of Community Engagement: Lessons from the Frontlines, AIA National Conference 2017

Data Driven: Applied Tools for Recreation Planning and Management, SORP Conference, 2016

Advanced Placemaking, APA National Conference, 2015

Sustaining Parks with a Triple Bottom Line: Ecology, Economy and Equity, ASLA, 2013

PROJECT AWARDS

ASLA Oregon, Award of Merit, Nadaka Nature Park and Garden, 2015

APA Inland Empire Best Plan or Project Honor Award, South Hill Coalition Connectivity & Livability Strategic Plan, 2014

State of Washington Governor's Smart Communities Award, Renton Parks, Recreation and Natural Areas Plan, 2012

ASLA Oregon, Award of Merit, Swan Creek Park Master Plan, 2011

PROJECT EXPERIENCE

- METRO – Blue Lake Park Master Plan, Fairview, Oregon (2015-2016): Principal-in-Charge
- COLUMBIA SLOUGH WATERSHED COUNCIL – Nadaka Nature Park and Garden, Gresham, Oregon (2012-2014): Principal-in-Charge
- JACKSON COUNTY – Jackson County Sports Park, Oregon (2011): Principal-in-Charge
- METROPOLITAN PARK DISTRICT OF TACOMA – Swan Creek Park Master Plan, Tacoma, Washington (2011): Principal-in-Charge
- CITY OF CUPERTINO – Stevens Creek Corridor Master Plan, Cupertino, California (2014-2016): Principal-in-Charge

Laurie Matthews, ASLA

PROJECT MANAGER – MIG, INC.

AREAS OF EXPERTISE

Cultural Landscape Planning and Design

Stakeholder and Community Outreach and Facilitation

18th–mid 20th Century Historic Designed Landscapes

EDUCATION

Master of Landscape Architecture, University of Oregon

Bachelor of Arts, Landscape Architecture, University of Oregon

Bachelor of Arts, Fine Arts, Lewis & Clark College, Portland, Oregon

Frederick Law Olmsted National Historic Site in Brookline, Massachusetts

SUMMARY OF QUALIFICATIONS

Laurie Matthews is MIG's Director of Preservation Planning and Design and a cultural landscape specialist with a diverse range of design, planning and research experience. She has interpreted and applied The *Secretary of the Interior's Standards* and National Register of Historic Places guidelines to dozens of historic properties including iconic places such as Hearst Castle, Yosemite National Park, Ellis Island, Minidoka and Washington Place. Laurie has developed design solutions, completed critical research and analysis, and worked with stakeholders on complex projects including many master plans and cultural landscape reports for a variety of designed landscapes throughout the US.

Prior to joining MIG, Laurie coordinated a regional Cultural Landscape Inventory Program for the National Park Service's Olmsted Center for Landscape Preservation, and wrote her Master's Thesis on the three significant legacies of Frederick Law Olmsted's design. Her work has garnered many national and regional awards and she frequently speaks at national conferences on historic preservation and design. While spending a summer living in a Buddhist temple in Kyoto, Japan she studied Japanese garden design and landscapes. Laurie served as Past President of Oregon ASLA and served on the board of Hoyt Arboretum.

SELECT PRESENTATIONS / PUBLICATIONS

"Shine A Light: Innovative Survey Methods and Tools for Preserving Historic Districts" Association for Preservation Technology Conference, 2013

"Landscape Processes and Cultural Resources: Shifting Perspectives to Protect Mendocino Woodlands" National Park Service Century of Design in the Parks, 2016

"A Taste of Oregon: Cultural and Natural Resource Planning at Dorris Ranch" Alliance for Historic Landscape Preservation, 2009 and George Wright Society, 2009

PROJECT AWARDS

Oregon ASLA Award of Excellence, Dorris Ranch Master Plan, 2010

ASLA Historic American Landscape Survey Challenge: First Place, Gaiety Hollow Cultural Landscape Report, 2013

Vermont ASLA Planning and Analysis Honor Award and Connecticut ASLA Communication Award, John Jay Estate Cultural Landscape Report (2005 and 2003, respectively)

Laurie Matthews, ASLA

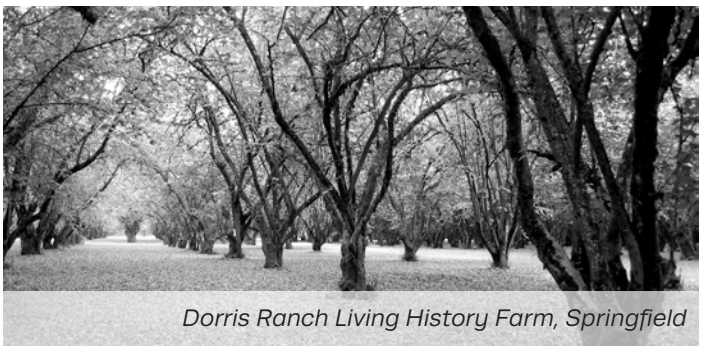
CONTINUED

Pt. Reyes Lighthouse

Luscher Farm, Lake Oswego

Ellis Island

Hearst Castle



Dorris Ranch Living History Farm, Springfield

PROJECT EXPERIENCE

- WILLAMALANE PARKS AND RECREATION DISTRICT – Dorris Ranch Living History Farm Master Plan, Springfield, OR (2008–2009): Project Manager
- CITY OF LAKE OSWEGO PARKS AND RECREATION DEPARTMENT – Luscher Farm Master Plan and Cultural Landscape Report, Lake Oswego, OR (2012–2013): Project Manager
- CALIFORNIA STATE PARKS – Hearst Castle Cultural Landscape Report, San Simeon, CA (2006–2007): Project Manager
- CITY AND COUNTY OF SAN FRANCISCO – Civic Center Historic District Cultural Landscape Inventory, San Francisco, CA (2012–2014): Project Manager
- CITY OF OREGON CITY – Willamette Falls Legacy Project Cultural Landscape/Cultural Resource Report, Oregon City, OR (2015–Present): Project Manager
- NATIONAL PARK SERVICE – Olmsted Center for Landscape Preservation, Boston and Brookline, Massachusetts (2003–2007): Historical Landscape Architect & Cultural Landscapes Inventory Coordinator
- NATIONAL PARK SERVICE – Various Cultural Landscape Projects including Yosemite National Park, Denali National Park, Point Reyes National Seashore, Sequoia and Kings Canyon National Parks, Ellis Island and the Statue of Liberty National Monument, Frederick Law Olmsted National Historic Site, Minidoka National Historic Site, Womens' Rights National Historical Park, Bighorn Canyon National Recreation Area, Joshua Tree National Park, Klondike Gold Rush National Historical Park, New River Gorge, Fire Island National Seashore, Hamilton Orange National Monument, Morristown National Historical Park, Well Farm National Historic Site, Gettsburg National Military Park, Eleanor Roosevelt National Historic Site, Home of Franklin Roosevelt National Historic Site, and Colonial National Historical Park, Nationwide (2001–Present): Cultural Landscape Specialist

Dennis Meyer, ASLA, LEED AP

LANDSCAPE ARCHITECT – MIG, INC.

