

Proposal for Park Restoration at Green Street Park, Beacon, NY

May 18, 2018

Introduction

Green Street Park is a well-loved community park in Beacon, NY. Over the past 30 years, the park has slowly been upgraded to include a playground, picnic shelter, security fencing, and other features. The City and community members wish to upgrade the park to make a higher quality visitor experience and establish a long term, multi-phase vision for the park.

Our Team (One Nature and Hudson Land Design) are Beacon-based companies with proven track records creating and restoring public parks. Our close-proximity and community-oriented approach makes us uniquely qualified to design and envision a compelling restoration of this important local park.

Scope of Work

Task 1: Create a Park Master Plan \$2,500 ✎

One Nature will work closely with Beacon Parks and Recreation and other stakeholders as needed to develop an overall vision for the entire Park. This will include upgrades to existing facilities, new site features and/or facilities, and an overall planting plan. Concept-level construction budgets will be assigned to this plan. The plan will include at least one overhead, bird's eye rendering, one street level rendering suitable for public presentation purposes, additional graphics as necessary, and a 2-3 page descriptive narrative.

We will submit drafts for review prior to finalizing the master plan.

Task 2: Develop Concept and Final Design Drawings for the Southwest Corner of the Park \$10,000

In partnership with Hudson Land Design Engineering, PC, we will design a construction ready project for the southwest corner of the park. The anticipated budget for construction of this design is \$60,000. Plans will be stamped and certified by a NYS Professional Engineer. This work will result in bid-ready construction documents and specifications. We will develop a base plan using 2' LIDAR interpolated topography. If necessary, the design will include ad-alternate project components to ensure the core part of the project can be constructed with available funding. The design will address the following project elements:

- 1) **Create parking on Union Street side of the park.** Number of spaces and location (on street or interior to the park) are to-be-determined.
 - a) On-street parallel spaces would be preferable and lowest cost. However, location of bedrock and ada access requirements may make parallel spaces undesirable. If – after design investigations are complete- parallel parking spaces will not work, we will design a driveway from Union Street into the park that re-purposes an existing asphalt lot for parking. There is plenty of room in the existing lot for a few parking spaces, and the rest of the asphalt can be converted to a better use; and,
 - b) The number of spaces, and their dimensions, will be determined by the City of Beacon for our team to integrate into the design.
- 2) **A formal entrance area to the park on Union Street side.**

- a) Using accessible pavement surfaces, plantings, and other to-be-determined design components, we will design a proper park entrance to create a focused park entry point and a starting point for accessibility.
- 3) Reconstruct the Prospect Street retaining wall, including fencing.**
 - a) The existing timber retaining wall is in disrepair, this wall will be removed (or encapsulated) and replaced by an alternative retaining method. The new retaining wall may be stepped to avoid hazardous drop-offs, interplanted, and otherwise designed in a thoughtful way so that the southwest street corner is beautified.
- 4) Addition of trees to the park, number to be determined.**
 - a) The park has, over time, lost many of its large shade trees. Our plan will specific located, and provide construction details to replace lost trees.
- 5) Removal and replacement of some sections of existing fence to create a more open and visually attractive southwest corner of the park.**
 - a) While fences are required for safety reasons along some sections of the park, the existing fence is much taller than needed and some sections are in such disrepair that they must be replaced. In addition, the replacement of the existing retaining wall will require some fence to be destroyed. Our design will include new fencing as needed.
- 6) Additional design elements** may be added based on our project team's recommendations, feedback from the City and other stakeholders. These additional elements MIGHT include: a new staircase to enter from the southern section of the park, additional plantings, storm water management green infrastructures (such as rain gardens), decorative features, benches, etc.

Location, context, and potential for vandalism will be considered for all design features.

To achieve the above scope of work, we anticipate the total construction document set to include the following plans:

- a. Existing conditions plan
- b. Soil erosion and sediment control plan
- c. Grading and drainage plan
- d. Layout plan
- e. Planting plan
- f. Pavement plan
- g. Details (as needed, especially related to replacement retaining wall)

In addition, our team will develop a list of quantities and materials suitable for a construction bid process. It is assumed that the total disturbance will not exceed 1-acre, and therefore, a Stormwater Pollution Prevention Plan (SWPPP) will not be required; however, it is anticipated that some stormwater treatment will be incorporated into the design such as rain gardens and/or bioswales.

Plans will be submitted at Concept, 50% and Final levels of completion for review by the City.

Task 3: Provide Oversight and Direction During Construction Installation \$2,000

Once construction begins, our project team will provide up to 20 hours of bidding assistance, on-site instruction, and construction walkthroughs.

TOTAL PROPOSED FEE \$14,500

Task 4 (Optional, price not included in this quote): Provide Landscape Installation Services.

As a bonded and licensed General contractor and a Landscape Contractor, One Nature can provide construction services to install all parts of the project design. If desired, we can work on this project with a design/build. If it is determined to instead use a design-bid approach, we will happily work with whatever contractor (s) you select.

LIMITATIONS AND EXCLUSIONS:

One Nature and our Project Partners offer a variety of services to suit the varying needs of clients. Although risk can never be eliminated, more detailed and extensive investigations may yield more information, which may help understand and manage the degree of risk. Since such detailed services involve greater expense, we rely on our clients' participation in determining the level of service which provides adequate information for their purposes at acceptable levels of risk. We will perform services in a manner consistent with the regular standards of care and skill exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services will be performed. No warranty or guarantee, expressed or implied, is part of the services offered by this proposal, nor does it create any fiduciary responsibility to the client.

1. Client is responsible for site access. Any delays due to site access will result in schedule delays and additional fees.
2. Meetings with any contractors, building inspectors, or regulatory agency representatives unless explicitly stated herein.
3. Subsurface Sewage System Disposal System (SSDS, aka septic system) investigation or engineering, Geotechnical engineering or investigation, environmental services, traffic engineering, wetland delineations or studies, utility investigation, civil engineering, hydrogeology, noise studies and abatement, Environmental Impact Statements (EIS), National Environmental Policy Act (NEPA) services, surveying, and architectural services, or any other services not explicitly included herein.
4. Permit applications or presentations to any municipal or regulatory agencies, except those explicitly included herein.
5. Utility location or clearance. Client is responsible for utility clearance and markout. Our project team shall not be held liable for any loss caused by a damaged utility.
6. Preparation of Contract Documents and/or Bid Services Support, except those explicitly included herein.
7. Construction evaluation and support, including pre-construction meetings or construction oversight.
8. Unless construction observation is authorized, our project team will not prepare an engineer's certification report or As-Built drawings.
9. Court appearances, attorney interviews, depositions, or other proceedings for legal

support, or any other litigation support services not explicitly included herein.

10. Submittal of a completed application or application fees.

11. Preparation of a boundary and/or topographic survey. GIS Lidar 2' interpolated contours will be used for design purposes.

12. Preparation of a SWPPP or drainage report.