

LFUCG RFP # 36-2016

# LEXINGTON CORRIDORS BEAUTIFICATION DESIGN SERVICES

Lexington  
Covington  
Columbus  
Detroit  
Indianapolis  
West Lafayette

163 East Main Street, Lexington, Kentucky 40507 | 859.280.3222  
27 West 7th Street, Covington, Kentucky 41011 | 859.957.0957  
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**ORIGINAL COPY**

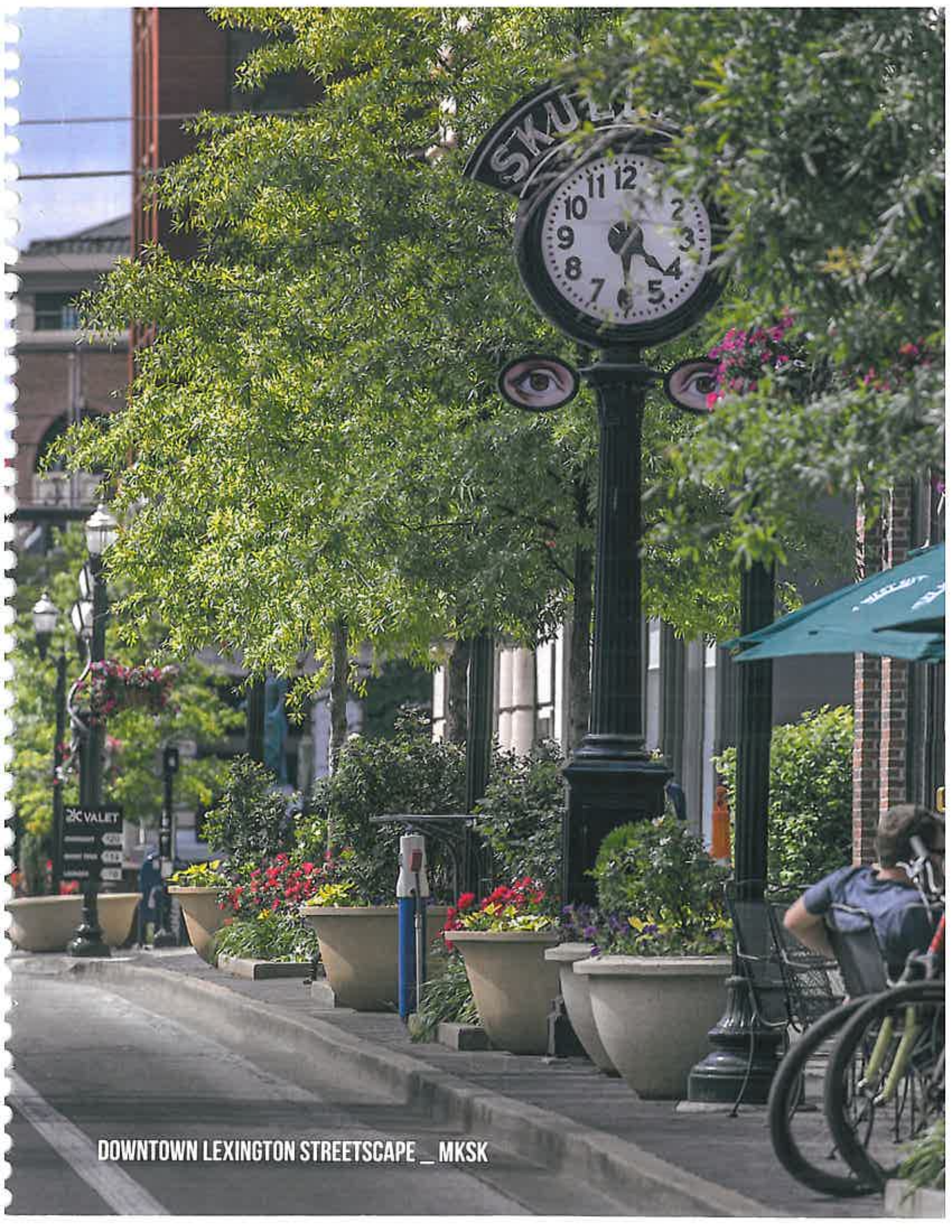
**MKSK**

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### PRIMARY CONTACT:

ANDY KNIGHT, PLA, ASLA, PRINCIPAL  
163 E MAIN STREET, LEXINGTON, KY 40507  
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DOWNTOWN LEXINGTON STREETScape \_ MKSK

NOVEMBER 07, 2016

TODD SLATIN - PURCHASING DIRECTOR  
DIVISION OF CENTRAL PURCHASING  
200 EAST MAIN STREET, ROOM 338  
LEXINGTON, KY 40507

**MKSK**

ANDY KNIGHT, PLA, ASLA, PRINCIPAL  
MKSK  
163 EAST MAIN STREET  
LEXINGTON, KY 40507  
859.280.3222

**Re: RFP #36-2016 Lexington Corridors Beautification Design Services**

Dear Mr. Slatin and Selection Committee,

MKSK is pleased to present our qualifications and proposal to provide the Lexington-Fayette Urban County Government (LFUCG) with professional Landscape Architectural services for the development of planting designs and strategies for three very prominent gateways and corridors in Lexington. MKSK has proven success and experience that will integrate seamlessly with the Project Team and the desire to continue the beautification of Lexington's iconic landscape, utilizing strategies and lessons from the previous Breeder's Cup planting designs, which was well-received throughout the community and presented Lexington to the world as a sustainable and beautiful city.

MKSK has built into our design process a commitment to listen as well as question, to uncover as well as document, to accept as well as challenge. The product of this interactive and collaborative process are design concepts and strategies that promote a sustainable and beautiful planting composition that embraces the local growing conditions and provides an appealing aesthetic throughout the seasons. Our process of discovery is engaged throughout the entire design process as we continue to explore opportunities for an authentic planting design that promotes continuity throughout Lexington's highly traveled corridors. Our approach and process have resulted in transformative projects for cities and communities throughout Central Kentucky as well as catalytic projects here in the Lexington (Cheapside Plaza/Fifth Third Pavilion, Downtown Streetscape completed prior to the FEI World Equestrian Games, and the Distillery District, for example). Our successful track record illustrates our desire for high-quality design with achievable results.

To meet specific technical needs of this project, we have teamed with Abbie Jones Consulting and Davey Resource Group who will provide utilities coordination, along with soil and site analysis and plant selection support. Like MKSK, our consultants are familiar with the study area through their work with LFUCG, including the Kentucky Urban Tree Canopy Assessment and Prioritized Planting Plan project completed in 2012.