AREAS OF EXPERTISE

Landscape Architecture

Park and Gardens Master Planning

EDUCATION

Core Competencies for Principals Course, ACEC, 2012

Bachelor of Fine Arts, University of Washington, 1985

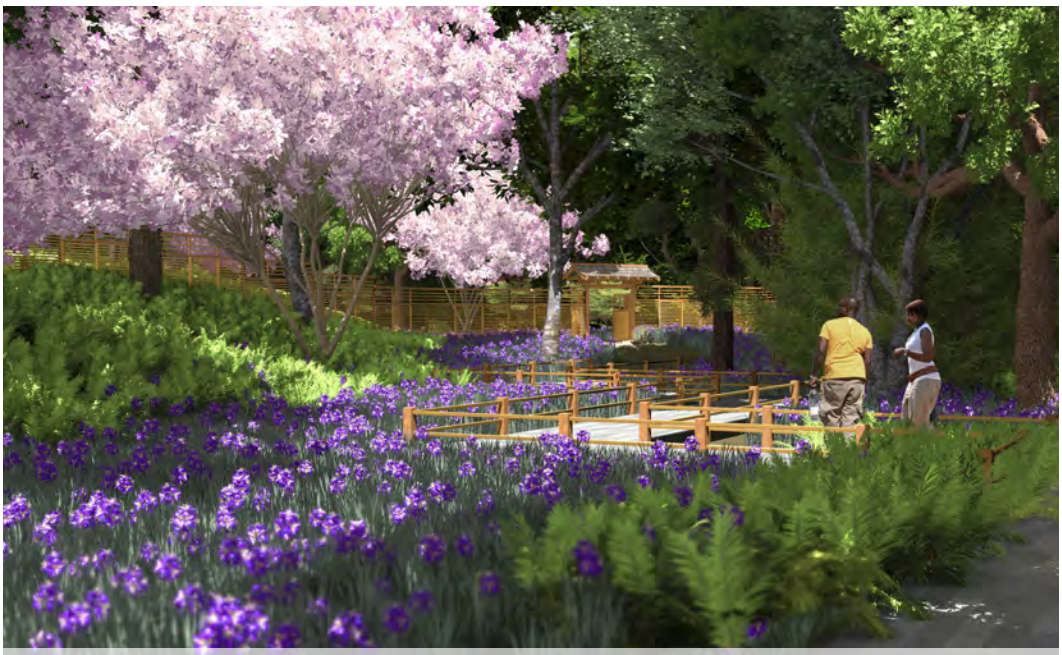
Bachelor of Landscape Architecture, University of Oregon, 1979

REGISTRATIONS / LICENSES

Landscape Architect, Oregon #716

CLARB Certification

LEED Accredited Professional



Point Defiance Park, Tacoma, Washington

SUMMARY OF QUALIFICATIONS

Dennis Meyer demonstrates versatility and skill in rising to the diverse challenges offered by public parks and gardens, zoo animal exhibits, and cultural sites. His dedication to community and storytelling through landscapes is reflected in his enduring commitments to projects that may span a decade or more. By cultivating long-term client relationships, he is able to engender a deep sense of place, applying innovative design solutions and creating spaces that meet the needs of people, plants and animals. Dennis views every project as a legacy to future generations, as the landscapes may take a lifetime to mature to their full richness and beauty.

SELECT PRESENTATIONS

Climate Change & Resilience: How Public Gardens are Responding and Adapting to Severe Weather and Environmental Conditions, American Public Gardens Association Conference, 2016

Cultivating Conservation: Expanding the Conservation Landscape, American Public Gardens Association Conference, 2015

A Sense of Place Discovered: Native Plants as a Theme for Public Gardens at the American Public Gardens Association Conference, 2012

PROJECT EXPERIENCE

- METRO PARKS TACOMA – Point Defiance Park Japanese Garden Redevelopment, Tacoma, Washington (2015–Present): Principal Landscape Architect
- SAN FRANCISCO RECREATION & PARKS – San Francisco Botanical Garden Interpretive Master Plan and Master Plan Refinement, Golden Gate Park, San Francisco, California (2000–2001): Principal Landscape Architect; and San Francisco Botanical Garden Northeastern Perimeter Improvements, Golden Gate Park, San Francisco, California (2004–2005) Principal Landscape Architect
- PORTLAND JAPANESE GARDEN – Portland Japanese Garden Master Site Plan, Portland, Oregon (2008–2009): Principal
- UNIVERSITY OF WASHINGTON / SEATTLE PARKS & RECREATION – Washington Park Arboretum Master Plan and Implementation Plan, Seattle, Washington (1995–2008): Principal/Project Manager
- CITY OF SARATOGA – Hakone Estate & Gardens Master Plan, Saratoga, California (2015–2016): Principal-in-Charge
- CITY OF OLYMPIA – Heritage Park, Olympia, Washington, (1996–2016): Principal Landscape Architect

Melissa Erikson, RLA, ASLA

LANDSCAPE ARCHITECT / SITE ASSESSMENT – MIG, INC.

AREAS OF EXPERTISE

Landscape Architecture

Site Assessments

Park and Trails Master Planning

Urban Design

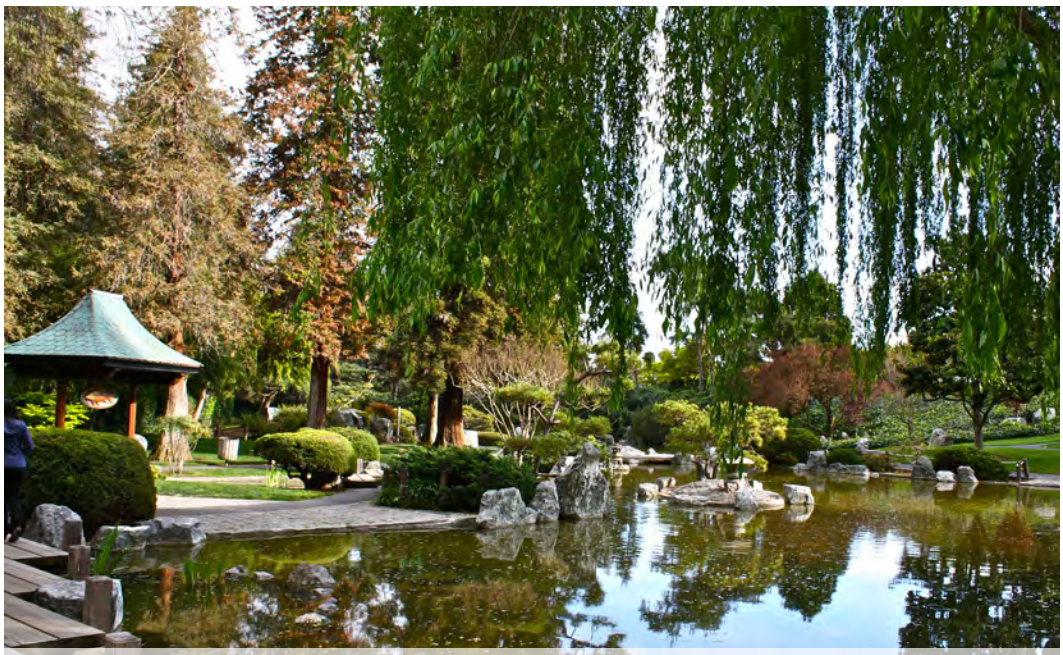
EDUCATION

Master of Landscape Architecture, University of California, Berkeley

Bachelor of Arts, Art (Studio) and Psychology, St. Olaf College

REGISTRATIONS / LICENSES

Landscape Architect, Oregon #919



Japanese Friendship Garden at Kelley Park, San Jose California

SUMMARY OF QUALIFICATIONS

Melissa Erikson is a Landscape Architect and Park Planner known for her attention to detail and can-do attitude. With over 15 years of experience focused on public sector work and community design participation, she specializes in public landscapes, with a special emphasis on site assessments, planning, park and trails design, accessibility issues, sustainable practices and materials, and construction documentation, as well as work in graphic design, public participation, and urban design.

Melissa's recent experience includes managing park design and master planning, and trail assessments for the County of Los Angeles, the City of San Jose, and the San Joaquin River Conservancy. She taught the courses "Environmental Planning and Site Analysis" and "Sustainable Planning, Environmental Site Design & Development" at UC Davis Extension for 7 years. Her work encompasses landscape architecture and planning for urban, neighborhood, and regional parks and open spaces; urban greening plans; construction documents; master plans; and trails.

PROJECT EXPERIENCE

- CITY OF SAN JOSE – Kelley Park Master Plan and IS/MND, San Jose, California (2015–2017): Project Manager
- SAN FRANCISCO RECREATION & PARKS – Koret Children's Quarters in Golden Gate Park, San Francisco, California (2001–2003): Landscape Associate
- CITY OF SAN JOSE – Iris Chang Park Master Plan and Coyote Creek Trail Connection, San Jose, California (2015–2017): Project Manager
- CITY OF FOREST GROVE – Rogers Park Concept Plan, Forest Grove, Oregon (2017): Landscape Architect
- SAN JOAQUIN RIVER CONSERVANCY – San Joaquin River Parkway Master Plan Update, San Joaquin County, California (2011–2017): Project Manager
- TRUST FOR PUBLIC LAND – Visitacion Valley Greenway Community Garden, San Francisco, California (2006–2008): Project Manager
- LOS ANGELES COUNTY PARKS – LA County Trail Assessments (2012–2017): Project Manager

Dean Apostol

ENVIRONMENTAL PLANNER / RESTORATION ECOLOGIST – MIG, INC.

AREAS OF EXPERTISE

Landscape Ecology

Park and Recreation Planning

Trail Design

Natural Resource Management

Restoration Ecology

Watershed Analysis

EDUCATION

Graduate Coursework, Geography, Iowa State University

Bachelor of Science, Landscape Architecture, Iowa State University

Main City Park in Gresham, Oregon

SUMMARY OF QUALIFICATIONS

Dean co-authored Forest Landscape Analysis and Design, a book that took theoretical concepts of landscape ecology and applied them to large scale forest planning and design problems. This book has been widely distributed and used in Great Britain, Australia, Canada and the United States. He has applied its ideas and techniques to over a dozen projects over the past decade.

In addition, Dean published *Restoring the Pacific Northwest: The Art and Science of Ecological Restoration in Cascadia* (Island Press) in 2006. This is the leading text on the practice of ecological restoration in the Northwest region and is already in wide use. **It won a Merit Award from the American Society of Landscape Architects Oregon Chapter in 2006.**

In 2016, Dean's co-authored book *The Renewable Energy Landscape: Protecting Scenic Values in our Sustainable Future* was released to share best practices.

PROJECT EXPERIENCE

- WILLAMALANE PARKS AND RECREATION DISTRICT – Dorris Ranch Living History Farm Master Plan, Springfield, OR (2008–2009): Restoration Ecologist
- JACKSON COUNTY – Jackson County Sports Park, Oregon (2011): Restoration Ecologist
- CLACKAMAS COUNTY – Clackamas County Parks Wildfire Protection Plan (2102): Restoration Ecologist
- TUALATIN HILLS PARK AND RECREATION DISTRICT – Natural Areas Management Plan (2014): Project Manager
- METROPOLITAN PARK DISTRICT OF TACOMA – Swan Creek Park Master Plan, Tacoma, Washington (2011): Restoration Ecologist
- INYO COUNTY – Lower Owens River Recreational Use Plan, Inyo County, California (2012–2013): Project Manager
- CITY OF ASHLAND – Ashland Creek Park Master Plan, Ashland, Oregon (2006–2007): Restoration Ecologist
- JACKSON COUNTY – Jackson County Sports Park, Oregon (2011): Project Manager

Allison CraigSundine

COMMUNICATIONS DESIGNER – MIG, INC.

AREAS OF EXPERTISE

Communication Graphics

Interpretive Design

EDUCATION

Bachelor of Fine Arts, Graphic Communications Design, School of Art, University of Denver, 1988

Structure provides respite with geographic exhibits at Washington Park Arboretum Pacific Connections Garden in Seattle, Washington. The sustainable green roof shelter incorporates western red cedar logs and timber harvested onsite from storm damage.