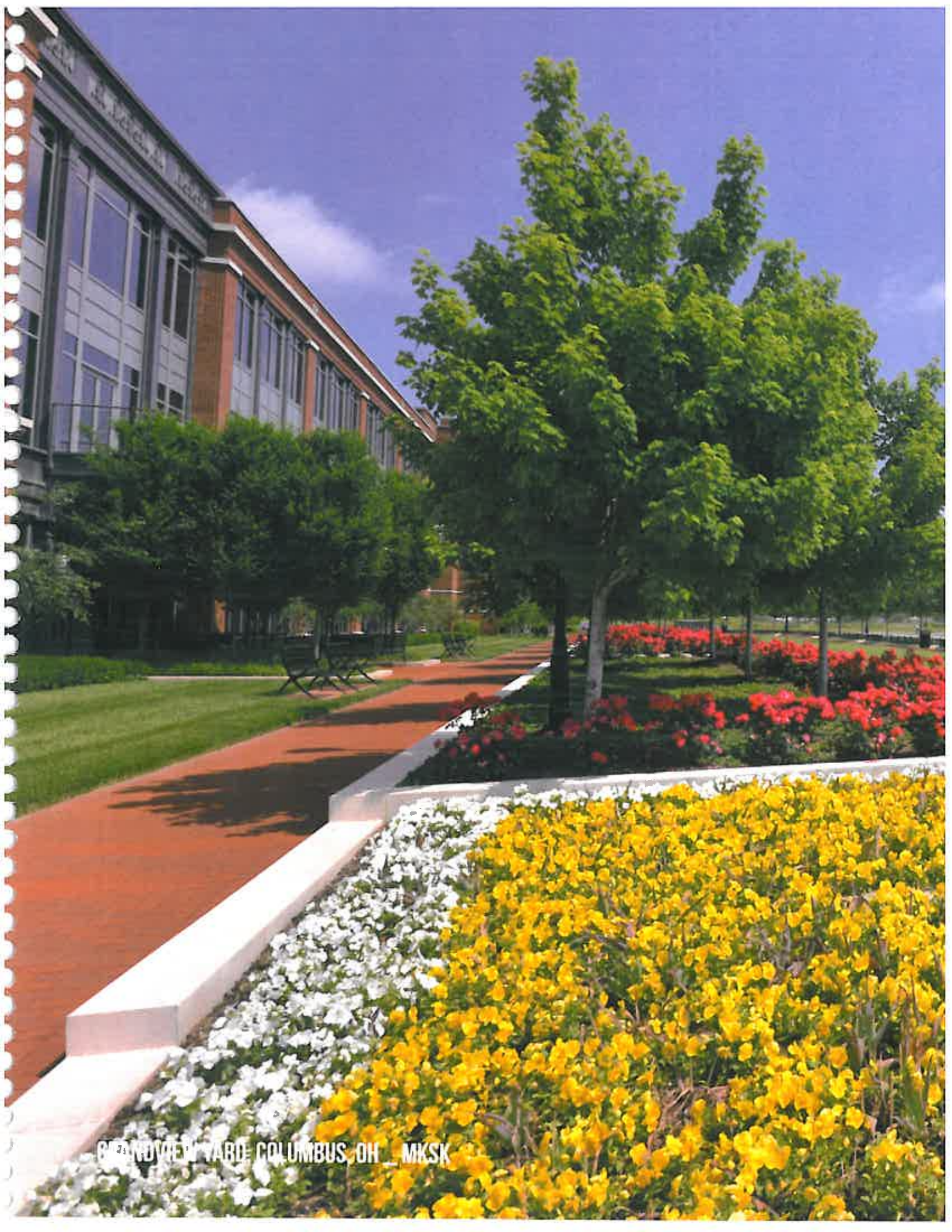
Our qualifications and fee proposal provide a description of our proposed team, experience, leadership, and service approach. We understand that we may need to make adjustments to this proposal after further discussions with the LFUCG Project Team to more accurately and fully meet your needs and expectations in a final work plan and contractual agreement.

Sincerely,

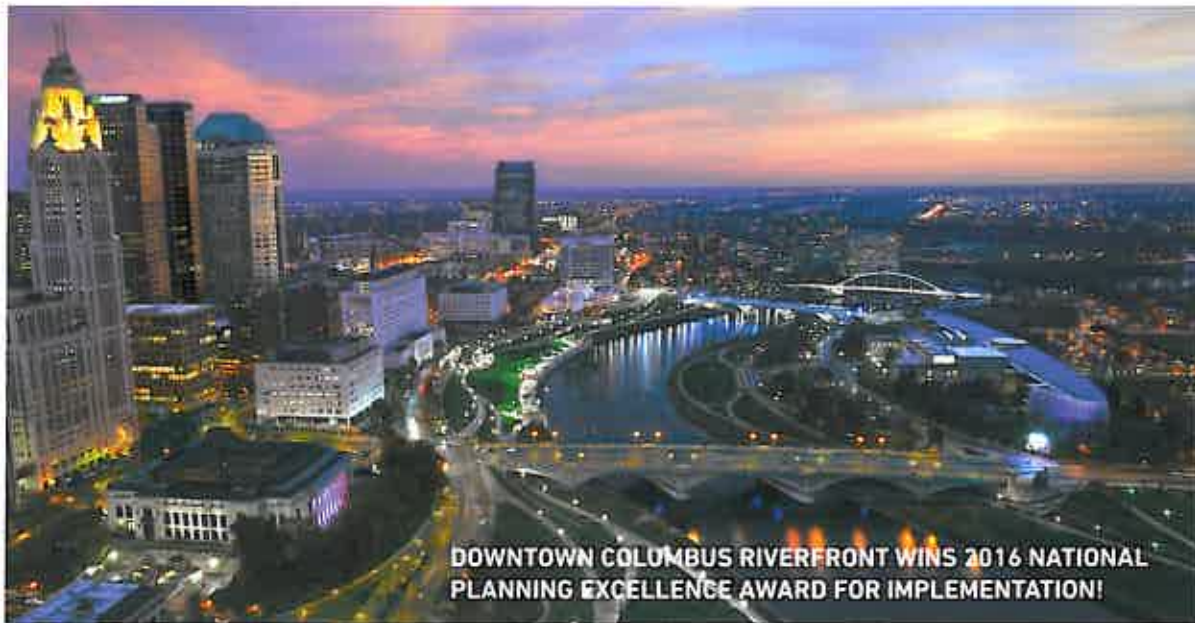
MKSK



Andy Knight, PLA, ASLA, Principal  
aknight@mkskstudios.com



62 NEW YARD COLUMBUS, OH MKSK



## TEAM DESCRIPTION

Andrew Knight, PLA, ASLA, Principal, PROJECT MANAGER (authority to negotiate & bind contract)  
163 E. Main Street, Lexington, KY, 40507  
O: 859.280 3220  
C: 859.559 7337  
E: [aknight@mkskstudios.com](mailto:aknight@mkskstudios.com)  
W: [mkskstudios.com](http://mkskstudios.com)

MSK2, LLC (dba MKSK) was established in 2011 after a merger of MSI Design and KKG, both founded in 1990

The MKSK team offers a staff of 79 including 9 AICP Certified and PTP Transportation Planners, 34 Licensed Landscape Architects, 15 LEED accredited professionals, and environmental graphic design/ signage and wayfinding specialists.