SUMMARY OF QUALIFICATIONS

Allison CraigSundine has over 26 years of experience in exhibit graphic design. She has developed communications and graphic systems that creatively solve interpretive goals while maintaining a high level of scientific accuracy. Allison has been responsible for graphic design and production of numerous exhibits from concept through installation. Allison's skill in exhibit graphic design has secured both awards and accolades for the projects she has worked on.

As a designer, she creates innovative and vibrant solutions for projects large and small—from children's museum exhibits and gardens to dinosaur dioramas. Allison is able to keep the big picture in mind and at the same time keep the numerous details inherent in any interpretive project in line. In all her work, Allison brings enthusiasm, expertise, creative vision, and knowledge of color.

PROJECT AWARDS

Interpretive Media Award, Wayside Exhibits, National Association for Interpretation, Assiniboine Park Zoo, Journey to Churchill, 2015

Business Environmental Award, Sustainable Built Environment: Happy Hollow Park and Zoo, 2013

ENR California Best Cultural Project Award: Pearl Harbor Visitor Center, 2011

Event Design Awards: Gold Award for Best Museum Environment: San Francisco Conservatory of Flowers: The Modern Art of Orchids Changing Exhibit, 2006

PROJECT EXPERIENCE

- CITY OF SARATOGA – Hakone Estate & Gardens Master Plan, Saratoga, California (2015–2016): Graphic Designer
- LOS ANGELES COUNTY – South Coast Botanic Garden, Children's Garden, Palos Verdes Peninsula, California (2014–Present): Project Manager/Exhibit and Graphic Designer
- SAN FRANCISCO RECREATION & PARKS – San Francisco Conservatory of Flowers Exhibits, Golden Gate Park, San Francisco, California (2000–2005): Graphic Designer
- UNIVERSITY OF WASHINGTON / SEATTLE PARKS & RECREATION – Washington Park Arboretum Pacific Connections Garden, Seattle, Washington (1995–2008): Graphic Designer

Robert Z. Melnick, FASLA

SENIOR CULTURAL HISTORIAN – MIG, INC.

AREAS OF EXPERTISE

Cultural Landscape Analysis and Planning

Climate Change

National Register of Historic Places

Rural Historic Landscapes

EDUCATION

Master of Landscape Architecture, State University of New York, Syracuse

Bachelor of Arts, American History, Bard College

Deepwood Estate Gardens in Salem, Oregon

SUMMARY OF QUALIFICATIONS

Robert Z. Melnick is a nationally recognized expert in cultural landscape evaluation and historic landscape preservation planning. His current research is focused on the impacts of climate change on cultural resources, with emphasis on developing management options in the face of climate variables and cultural landscape vulnerabilities.

A Fellow of the American Society of Landscape Architects (ASLA), Robert has published widely on issues relating to cultural and historic landscapes. He has served as lead and consultant for projects in states across the country, including Oregon, Hawaii, California, Iowa, Texas, Kentucky, Pennsylvania and New Jersey. His written works and professional projects have received numerous national awards, and he regularly lectures at universities and professional meetings in the US and abroad. The National Register nomination for Dorris Ranch was the first of its kind focusing primarily on historic landscape significance, integrity and values.

PROJECT AWARDS

ASLA Honor Award in Research, Climate Change Impacts on Cultural Landscapes in the Pacific West Region, National Park System, 2017

OR ASLA Award of Excellence, Dorris Ranch, 2010

ASLA Merit Award for Communications, Preserving Cultural Landscapes in America, 2001

PROJECT EXPERIENCE

- NATIONAL PARK SERVICE – The Presidio Parklands Cultural Landscape Planning Project, Golden Gate National Recreation Area, California (2012 and 2014): Project Manager; and Yosemite Valley Cultural Landscape Report, Yosemite National Park, California (1990–1995): Historical Landscape Architect/Project Manager
- WILLAMALANE PARKS AND RECREATION DISTRICT – Dorris Ranch Living History Farm Master Plan, Springfield, OR (2008–2009): Cultural Landscape Planner / Historian
- LORD AND SCHRYVER CONSERVANCY – Gaiety Hollow Cultural Landscape Report, Salem, Oregon (2012): Historical Landscape Architect; and Deepwood Estate Historic Landscape Report, Salem, Oregon (1990): Historical Landscape Architect
- REED COLLEGE – Reed College Campus Heritage Plan, Portland, Oregon (2004–2005): Historical Landscape Architect

David Gorman, PE

WATER RESOURCES SPECIALIST – ECOLOGICAL ENGINEERING, LLC

AREAS OF EXPERTISE

Hydrology and Hydraulic Analysis and Design

Floodplain Modification/Flood Reduction

Stormwater Quantity/Quality Management

Stream Restoration and Fish Passage

EDUCATION

BGS, Environmental Science, Kent State University, 1979

BSCE, Hydraulics and Environmental Engineering, Ohio State University, 1983

REGISTRATIONS / LICENSES

Professional Civil and Environmental Engineer, Oregon #14452

Main City Park in Gresham, Oregon

SUMMARY OF QUALIFICATIONS

David Gorman is a water resource and ecological restoration engineer experienced in the planning, design, permitting, and implementation of water resource and aquatic ecosystem restoration projects throughout the Pacific Northwest for more than 30 years. He is an expert at evaluating and understanding the engineering and biological issues associated with the convergence of development and natural resources on a wide range of scale, with an emphasis on optimizing the benefits to both the natural and developed environments.

David is an instructor in Water Quality Enhancement Facilities For Stormwater Runoff at the Urban Watershed Institute of Oregon.

SELECT PUBLICATION

Predicting Climate Change Impacts to Precipitation Dependent Wetland Hydrology, American Society of Wetland Managers, 2008

PROJECT AWARDS

US Fish and Wildlife Service, Pacific Regional Conservation Service Award, Sprague River and Wetland Restoration, 2002

PROJECT EXPERIENCE

- PORTLAND METRO – Johnson and Brigman Creeks Confluence Stream Restoration and Stabilization, Portland, Oregon (2016): Project Engineer and Manager
- CITY OF PORTLAND – Tryon Creek State Natural Area Boones Ferry Culvert Replacement, Portland, Oregon (2016): Stream Restoration and Fish Passage Engineer
- US ARMY CORPS OF ENGINEERS – Soldier Field Park Design and Wetland Enhancement, South Korea (2014): Project Engineer and Manager
- DAN & KATHY RIDGEWAY – Sprague River and Wetland Restoration, Sprague River, Oregon (2002): Project Engineer and Manager
- CLACKAMAS COMMUNITY COLLEGE – Environmental Learning Center Master Plan, Oregon City, Oregon (2000): Stormwater Management and Habitat Restoration Engineer
- CITY OF GRESHAM – Main City Park Master Plan, Gresham, Oregon (1999): Stormwater Management and Stream Restoration Engineer
- CITY OF ASHLAND – Ashland Creek Restoration, Ashland, Oregon (1997): Engineering Advisor to Restoration Design Team

James (Jim) Love, RLA

LANDSCAPE ARCHITECT – KENCAIRN LANDSCAPE

AREAS OF EXPERTISE

Local Rogue Valley Ecosystems and Civic History

Low-Impact / Low-Maintenance Park Landscape Design

Multi-Generational Public Engagement

Familiarity with Local Stakeholders

EDUCATION

Bachelor of Landscape Architecture, University of Oregon, 1993

REGISTRATIONS / LICENSES

Licensed Landscape Architect, Oregon #409

Pedestrian Staircase at Tussing Park in Grants Pass, Oregon

SUMMARY OF QUALIFICATIONS

James Love is a native of the Rogue Valley who returned to the region in 2002 following his career development in Phoenix, Arizona and Portland, Oregon. Civic park planning and design in the Portland metro area played a major roll in his early development.

Upon returning to the Rogue Valley, James has continued being involved in park development and community development as a professional and as a community participant.

PROJECT EXPERIENCE

- CITY OF MEDFORD – Cedar Links Park Master Plan, Medford, Oregon (2013-2014): Landscape Architect
- MORGAN PACIFIC – Northgate Marketplace Master Plan, Medford, Oregon (2005-2012): Landscape Architect
- CITY OF EAGLE POINT – Lucas Park Master Plan, Eagle Point, Oregon (2013-2014): Landscape Architect
- BUREAU OF LAND MANAGEMENT – Medford District Headquarters, Medford, Oregon (2004-2005): Landscape Architect
- CITY OF GRANTS PASS – Tussing Park Master Plan, Grants Pass, Oregon (2000): Landscape Architect
- METRO – M. James Gleason Memorial Boat Ramp, Portland, Oregon (1999 - 2000): Landscape Architect

Piper von Chamier, RLA

LANDSCAPE ARCHITECT – KENCAIRN LANDSCAPE

AREAS OF EXPERTISE

Local Historical Landscape and Architecture

Permaculture Design

SITES Initiative Certification Process

EDUCATION

Bachelor of Science, Landscape Architecture, University of California at Davis

REGISTRATIONS / LICENSES

Landscape Architect, Oregon #596

SPECIALIZED TRAINING

Sustainable SITES Initiative

Slope Stabilization Techniques

Permaculture Design Certificate

Oaks Bottom in Portland, Oregon

(c) James Ho

SUMMARY OF QUALIFICATIONS

A member of the Ashland Historic Commission, Piper von Chamier is a landscape architect with over 17 years of design experience. She interned with the National Park Service early in her career where she cultivated her passion for park design. Prior to joining KLA, Piper managed the design studio, Huntington and Kiest Landscape Architects in Portland, Oregon and was a project manager at April Philips Design Works in the SF Bay Area. Her experience includes the design of community gardens, public parks high-end residential estates, condominiums, university and institutional projects, and roof top gardens. She works on projects from the initial marketing through concept designs and design review, cost estimates and budgeting, permitting through final construction.

SELECT PRESENTATION

Architects in Schools, Classroom Presenter, Talent Elementary School, 2017

PROJECT EXPERIENCE

- CITY OF PORTLAND – Oaks Bottom Overlook, Portland, Oregon (2014): Designer and Community Outreach
- PPS – Atkinson Elementary Nature Play, Portland, Oregon (2015); Designer and Community Outreach
- JONES LANG LASALLE – The Esplanade, Alameda, California, (2008–2009): Project Manager and Designer
- PARAMOUNT GROUP – One Market Podium, San Francisco, California (2007–2009): Project Manager and Designer
- SAN FRANCISCO RECREATION & PARKS – Franklin Square Park, San Francisco, California (2009–2010): Project Manager
- SFUSD – Green Schoolyards, San Francisco, California (2010): Project Manager
- SUNSTONE MONTESSORI – Nature Playground, Portland, Oregon (2015–2016): Designer and Community Outreach
- SOUTHERN OREGON FRIENDS OF HOSPICE – Holmes Park Hospice House (2016–2017): Project Manager and Community Volunteer

Kerry KenCairn, RLA

LANDSCAPE ARCHITECT – KENCAIRN LANDSCAPE

AREAS OF EXPERTISE

Low Impact Design Practices

Public Input Process and Synthesis

Environmental Protection and Restoration

Incorporating Trees as Wildlife Habitat

EDUCATION

Master of Landscape Architecture, University of Oregon, 1995

Bachelor of Landscape Architecture, 1993, University of Oregon

Bachelor of Science, Geography, 1988, Southern Oregon University

REGISTRATIONS / LICENSES

Landscape Architect, Oregon #439

SOU Gateway and Signage in Ashland, Oregon

SUMMARY OF QUALIFICATIONS

Kerry KenCairn has been working as a Landscape Design Professional in southern Oregon since 1996. With a strong emphasis on environmental sensitivity and public participation, Kerry specializes in slope stabilization techniques, and low-impact design. Her park-related work focuses on incorporating trees as wildlife habitat, and natural playgrounds. Kerry has been an active participant in Ashland community politics continually since 1996.