## FIRM PROFILE

MKSK transforms communities through creating great public spaces and innovative planning. With offices in Kentucky, Ohio, Michigan, and Indiana, MKSK brings together Landscape Architects, Community Planners and Urban Designers to offer creative and sustainable solutions. Our vision and mission is to **Shape Place** by making places that perform, transform, and inspire, **Impact Lives** by serving people, the community, and the environment, and **Share the Story** through community impact and measurable results. The firm's success is based on a team of design and planning professionals driven to push each project to a higher level of quality. With backgrounds in landscape architecture, planning, and urban design, the staff brings a broad range of skills, creativity, and experience to each project. From concept to construction detailing, strategic planning to implementation, an emphasis on innovation is the hallmark of our design studios.



## EXPERTISE

### LANDSCAPE ARCHITECTURE & PLANTING DESIGN

MKSK approaches landscape design with a clear understanding that each site has a unique story with distinctive natural, environmental, historical, and cultural influences which should be expressed through thoughtful, contextual sensitive design. Our design staff interests and abilities are rich in all aspects of project design and implementation within the fields of landscape architecture and urban design, lending expertise in artistic expression of landform, materials, plants and custom fabricated elements. Attention to detail and construction implementation of the design vision are core values of our practice. Understanding of construction process, costs and maintenance operations inform our design decisions throughout the entire design process. Through our internal research, regional practice, and on-going commitment to sustainable design, we strive for highly creative and innovative design in coordination with a practical, sustainable, and fiscally responsible solution.

The following landscape design principles frame our thinking and design theory:

- Designs are never imposed - They evolve
- Study of each project's requirements and constraints, its use and users
- Analyze, evaluate, and interpret
- Reinforce the Unique Community Character and Identity
- Innovate - Collaborate - Educate
- Sustainability: Ecological - Social - Fiscal
- Understand maintenance and operations
- Focus on materiality, scale and proportion
- Design is in the details
- Craft above all

### PLANNING & URBAN DESIGN



There are three elements that are consistent in our firm's approach:

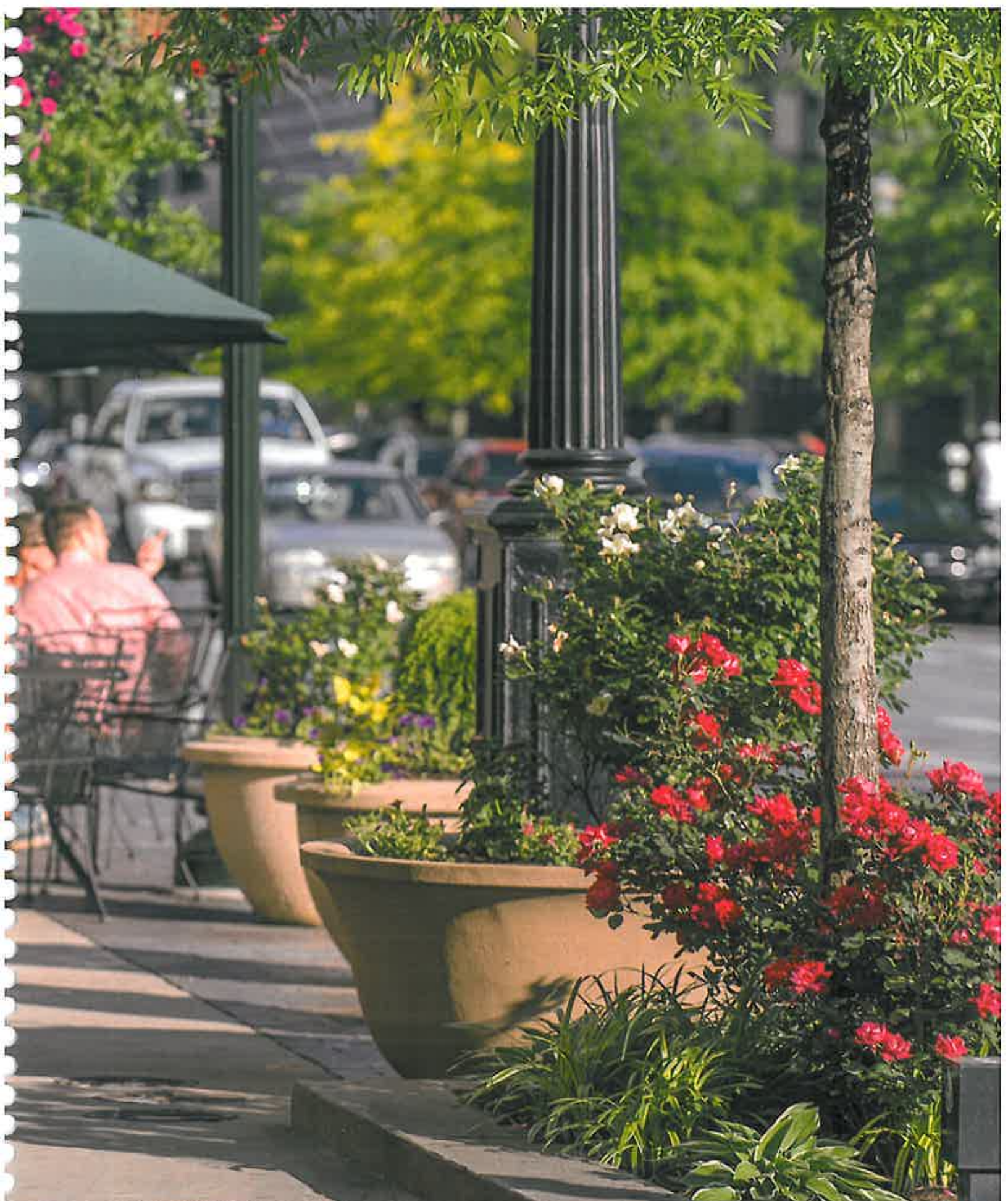
- A focus on quality design
- An inclusive, communication-based approach for coordination of community interests into a common goal
- A strategic approach to implementation that is grounded in reality but innovative in its solutions

These elements have directly led to renewed investment and improved quality-of-life in the communities in which we have worked

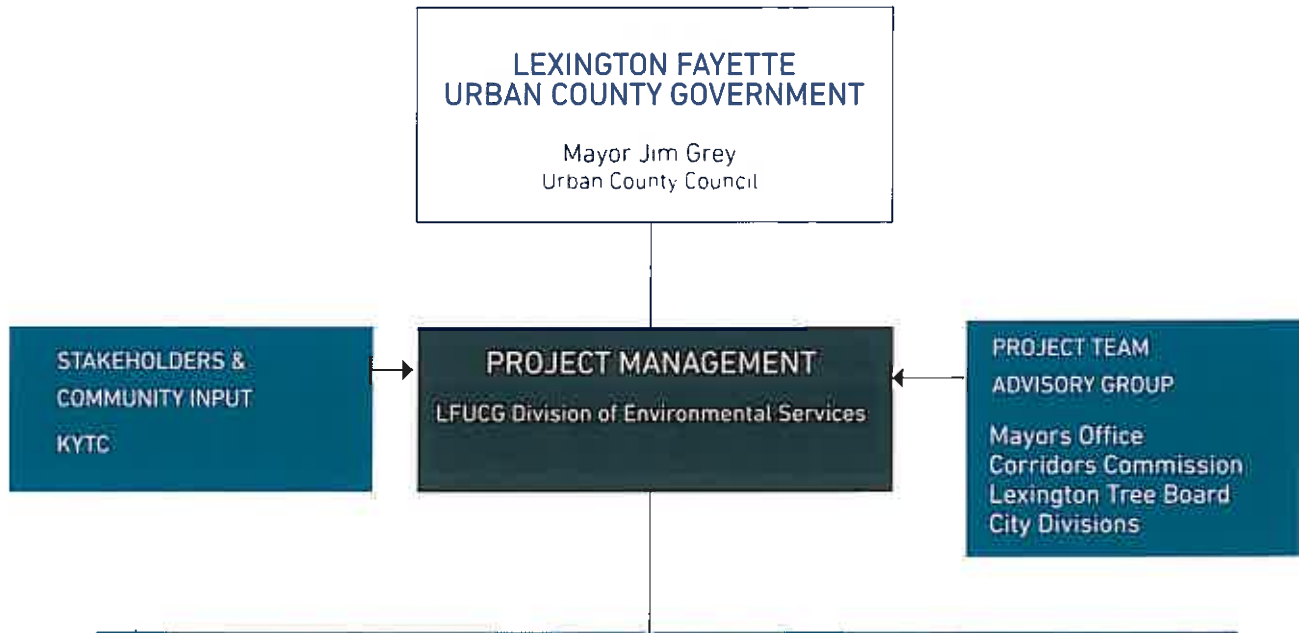
Our planners have the unique ability to work in conjunction with the firm's landscape architecture and urban design studios to bring multi-disciplinary expertise, high quality design, and achievable, real world solutions to all of its planning efforts. This ability, combined with the firm's focus on quality graphic presentations, enhances the ability of the planning studio to effectively communicate and gain consensus on plan concepts, ideas, and strategies. The skills of the firm contribute elements to the process and the plan, including 3-D graphics and before-and-after renderings. The results are thoughtful, meaningful, and implementable plans that spur action and provide a framework for transformational change.

Finally, we plan and design great spaces. MKSK has a history of creating award-winning, highly acclaimed and beloved projects. Our plans have led to focused community improvements that have revitalized and invigorated districts and entire communities by illustrating a strategic vision, building consensus, strengthening the community's unique character, enabling the market, attracting private investment, and identifying funding sources and partnerships. Our built spaces have become centerpieces and identifying parts of the communities in which they are located – providing sources of civic pride, economic success, and overall enjoyment. MKSK strives to design plans and projects that boost the spirit and vitality of the communities, organizations, and institutions for whom we work.





DOWNTOWN LEXINGTON STREETScape \_ MKSK



NAME	FIRM	ROLE
ANDY KNIGHT, PLA, ASLA Principal-in-Charge	MKSK Lexington, KY	Principal Landscape Architect Project Manager Lead Planning, Coordination & Design Site Evaluation/Feasibility KYTC Coordination Costing Bidding/Construction Administration
KAREN MCCOY, PLA, ASLA Principal	MKSK Columbus, OH	Thematic Development Support Landscape Design Support
CASEY ELMER, PLA, ASLA	MKSK Louisville, KY	Landscape Documentation
BRETT KORDENBROCK, LEED AP BD+C, ASLA	MKSK Columbus, OH	Native Species Selection Environmental Sustainability
ABBIE JONES, PE, PLS	Abbie Jones Consulting Lexington, KY	KYTC Coordination Utility Coordination
JENNY GULICK, MA	DAVEY RESOURCE GROUP - DAVEY TREE EXPERT COMPANY Union, KY	Certified Arborist Consultation Soil Sampling Analysis



GAY STREET ENHANCEMENTS, COLUMBUS, OH \_ MKSK

# ANDREW KNIGHT, PLA, ASLA

Principal

# MKSK

ANDY BELIEVES EACH PROJECT PRESENTS A UNIQUE OPPORTUNITY TO BE EXPLORED. TO DISCOVER SOMETHING NEW YET FAMILIAR. AND TO PROVOKE A HEIGHTENED SENSE OF EMOTION.

Andy's strengths lie in a holistic approach to design. His experience with a variety of project types expresses an integrated process where master planning, wayfinding, landscape architecture, and architecture provide a larger framework for design. His experience ranges from site specific projects to municipal and campus planning projects. Andy's inspiration comes from his passion for high quality design through an integrated and collaborative design process with clients, users, consultants, contractors, and peers.

## RECENT PROJECTS

### Lexington Centerpointe

Lexington, Kentucky

### Waterfront Park PH4

Louisville, Kentucky

### Arsenal Park Master Plan

Pittsburgh, Pennsylvania

### Louisville Downtown Library

Louisville, Kentucky

### Hamilton Riversedge Park

Hamilton, Ohio

### U Square Plaza

Cincinnati, Ohio

### State Capitol Campus Security Master Plan

Charleston, West Virginia

### Lexington Distillery District Feasibility Study

Lexington, Kentucky

### Personal Experience:

#### 2nd Street Streetscape, KFC Yum Center

Louisville, Kentucky

#### Karamay Education and Engineering Campus Master Plan

Karamay, China

#### Univ. of Kentucky Coldstream Research Campus Master Plan

Lexington, Kentucky

## EDUCATION

The Ohio State University.

Master of Landscape Architecture. 2002

University of Tennessee.

Bachelors in Landscape Design. 1998

## REGISTRATION

Registered Landscape Architect, Commonwealth of Kentucky

## TEACHING

The Ohio State University.

Adjunct Professor, Design Studio. 2001-2004

University of Kentucky.

Adjunct Professor, Urban Design Studio. 2004-2008



# KAREN MCCOY, PLA, ASLA

Principal

# MKSK

KAREN TAKES EVERY PROJECT TO HEART. SWEATS ALL THE DETAILS, AND GETS EXTREME SATISFACTION AS IT TAKES SHAPE. THE REAL JOY FOR HER OCCURS IN SEEING PEOPLE USE THE SPACES.

Karen has provided leadership on many high-profile landscape architecture projects for the firm. Her skills are highlighted by her creative talents and professional drive to push past standard solutions in successfully addressing both project function and construction budget. In addition to her established project experience with municipal parks, urban planning and entertainment and theme park design, Karen's work on specialty gardens and arboretums has been recognized with numerous accolades and awards.

## RECENT PROJECTS

### Columbus Museum of Art Expansion & Sculpture Garden

Columbus, Ohio

### Columbus Museum of Art West Garden

Columbus, Ohio

### The Sisters' Garden at Inniswoods

Westerville, Ohio

### Franklin Park Conservatory Brides Garden

Columbus, Ohio

### Scotts Miracle-Gro Community Gardens Campus

Columbus, Ohio

### Franklin Park Conservatory Master Plan

Columbus, Ohio

### Norma's Garden at The Gathering Place

Beachwood, Ohio

### The Columbus Foundation Garden Restoration Plan

Columbus, Ohio

### Dublin Methodist Hospital - Healing Gardens Concept Design

Dublin, Ohio

### Bob Evans Corporate Campus Founders Gardens

New Albany, Ohio

### Memorial Gardens at Muirfield Village Golf Club

Dublin, Ohio

## EDUCATION

The Ohio State University.