PROJECT AWARDS

AIA/ASLA Southern Oregon People's Choice First Place-Awards (Temple Emek Shalom – Institutional 2011; Calhoun Residence – Residential 2011; McEachron Residence – Residential 2012)

PROJECT EXPERIENCE

- CITY OF PHOENIX – Community Center Plaza, Phoenix, Oregon (2016–2017): Landscape Architect
- BUTTE FALLS SCHOOL DISTRICT – Butte Falls Charter School, Butte Falls, Oregon (2016): Landscape Architect
- SOUTHERN OREGON UNIVERSITY – SOU Signage and Gateway Project, Southern Oregon University (2011–2014): Landscape Architecture Lead
- KOGAP ENTERPRISES – Hansen Creek Restoration, Medford, Oregon, (2009 – 2016): Design Team Coordinator
- JOHN JEWET – Northstar Development, Mountainside at Northstar, Natural Playground Truckee, California (2016–2017): Lead Landscape Architect

Danielle Pruett, CPESC

CIVIL ENGINEER – KPFF

AREAS OF EXPERTISE

Large Regional Parks

Circulation and Access

Historic Elements

Sustainable Design

Stormwater Planning

EDUCATION

BS, Civil Engineering, Oregon Institute of Technology, 2005

REGISTRATIONS / LICENSES

Certified Professional in Erosion & Sediment Control, EnviroCert International, Oregon, 2014

Nadaka Nature Park and Garden in Gresham, Oregon

SUMMARY OF QUALIFICATIONS

Danielle Pruett is a Civil Engineer who specializes in remote parks, campsites, historic renovations and site master planning and design. She is the lead civil engineer on National Parks projects in remote areas across the Western United States. She provides design teams with stormwater calculations and plans, designs for utilities, pedestrian access and grading. Because of the broad geographic range of her experience, Danielle is skilled at learning site-specific codes and permitting requirements. Danielle joined KPFF in 2004 and has more than 13 years of experience in the industry. Her 8 year collaborative history of working with MIG aids in communication and the easy integration of scope.

PROJECT AWARDS

ACEC Oregon, Engineering Excellence Grand Award, Vernonia K-12 School, 2014

AIA Portland COTE, 2030 Challenge Design Award, First Prize, PSU Lincoln Hall Renovation, 2011

PROJECT EXPERIENCE

- COLUMBIA SLOUGH WATERSHED COUNCIL – Nadaka Nature Park and Garden, Gresham, Oregon (2012): Project Manager [with MIG]
- CITY OF LAKE OSWEGO – Luscher Area Master Plan, Lake Oswego, Oregon (2010): Project Engineer [w/ MIG]
- METRO – Blue Lake Regional Nature Park Master Plan, Portland, Oregon (2015) [with MIG]
- U.S. NATIONAL PARK SERVICE – Half Dome Village Cabin Rehabilitation (Previously Curry Village), Yosemite National Park, California (Ongoing): Project Manager
- U.S. NATIONAL PARK SERVICE – Port Angeles Visitor Center, Olympic National Park (2014): Project Manager
- PORTLAND JAPANESE GARDEN – Cultural Crossing Expansion, Portland, Oregon (2017): Project Manager
- PORTLAND PARKS & RECREATION – Lents Park Athletic Fields, Portland, Oregon (2017): Project Engineer
- NATIONAL PARK SERVICE – Grant Grove Design Concept Plan, Sequoia and Kings Canyon National Parks (2010): Project Engineer

Paul Dedyo, PE

CIVIL ENGINEER – KPFF

AREAS OF EXPERTISE

Parks Master Planning

Stormwater Planning

Circulation and Access

Historic Elements

Sustainable Design

EDUCATION

BS, Civil Engineering, Tufts University, 1990

REGISTRATIONS / LICENSES

Civil Engineer, Oregon #79701, 2007

Willamette Falls Legacy Project in Oregon City

SUMMARY OF QUALIFICATIONS

Paul Dedyo is an associate and project manager who specializes in efficient, innovative and sustainable site planning and design. His 26 years of experience and collaborative, big picture focus enable him to facilitate creative design and permitting solutions throughout each phase of a project. Paul's extensive experience in stormwater drainage and utility design includes rainwater harvesting, low impact stormwater management and hydraulic/hydrologic modeling. With creativity, imagination and an environmental focus, he uniquely integrates civil and drainage design into the landscape. Paul has provided planning and design for many local and regional parks and trails, including master planning for the Oregon Zoo and implementation of multiple bond funded infrastructure and exhibit improvements.

PROJECT AWARDS

ACEC Oregon, Engineering Excellence Awards, Honor Award, Oregon Zoo Elephant Lands, 2016

Oregon APA (OAPA), 2015 Special Recognition for a Project with Statewide Significance, Willamette Falls Legacy Project, 2015

PROJECT EXPERIENCE

- PORTLAND PARKS & RECREATION – Washington Park Master Plan, Portland, OR (Ongoing): Project Manager
- METRO – Oregon Zoo Master Plan and Bond Project Improvements, Portland, OR (2015): Project Manager
- OREGON PARKS AND RECREATION – Cottonwood Canyon State Park Master Plan, near Wasco, OR (2011): Project Manager
- CITY OF OREGON CITY – Willamette Falls Legacy Project Master Plan, Oregon City, OR (2014): Project Engineer
- CITY OF TIGARD – Fanno Creek Park Master Plan, Tigard, OR (2006): Project Engineer
- PORTLAND PARKS & RECREATION – Forest Park Entrance and Nature Center (Ongoing): Project Manager
- PORTLAND PARKS & RECREATION – South Waterfront Greenway Park (2013): Project Manager·
- TUALATIN HILLS PARK & RECREATION DISTRICT (THPRD) – Jordan Woods Natural Area / Jackie Husen Trail, Tualatin, OR (2012): Project Engineer

Stuart Finney, PE, SE, LEED AP

STRUCTURAL ENGINEER – KPFF

AREAS OF EXPERTISE

Parks and Recreation Historic Structures

Historic Building Evaluation and Retrofits

Bridge Design

Structural Inspections

EDUCATION

MEng, Engineering Science, Oxford University

BEng, Engineering Science, Oxford University

REGISTRATIONS / LICENSES

Structural Engineer, Oregon #70651
Civil Engineer, Oregon #70651

SPECIALIZED TRAINING

LEED Accredited Professional

Historic Canopy at Lovejoy Park in Portland, Oregon

SUMMARY OF QUALIFICATIONS

For more than 17 years, Stuart has worked on a wide range of projects, from basic structures to intricate, complex and eye-catching designs. Highly responsive to client requests, he is invested in helping realize the aesthetic vision and programming needs of any project. Stuart's vast experience in both building and bridge engineering allows him to examine challenges from a unique perspective. He has worked with a wide range of materials and produced an array of successful systems for new and renovated structures. Stuart draws upon this versatility and project diversity to produce new concepts that inform the design and has successfully filled the role of structural project manager or structural engineer on multiple recent Park and Recreation projects as well as more than 30 parks and recreation projects throughout the Pacific Northwest.