Bachelor of Science Landscape Architecture. 1979

## REGISTRATION

Registered Landscape Architect, State of Ohio

## PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

## BOARDS & COMMISSIONS

Columbus Landmarks Foundation Board, 2005-'13

Ohio's Percent for Art Program Core Advisory Committee,

2005-'13

Columbus Development Commission, Past Member

Panelist for Ohio Arts Council, Past Member

Juror for Art in Public Places Artists Selection for Various

Projects



# CASEY ELMER, PLA, ASLA

Landscape Architect

# MKSK

## CASEY'S PROFESSIONAL WORK AND RESEARCH ADDRESS THE ECONOMIC, ECOLOGICAL, AND ENERGY-DRIVEN DEMANDS OF AN ADVANCING URBAN SOCIETY

Casey is engaged on a wide range of projects with involvement in all phases from conceptual development through documentation and implementation. His experience includes master planning, urban design, streetscape enhancements, and corporate and institutional campus design. Casey's capacity for large scale planning and urban design combined with his technical knowledge results in implementable projects.

## RECENT PROJECTS

### 10 West Nationwide Boulevard

Columbus, Ohio

### Nationwide Children's Hospital Master Plan

Columbus, Ohio

### Nationwide Children's Hospital Children's Garden

Columbus, Ohio

### Lynn & Pearl Alley Enhancements

Columbus, Ohio

### Capitol Square SID Development

Columbus, Ohio

### SID Bike Shelter Installations

Columbus, Ohio

### Jeffrey Place Development Master Plan

Columbus, Ohio

### North Market Expansion

Columbus, Ohio

### Columbia Gas Building in the Arena District

Columbus, Ohio

### Nationwide Corporate Expansion

Columbus, Ohio

### Limited Brands Campus Master Plan

Columbus, Ohio

## EDUCATION

Harvard University

Graduate School of Design, Master of Landscape  
Architecture, 2011

Purdue University,

Bachelor of Landscape Architecture, 2009

## CERTIFICATION

Registered Landscape Architect, State of Ohio

## PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects



# BRETT KORDENBROCK, LEED AP BD+C



BRETT BELIEVES THE LANDSCAPE TO BE THE RICHEST AND MOST DENSE MEDIUM THROUGH WHICH DESIGN, IDEAS AND EXPRESSIONS IN RELATION TO SOCIAL, POLITICAL, AND ENVIRONMENTAL ISSUES CAN BE TESTED AND EXECUTED

Brett's background encompasses community and neighborhood revitalization, LEED construction, commercial real estate, and non-profit management. He has been involved in a wide range of project types including, urban design, land planning, office and retail development, streetscape enhancements, private residential design, and sustainable infrastructure. Prior to MKSK, Brett was an intern with Peter Walker and Partners (PWP) Landscape Architecture of Berkely, California and Future Green Studio of Brooklyn, New York

## RECENT PROJECTS

### I-70/71 Interchange Enhancements Phases 2, 3 & 4

Columbus, Ohio

### South Side Streetscape

Columbus, Ohio

### Keystone Parke I & II

Cincinnati, Ohio

### Personal Experience:

### Thesis - Enhancement of Concretized Streams: Mill Creek

### Watershed

Cincinnati, Ohio

### Bronxchester Mixed-Use Master Plan

Bronx, New York

### Spontaneous Urban Plants

Brooklyn, New York

### Glenstone II Residence and Art Museum

Potomac, Maryland

### Ohio Field Design Charrette with OLIN Studio

Columbus, Ohio

### Thesis - Transit-Oriented Development: Over-the-Rhine

Cincinnati, Ohio

### Settlers Hill Landfill End Use Master Plan

Batavia, Illinois

## EDUCATION

The Ohio State University,

Master of Landscape Architecture, 2013

University of Cincinnati,

Bachelor of Urban Planning, 2007

## CERTIFICATION

LEED Accredited Professional BD+C, U.S. Green Building Council

## PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

Cincinnati Regional Chapter USGBC, Board of Directors, 2010

## HONORS & AWARDS

Ohio Chapter of the ASLA Student Honor Award, 2013 & 2011

Landscape Architecture Foundation, University Olmsted

Scholar, 2012

American Collegiate Schools of Architecture, ARCHIVE Being

Resourceful Design Competition, Winner, 2011



## Abbie Jones, PE, PLS

### Introduction

Ms. Abbie Jones is the founder and owner of Abbie Jones Consulting. Abbie has over 14 years of experience in civil engineering and land surveying. Her background in both the private and civil service perspectives is helpful on any government project. The majority of her background is in highly urbanized areas which has been advantageous in doing downtown Lexington projects such as: CentrepoinTE, Rupp Arena, Annex Parking Garage, and Calvary Baptist Church. As a former manager over city GIS staff, Ms. Jones has worked to share our government survey information directly with the infrastructure GIS staff, as well as for construction drawing purposes. Abbie also serves on the Facility Committee for Calvary Baptist Church, an owner of more than 20 vacant parcels in the project corridor. Ms. Jones has been active in various professional engineering organizations and most recently served on the Kentucky Infrastructure Report Card Committee. In addition, she is a certified floodplain manager and erosion control designer.

Abbie has experience in both the design and maintenance perspective of municipal utilities. Ms. Jones knows that including field operations staff early in the design process helps create a more comprehensive solution that is more likely to be properly maintained. Whether pipe bursting, directional boring, or specifying any other method, adequate mapping for find a utility and the repair capabilities of the operation crews are critical considerations Abbie knows well.

### Project Experience

#### Rupp Arena Renovations - Lexington, KY. (2014)

- Awarded streetscape and utility site work design.

#### South Lot, University of Kentucky – Lexington, KY. (2014)

- Four acre survey of existing practice football field and smaller parking lot for expansion of parking lot. SUE C utility locates.

#### Cardinal Lane Sewer Improvements – Lexington, KY. (2013)

- Topographic Survey and Easements for a southwestern residential area and creek limits of Stormwater system improvements. An adjacent phase of work was under construction and required additional cooperation. 30 parcels and 2500 linear feet of existing storm system were surveyed.

#### Cooper Drive Improvements at UKY – Lexington, KY. (2013)

- Topographic and Utility Survey (SUE C) for half mile section of two lane road being widened to accommodate turn lanes and bike lanes from University Drive to the end of the UK property. This included complex UKY-KYTC ROW Boundary research. Survey of existing lanes began at Nicholasville Rd and continued to the east end of the UK property along Cooper Drive.

#### CentrepoinTE - Minor Subdivision Plat and Major Subdivision Plats – Lexington, KY. (2012-2013)

- Combine 18 parcels into one parcel for an entire city block. Next phase divided the property into one ground lot and 6 air lots with multiple tracts. Present to Planning Commission and Technical Review Committee.



### EDUCATION

- ▶ Tennessee Technological University,  
**Bachelor of Civil Engineering, 2000**

### REGISTRATIONS OR CERTIFICATIONS

- ▶ Professional Engineer (PE) in KY, GA, TN,  
**NCEES Record**
- ▶ **Professional Land Surveyor (PLS) in KY,  
GA, NCEES Record**
- ▶ **Certified Floodplain Manager (CFM)**
- ▶ **Level II Erosion Professional (CPESC)**

### AFFILIATIONS

- ▶ American Society of Civil Engineers
- ▶ National Society of Professional Engineers
- ▶ Association of State Flood Plain Managers
- ▶ Order of the Engineer

### PUBLICATIONS & AWARDS

- ▶ Named Georgia Young Engineer of the Year  
**2005**
- ▶ **KY ASCE 2011 Infrastructure Report Card,  
section author for Transit**
- ▶ Multiple Articles, Where We Live, (Hurst)  
2008-2009 (cir. 12,000)
- ▶ **Editorial Board, Georgia Engineer**, 2005-  
2007 (cir. 8,000)
- ▶ **ACEC Future Leaders graduate, 2004**

### SERVICE & COMMITTEES

- ▶ University of Kentucky Student ASCE Club  
**Advisor 2010-Present**
- ▶ **Junior League of Lexington, 2010-Present**
- ▶ **Tennessee Tech Civil Engineering Alumni  
Advisory Board Member, 2005-Present**
- ▶ **Integrated Stormwater Management Manual  
Regional Update Committee, 2008-2009**
- ▶ **Surface Transportation Technical Committee  
for North Central Texas Council of  
Governments, 2008-2009**
- ▶ **Milton, GA Technical Staff representative to  
Planning Commission, 2007**



# Jennifer Gulick, M.A., Sales Coordinator and Senior Urban Forester

## Davey Resource Group

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As a Davey Resource Group sales coordinator and senior consulting urban forester, Ms. Gulick is responsible for assisting governments, businesses, utilities, and non-profit organizations with various project development and implementation plans. She specializes in urban forestry, park management, and land development programs.

Ms. Gulick joined Davey Resource Group in 1999 after a successful career in municipal government. Prior to joining Davey Resource Group, she was employed by the City of Cincinnati for 17 years, working primarily in the Urban Forest Management Division and ultimately rising to the position of Acting Superintendent of Park Operations.

Ms. Gulick has broad experience in developing urban forestry management plans and maintenance standards, formulating park master plans, performing tree risk and tree damage and value assessments, communicating with advisory boards, city council, and citizens, managing personnel, writing specifications, and administering contracts.

### **Education**

- M.A., Public Administration, 1990, University of Cincinnati, Cincinnati, Ohio
- B.S., Forest Resource Management, 1982, West Virginia University, Morgantown, West Virginia

### **Certifications/Special Training**

- Certified Arborist (OH-0069), International Society of Arboriculture
- Certified Forester (920), Society of American Foresters
- Certified Tree Risk Assessor (1726), International Society of Arboriculture
- Municipal Specialist, International Society of Arboriculture

### **Professional Affiliations**

- American Public Works Association – Facilities and Grounds Committee
- Boone County Urban Forestry Commission, Board Member
- Cincinnati Branch Professional Grounds Management Society, President
- Kentucky Arborists Association
- Northern Kentucky Urban and Community Forestry Council, Secretary/Board Member
- Ohio Chapter, International Society of Arboriculture, Past-President
- Society of American Foresters – Kentucky/Tennessee Chapter
- Society of Municipal Arborists
- State of Kentucky, Division of Forestry, Urban Forestry Advisory Council, Board Member

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**Jenny Gulick**  
jenny.gulick@davey.com  
859-384-8258

**Davey Resource Group**  
daveyresourcegroup.com  
800-828-8312

**DAVEY**   
**RESOURCE GROUP**  
*A Division of The Davey Tree Expert Company*

# Jennifer Gulick, M.A., Sales Coordinator and Senior Urban Forester

## Davey Resource Group

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### ***Publications***

- “Preserving Jacksonville’s History with Modern Urban Forestry Practices,” City Trees, Society of Municipal Arborists
- “Street Tree Smarts” and “Urban Dwellers Only Need Apply,” American Nurseryman
- “Tree Protection During Construction Projects,” Pocket Reference Guide for the American Public Works Association
- “Woodscaping – A Natural Approach to Landscaping Your Home,” Northern Kentucky Urban Forestry Council

### ***Presentations***

- American Public Works Association’s National Congress, “Tree Protection During Construction Projects” and “Urban Forestry Resources for Public Works Managers”
- Indiana Department of Natural Resources’ Urban Forestry Watershed Workshop, “Using a Stormwater Model for Educating about Green Best Management Practices”
- Kentucky Arborists Association – ISA Certification Training, “Trees & Construction; Trees, People, & Ecology”
- National Arbor Day Foundation’s Partnerships in Community Forestry Conference, “Using Partnerships to Expand Urban Forestry Program Resources”
- National Arbor Day Foundation’s Storms Over The Urban Forest Conference, “Good Urban Forest Management for Emergency Response and Storm Preparedness”
- Ohio-Kentucky-Indiana Regional Council of Governments: Conservation District Annual Meeting, “Overview of i-Tree Tools”
- U.S. Forest Service Southern Urban Forestry Coordinators’ Winter Meeting, “Forest Canopy Analysis as a Community Planning Tool”
- Virginia Department of Forestry Training Workshop, “Tree Risk Assessment & Storm Damage Management”



DOWNTOWN LEXINGTON STREETScape \_ MKSK

# LEXINGTON STREETScape IMPLEMENTATION

Lexington, Kentucky



## COORDINATED FUNDING AND COOPERATION ACROSS AGENCIES ALLOW FOR UNIQUE RESULTS

Phase One of Lexington's Streetscape Master Plan involved major downtown roadway corridors, focusing on streetscape improvements and green infrastructure. Also included was the renovation of Cheapside Park and construction of the new Market Pavilion, a covered performance, outdoor dining, and event space.

Completed on a rigorous schedule, the project involved state and federal funding as well as substantial coordination between the local client, KY Department of Highways, and Federal Highway Administration (FHWA). Construction administration services included consultation with local, state, and federal officials responsible for evaluation of an

FHWA "Right-to-Experiment" associated with a "Floating Bike Lane" along one of the corridors

Traffic modeling and roadway modifications were part of a "complete street" initiative that includes new bicycle facilities, bus and trolley stops, on-street parking, and loading spaces. The design of underground utilities, curb alignments, and signal infrastructure supports the future conversion of one-way streets to two-way while reducing the overall width of pavement cross-sections.

### Outcomes

- 2011 ACEC Engineering Excellence Honor Award
- 2011 ACEC-KY Engineering Excellence Honor Grand Award
- 2010 OCASLA Honor Award
- 2010 AIA Cincinnati COTE Sustainability Award

CLIENT	Lexington-Fayette Urban County Government
CONTACT	George Milligan, Construction Supervisor
PHONE	859.258.3400
YEAR	2011

# LEXINGTON STREETScape IMPLEMENTATION



Lexington, Kentucky



CLIENT	Lexington-Fayette Urban County Government
CONTACT	George Milligan, Construction Supervisor
PHONE	859.258.3400
YEAR	2011

# LEXINGTON STREETSCAPE IMPLEMENTATION

Lexington, Kentucky

**MKSK**



CLIENT	Lexington-Fayette Urban County Government
CONTACT	George Milligan, Construction Supervisor
PHONE	859.258.3400
YEAR	2011

[MKSKSTUDIOS.COM](http://MKSKSTUDIOS.COM)

# LEXINGTON STREETSCAPE IMPLEMENTATION

Lexington, Kentucky

**MKSK**



CLIENT	Lexington-Fayette Urban County Government
CONTACT	George Milligan, Construction Supervisor
PHONE	859.258.3400
YEAR	2011

MKSKSTUDIOS.COM

# SOUTHWEST REGIONAL LIBRARY

Louisville, Kentucky

**MKSK**



## NEW LIBRARY CREATES 21ST CENTURY COMMUNITY RESOURCE AND AMENITY

The Southwest Regional Library along Dixie Highway in suburban Louisville is designed as a library for the 21st century, embracing technology and flexibility to promote growth and adaptability in the future. The new 40,000 SF building will be home to youth and adult collections, and approximately 100 computer stations throughout the library.