PROJECT EXPERIENCE

- PORTLAND PARKS & RECREATION – Structural Engineering Services On-Call, Portland, Oregon (2011–present): Project Manager
- PORTLAND PARKS & RECREATION – Lovejoy Park Historic Canopy Rehabilitation, Portland, Oregon (2012–2013): Project Manager
- PORTLAND PARKS & RECREATION – Fields Park, Portland, Oregon (2009–2013): Project Manager
- PORTLAND PARKS & RECREATION – Circle Avenue Bridge Inspection & Evaluation, Portland, Oregon (2005): Structural Engineer
- PORTLAND PARKS & RECREATION – Springwater Trail Pedestrian Bridge, Portland, Oregon (Ongoing): Project Manager
- CITY OF PORTLAND – Red Electric Trail, Portland, Oregon (Ongoing): Project Manager
- PPS – Grant High School Historic Masonry Building Rehabilitation, Portland, Oregon (Ongoing), Project Manager
- LRS – Towne Storage Historic Masonry Building Renovation, Portland, Oregon (Ongoing): Project Manager

Cindy Deacon Williams

FISHERIES BIOLOGIST – ENVIRONMENTAL CONSULTANTS

AREAS OF EXPERTISE

Biological Stream Inventories and Assessments

Small Stream Restoration Planning and Implementation

Watershed Management planning

Public and Stakeholder Outreach

EDUCATION

Master of Science, Biological Sciences, California State University, Sacramento, 1986

Bachelor of Science Biological Sciences, Oregon State University, 1980

Bonneville Dam in the Upper Columbia River

SUMMARY OF QUALIFICATIONS

Cindy Deacon Williams has over 30 years' experience as a natural resources policy analyst and working biologist. She has worked in private practice, with non-profit organizations, and with state and federal governments. As a private consultant, Cindy has worked for Utah State University, Washington County Water Conservancy, Grand Canyon Trust, Cascade Earth Sciences, Pacific Rivers Council, Siskiyou Regional Education Project, PacifiCorp, Land and Water Fund of the Rockies, Northwest Power Planning Council, Center for Biological Diversity, and the Geos Institute. In the non-profit world, Cindy worked as Legislative Representative for the National Wildlife Federation, provided technical expertise as Senior Aquatic Ecologist for Pacific Rivers Council, and worked as Aquatic Conservation Director for the National Center for Conservation Science & Policy. She has worked in both the legislative branch of government, serving as staff in the California State Legislature, and in the administrative branch with her work in Washington D.C. as Assistant National Fisheries Program Leader for the USDA Forest Service and in Idaho as Co-Leader of the Upper Columbia River Basin EIS Team. She currently works as a private consultant.

Over the years Cindy's work has focused on options for local government climate change adaptation planning, the relationship between land management and the conservation of native aquatic species and their ecosystems; wildland fire ecology and fire management policies; state and federal Endangered Species Acts; citizen involvement in political processes at the state and national levels; and technical fisheries subjects.

Cindy was an original member of the Ashland Forest Resiliency Citizen Advisory Committee, a 10-year stewardship project designed to reduce the risk of severe wildfire in the Ashland watershed and to protect water quality, older forests, wildlife, people, property and quality of life. Cindy served as a member of the Oregon Global Warming Commission (2008), and currently serves as a member of the Oregon Board of Forestry (2012-date).

SELECT PRESENTATIONS / PUBLICATIONS

Preparing Oregon's Fish, Wildlife, and Habitats for Future Climate Change: A Guide for State Adaptation Efforts. Subcommittee on Fish, Wildlife, and Habitat Adaptation. Oregon Global Warming Commission, Salem, OR, 2008

Preparing for Climate Change in the Rogue River Basin of SW Oregon: Stressors, Risks, and Recommendations for Increasing Resilience and Resistance in Human, Built, Economic and Natural Systems. NCCSP, Ashland, OR, 2008

Exhibit A – References

MIG, Inc.

**LUSCHER FARM MASTER PLAN,
LAKE OSWEGO, OREGON (2010–2013)**

City of Lake Oswego Parks
Ryan Stee, PM (now w/ City of Hillsboro)
(503) 681–6225 | ryan.stee@hillsboro–oregon.gov

POINT DEFIANCE PARK – JAPANESE GARDENS REDEVELOPMENT, TACOMA, WASHINGTON (2015–2016)
PERFORMED BY MIG|PORTICO

Metro Parks Tacoma
4702 S 19th St, Tacoma, WA 98405
Marina Becker, Director of Parks & Natural Resources
(253) 305–1024 | marinab@tacomaparks.com

Ecological Engineering, LLC (David Gorman)

**TRYON CREEK STREAMBANK STABILIZATION,
LAKE OSWEGO, OREGON (2012–2014)**

City of Portland
1221 SW 4th Avenue, Room 110, Portland, OR 97204
Kurt Robinson, Project Engineer
(503) 823–7133 | kurt.robinson@portlandoregon.gov

**ROUND LAKE CONSERVATION BANK,
VANCOUVER, WASHINGTON (2015–PRESENT)**

Metro
600 NE Grand Ave., Portland, OR 97232–2736
Kate Holleran, Project Manager
(503) 813–7543 | kate.holleran@oregonmetro.gov

KenCairn Landscape Architecture

SOUTHERN OREGON UNIVERSITY SIGNAGE AND GATEWAY, ASHLAND, OREGON (2011–2014)

SOU Facilities
351 Walker Avenue, Ashland, OR 97520
Drew Gilliland, Director
(541) 552–6233 | gilliland@sou.edu

PHOENIX COMMUNITY CENTER PLAZA AND WETLAND DEMONSTRATION PARK, PHOENIX, OREGON (2015–PRESENT)

Phoenix Planning Dept.
Matt Brinkley, Planner (currently at City of Medford)
(541) 774–2380 | matt.brinkley@cityofmedford.org

KPFF Consulting Engineers

**WASHINGTON PARK MASTER PLAN UPDATE,
PORTLAND, OREGON (2016–PRESENT)**

Portland Parks & Recreation
1120 SW Fifth Ave., Suite 1302, Portland, OR 97204
Emily Roth, Sr. Planner
(503) 823–9225 | emily.roth@portlandoregon.gov

WILLAMETTE FALLS LEGACY PROJECT MASTER PLAN, OREGON CITY, OREGON (2013–2014)

City of Oregon City
625 Center Street, Oregon City, OR 97045
Christina Robertson–Gardiner, Project Manager
(503) 657–8241 | crobertson@orcity.org

Environmental Consultants

CASCADE–SISKIYOU NATIONAL MONUMENT STREAM INVENTORIES, JACKSON COUNTY, OREGON (2003–2004)

Rogue River Watershed Council
89 Alder St, Central Point, OR 97502
Brian Barr, Executive Director
(541) 423–6187 | bbarr@rogueriverwc.org

Exhibit A – Financial Stability Statement and Professional Liability Insurance

Financial Stability

MIG has been an established firm for 35 years. We have no debt, and our current assets are 3.6 times over current liabilities. We can provide financial statements if requested.