Located on an empty 4.1 acre plot of land, the site is bordered on the south by a retail parking lot, on the east by an active railroad, and on the north by single family housing. The design of this small site accommodates the large footprint of the new library, more than 100 surface parking spaces, natural stormwater management, a civic entrance to the building, a city bus stop, and pedestrian connections to the surrounding community.

The design for the new library focuses on providing a variety of experiences, both inside and out, for a range of groups and individuals. Views to the landscape are strategically located, providing opportunities for patrons and faculty to view gardens, wildlife, and natural sunlight. The ellipse parking lot is composed of several pavement types designed to convey and manage stormwater in sustainable and educational ways. The center island is designed as a vegetated bioretention basin, with the capacity to retain water, both a functional and educational opportunity embraced by the design team and the City of Louisville.

### Outcomes:

- LEED Gold certified
- 2015 AIA Kentucky Honor Award
- 2015 ASLA Kentucky Honor Award

CLIENT      Louisville Free Public Library  
CONTACT     Matt Frazure  
PHONE       502.574.1611  
YEAR         2012



# SOUTHWEST REGIONAL LIBRARY

Louisville, Kentucky

**MKSK**



CLIENT      Louisville Free Public Library  
CONTACT     Matt Frazure  
PHONE       502.574.1611  
YEAR         2012

# CAPITOL SQUARE STREETScape IMPROVEMENTS

Columbus, Ohio

**MKSK**



## PUBLIC REALM ENHANCEMENTS TO BEAUTIFY A DOWNTOWN'S CORE

In 2009, through a collaborative process with the Capital Crossroads Special Improvement District (SID), a Downtown Public Realm Enhancement Study was created for Columbus. The study identified creative concepts for areas within the right-of-way of the SID boundaries that can be implemented over five years.

The scope of the Capitol Square Streetscape Improvements project consists of streetscape elements and landscape plantings designed to provide a vibrant and consistent street character in the heart of downtown Columbus. The streetscape amenities include decorative poles for street signs and hanging baskets, a branding icon for the decorative pole tops, and freestanding planters. MKSK collaborated with local artist John Soichi Sunami on the design and installation

of the 65 planters including 10'-tall metal planters and shorter 4'-tall planters of cascading and flowering annuals. Anchored along High, State, Third and Broad Streets across from the square, the planters are designed to be visible to motorists, office gazers, and pedestrians and feature three planting designs to accommodate the seasons. The tall planters combine a cutout of the Statehouse dome and parts of the State Seal of Ohio.

### Outcomes

- 2013 Award for Outstanding Aesthetic Contribution

CLIENT	Capital Crossroads SID
CONTACT	Cleve Ricksecker, Executive Director
PHONE	614.645.5133
YEAR	2012

# EAST NATIONWIDE BOULEVARD IMPROVEMENTS

Columbus, Ohio

# MKSK



## CREATING A MORE INVITING DOWNTOWN GATEWAY

As a major gateway into Downtown Columbus, East Nationwide Boulevard is often the first impression of Columbus for many visitors and convention-goers, as they navigate to and from the Convention Center, hotels, restaurants, parking lots and garages. MKSK worked with the Capital Crossroads Special Improvement District (SID), the Greater Columbus Convention Center, the City of Columbus, Nationwide Realty Investors, and other business stakeholders to take a previously overly-wide, automobile-oriented environment and transform it into a welcoming, walkable, pedestrian-friendly street.

A road diet is the foundation for numerous improvements along the corridor. Narrowing the lane widths by 2-3 ft allowed for an increase in the center planted median by an average of 12 ft. This increased the amount of pervious surface by 138% for the project. This narrowing also created a more pedestrian-friendly and bicycle friendly street. Wide sidewalks, bicycle sharrows, and on-street parking were maintained and additional mid-block crosswalks with

bump-outs were added. In addition to saving existing healthy trees, new tree planters with high-quality planting soils were installed. Existing cobblestone was salvaged and reused and has been complemented with matching material and brick amenity zones.

The final key component to making E. Nationwide Boulevard a more inviting gateway involved adding lighting to the 3rd Street overpass that acted as a barrier between parking hotels and restaurants, and the Convention Center. Using dynamic, programmable LED-lighting, this underpass has been enlivened, encouraging pedestrian activity and improving safety.

Taken together, these new streetscape improvements have right-sized E. Nationwide Boulevard and made the corridor an inviting new gateway into Downtown Columbus.

CLIENT	City of Columbus
CONTACT	Cleve Ricksecker, Exec Dir, Capital Crossroads SID
PHONE	614.645.5133
YEAR	2014

# EAST NATIONWIDE BOULEVARD IMPROVEMENTS

Columbus, Ohio

**MKSK**



CLIENT	City of Columbus
CONTACT	Cleve Ricksecker, Exec Dir, Capital Crossroads SID
PHONE	614.645.5133
YEAR	2014

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# SCIOTO MILE

Columbus, Ohio

# MKSK



## UNIQUE FEATURES TURN A DETERIORATING DOWNTOWN RIVERFRONT INTO A DELIGHTFUL DESTINATION

Located in the heart of downtown Columbus, the Scioto Mile is an urban oasis of lush parkland. Stretching along the riverfront from the Arena District to the Whittier Peninsula, the Scioto Mile reconnects downtown to the Scioto River through an integrated system of parks, boulevards, bikeways and pedestrian paths.

The Scioto Mile project reclaims the riverfront and plays an essential role in the revitalization of downtown by offering a vibrant public destination. The Promenade runs south on Civic Center Drive from Broad Street with intimate gardens, relaxing park swings and benches, and elegant bronze fish fountains, becoming the most romantic place to watch a sunset in Central Ohio. The historic Bicentennial Park space renovation features a restaurant, amphitheater, rose garden, and signature dynamic fountain, which offers numerous water play experiences. During the evening, LED lights and a projector system display images on the fountain, adding

drama to the downtown skyline. The amphitheater and event lawn are used for weekend activities and events, movies in the park, and concerts. Green infrastructure components have contributed to the success of the Scioto Mile. By removing 1,000-linear-feet of concrete revetment and deteriorating floodwall, three acres of parkland were recovered and 600-linear-feet of bio-retention were installed to improve water quality and enhance river edge restoration.