Professional Liability Insurance

MIG is fully insured and can meet the City's insurance requirements. Our sample insurance certificate is included below.

Client#: 2042 MOOREIACO

ACORD **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY) 09/14/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Dealey, Renton & Associates P. O. Box 12675 Oakland, CA 94604-2675 510 465-3090	CONTACT NAME: Jo Lusk PHONE (A/C, No, Ext): 510 465-3090 FAX (A/C, No): 510 452-2193 E-MAIL ADDRESS: jlusk@dealeyrenton.com
INSURED Moore Iacofano Goltsman, Inc. 800 Hearst Avenue Berkeley, CA 94710	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Travelers Property Casualty Co — 25674 INSURER B : Travelers Indemnity Company — 25658 INSURER C : Twin City Fire Insurance Co. — 29459 INSURER D : ACE American Insurance Company — 22667 INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			6801H899998	08/31/2016	08/31/2017	EACH OCCURRENCE	$1,000,000
B	CLAIMS-MADE X OCCUR			6801H845960	08/31/2016	08/31/2017	DAMAGE TO RENTED PREMISES (Ea occurrence)	$1,000,000
							MED EXP (Any one person)	$10,000
							PERSONAL & ADV INJURY	$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			BA2G258325	08/31/2016	08/31/2017	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			CUP0H758762	08/31/2016	08/31/2017	EACH OCCURRENCE	$10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$10,000,000
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			57WEDD8525	04/01/2016	04/01/2017	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
D	Professional Liability			G21656434013	07/01/2016	08/31/2017	$2,000,000 per Claim $3,000,000 Annl Aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability Policy excludes claims arising out of the performance of professional services.
30 Days Notice of Cancellation (10 Days for Non-Payment of Premium).
FOR PROPOSAL PURPOSES ONLY

CERTIFICATE HOLDER

Sample

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:
Mike Gardiner
Joel Heller
Rick Landt
Jim Lewis
Matt Miller

Michael A. Black, AICP
Director

541.488.5340
AshlandParksandRec.org
parksinfo@ashland.or.us

ADDENDUM NO. 1 TO THE
LITHIA PARK MASTER PLAN RFP

This addendum issued the 26th day of April, 2017, affects the due date for proposals and will add commodity codes within ORPIN.

CLARIFICATION OF DUE DATE:
Proposals are due no later than 2:00 p.m. on Thursday, June 15, 2017.

-End-

ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:
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parksinfo@ashland.or.us

May 25, 2017

ADDENDUM NO. 2 TO THE
LITHIA PARK MASTER PLAN RFP

This addendum is to make the following additions and/or changes to the subject Request for Proposal document.

Questions and Answers

Question 1 We understand that the requirements in both sections need to be incorporated into the proposal; however, should we order the proposal information based on Section 2.2, or Section 1.5.4 requirements?

Answer 1

- Order the main scored proposal items in the order of the scoring criteria on pages 21 to 22, section 2.2.1 through 2.2.5.
- With the exception of item #6 and those covered in answer #5 below, items in 1.5.4 are required supplements to the proposal and shall be attached to the "Exhibit A Proposal Form" in the order described in 1.5.4, and not be counted against the 10-page, two-sided page limit.
- Item #6 in 1.5.4 will be scored as part of 2.2.2 Project Approach on page 21. References and resumes for project principle, key project staff and proposed sub-consultants should be bound separately and will be scored within 2.2.2 but not be counted against the 10-page limit.

Question 2 Section 1.5.4 requests three references for master plan projects with minimal project information and reference letters from our clients, while Section 2.2 requests at least two past projects with two reference contacts per project and extensive project specifics.

Please clarify the number of reference projects needed (for the prime and for the team as a whole) and what additional information/materials are required for each project.

Answer 2

- The request for three references in section 1.5.4 Item #7 is to be deleted (see below)
- Submit references for two projects from each consulting group that comprises your team (prime and sub consultant firms included) for two projects as described in 2.2.5 on page 22 of the RFP.

Question 3

Section 1.5.4, #8, requests that the proposer include documents confirming financial stability and professional liability insurance. Does this information count against the total page limit?

Answer 3

No, items in section 1.5.4 will not be counted against the total page limitation.

Question 4

In section 1.5.2., the RFP gives the page length limitation as "ten (10) two sided 8.5x11 pages…one page is defined as: two sides of a single 8.5x11 page." Does this mean there will be 10 physical sheets consisting of a total 20 pages of content?

Answer 4

Yes, that is correct.

Question 5

In Section 1.2.1, the RFP states "Proposer shall indicate receipt of all issued addenda by attaching a copy of any addenda to their proposals. Any such APRC-issued addenda will not be included in the total maximum page limit." Do the addenda need to be incorporated into the proposal? If so, should they be included with Exhibit A, with the other items that will not be counted against the page limit? Please advise where these should be placed within the document.

Answer 5

Yes, include the addenda as the last item submitted with exhibit A.

Deletions

DELETE ITEMS #3, 4, 5 and 7, from section 1.5.4 Minimum Proposal Contents

~~No. 3: Project narrative: A statement of your understanding of the scope of work.~~

~~No. 4: Firm profile: A description of the consulting team, the physical location of the office from which the work will be performed and where the assigned staff is located, the physical locations of the lead firm's corporate office and its history and the services offered.~~

~~No. 5: Project team profile: A description of the municipal cost of service study project team that will be assigned to the study. Provide descriptions of team members including qualifications, any specific training and their previous experience with projects of similar nature. Resumes may be provided with the proposal form, Exhibit A (resumes and Exhibits do not count in the 10-page, two-sided limitation).~~

~~No. 7: References: Three references for which the firm or team has performed master plans. A one-page reference letter on letterhead from the reference (these reference pages are in addition to and will not be counted as part of the 10-page, two-sided proposal limitation). Include the name, address, contact person, telephone and email addresses, and the date of engagement for the assignment, scope of the assignment and length of the assignment. References should be included with Exhibit A.~~

-End of Addendum No. 2-

PLANNING / DESIGN / COMMUNICATIONS / MANAGEMENT / TECHNOLOGY / SCIENCE

MIG, Inc.
815 SW 2nd Avenue, Suite 200
Portland, Oregon 97204

www.migcom.com