### Outcomes

- 2016 National Planning Excellence Award for Implementation from the American Planning Association (APA)
- Top 15 'World's Most Spectacular Fountains' by CNN Travel
- 2012 International Downtown Association Pinnacle Award
- 2012 James B. Recchie Design Award from the Columbus Landmarks Foundation
- 2011 Harrison Smith Award; 2011 OCASLA Award of Excellence; 2011 OPRA Award of Excellence

CLIENT	Columbus Downtown Development Corp.
CONTACT	Guy Worley, CEO
PHONE	614.545.4700
YEAR	2011

# SCIOTO MILE

Columbus, Ohio

# MKSK



CLIENT	Columbus Downtown Development Corp.
CONTACT	Guy Worley, CEO
PHONE	614.545.4700
YEAR	2011

# SCIOTO MILE

Columbus, Ohio

# MKSK



CLIENT	Columbus Downtown Development Corp
CONTACT	Guy Worley, CEO
PHONE	614.545.4700
YEAR	2011

# SCIOTO MILE

Columbus, Ohio

# MKSK



CLIENT	Columbus Downtown Development Corp
CONTACT	Guy Worley, CEO
PHONE	614.545.4700
YEAR	2011



# GAY STREET CORRIDOR IMPROVEMENTS

Columbus, Ohio

**MKSK**



## TRAFFIC AND STREETScape CHANGES BREATHE NEW LIFE INTO AN URBAN NEIGHBORHOOD

In 2008, the 11-block length of Gay Street in downtown Columbus became one inaugural project for converting car-oriented, one-way roads into two-way pedestrian-friendly neighborhood streets. Since 2008, the improved Gay Street corridor has spurred \$140 million in private investment including new restaurants, bars, residential projects, and a hotel.

The project required close collaboration with city planning, development, and engineering officials to provide the district with a tailored solution. Individual property owners became involved as the design team strived to maintain parking and access for existing businesses, while accommodating the traffic-flow conversion.

Expanded sidewalks provide a buffer for the many outdoor seating areas being opened by local restaurants, and the raised urban median that bursts to life each spring with flowering trees slows traffic speed and increases pedestrian safety. Low iron fences add a touch of elegance throughout.

Integrated services that included planning, conceptual and schematic design, design development, and bidding and construction services have resulted in a successful project and the growth of a delightful urban neighborhood. The project has also served as a template for future downtown conversions.

### Outcomes:

- \$6 Million in public investment, \$140 Million in private investment since plan implementation
- 11 new businesses, 3 buildings redeveloped for residential, retail and commercial uses

CLIENT	City of Columbus
CONTACT	Rory McGuinness
PHONE	614.645.8376
YEAR	2008

# GAY STREET CORRIDOR IMPROVEMENTS

Columbus, Ohio

**MKSK**



CLIENT	City of Columbus
CONTACT	Rory McGuiness
PHONE	614.645.8376
YEAR	2008

# GAY STREET CORRIDOR IMPROVEMENTS

Columbus, Ohio



CLIENT City of Columbus  
CONTACT Rory McGuiness  
PHONE 614.645.8376  
YEAR 2008

# FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS FRAMEWORK PLAN AND MASTER PLAN 2.0

Columbus, Ohio



## MASTER PLANNING FOR FUTURE CAMPUS EXPANSION AND PAID ADMISSIONS BOTANICAL GARDENS

Following the successful implementation of the projects defined in the Franklin Park and Franklin Park Conservatory Landscape Master Plan (2000), the newly re-branded Franklin Park Conservatory and Botanical Gardens engaged MKSK in 2012 to prepare a Conservatory Framework Plan as a first step in the development of a Master Plan update. Building upon internal planning efforts of the Conservatory Administration and Board, the Framework Plan studied the existing conditions of the buildings and site both physically and operationally to solidify the direction of future growth of the Conservatory. The Framework Plan created three themes for future planning—Expand and enhance the Visitor Experience. Address existing and future space constraints. Re-examine relationships with the City of Columbus and adjacent Franklin Park—that became the guiding tenants to the Master Plan 2.0 development

MKSK engaged DesignGroup as consultants in the development of the Master Plan 2.0 to assist with analysis of existing building deficiencies, and development of a detailed building program of requirements to complement a site related program of requirements to address site entry, circulation and parking, building access, ADA accessibility, and expanded gardens and facilities. The resultant plan identified 9 acres of new garden exhibits and 1.3 acres of new interior visitor experience areas to enhance the visitor experience, increase the length of visitor stay, accommodate educational outreach, support event rentals, increase revenue opportunities, and support the Conservatory's overall mission. The plan included opinions of probable construction cost and strategies for prioritizing project phasing and development.

### Outcomes:

- Development of the Wells Barn Education and Event facility in 2015. Atrium renovation and main entrance improvements in 2016.

CLIENT Franklin Park Conservatory & Botanical Gardens  
CONTACT Bruce Harkey, Executive Director  
PHONE 614.645.8733  
YEAR 2012 Framework, 2015 Master Plan

# SCOTTS MIRACLE-GRO COMMUNITY GARDENS CAMPUS

Columbus, Ohio

**MKSK**



## ARTFUL AND SUSTAINABLE DESIGN CREATES LIVING CLASSROOM FOR CULINARY & GARDENING EDUCATION

The Community Gardens Campus concept was conceived during Franklin Park's master plan process. Stakeholder groups voiced a desire to restore and re-purpose the existing historic Caretaker's Cottage and revitalize the seldom-visited southeast corner of the park.

The vision of the gardens was to provide a central place for education, communal gardening, and celebration through artfully designed gardens, terraces, structures, and edible landscapes. Designed to provide inspiration, the various gardens exhibit custom details and unique ideas and materials. The six-acre campus was organized by function around a central cross axis. Structures frame the garden axis and house education venues, demonstration work areas, storage, and whimsical places of respite. All of the gardens and construction materials were carefully designed and selected to meet organic and sustainable principles and to reflect the objectives of the Conservatory's mission to elevate quality of life and connect the community through

educational, cultural, and social experiences.

The design team worked closely with the client throughout the extensive fundraising campaign to provide garden illustrations and presentations to prospective donors. Donor recognition opportunities were identified and then tailor-designed to meet specific donor objectives.

### Outcomes:

- 2010 OCASLA Honor Award, 2010 James B. Recchie Design Award
- The Community Garden Campus is now a highly sought event rental venue
- 'Field to Table' Event: Annual event since 2009 held in the Community Garden Raised over \$600,000 for horticulture, education, and outreach efforts including the community garden program 'Growing to Green'.

CLIENT	Franklin Park Conservatory & Botanical Gardens
CONTACT	Bruce Harkey, Executive Director
PHONE	614.645.8733
YEAR	2009

# SCOTTS MIRACLE-GRO COMMUNITY GARDENS CAMPUS

Columbus, Ohio

**MKSK**



CLIENT	Franklin Park Conservatory & Botanical Gardens
CONTACT	Bruce Harkey, Executive Director
PHONE	614.645.8733
YEAR	2009

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# FRANKLIN PARK CONSERVATORY BRIDES GARDEN

Columbus, Ohio

# MKSK



## EXQUISITE BACKDROP FOR PHOTOGRAPHS AND SMALL CEREMONIES

Franklin Park is a 90-acre landmark that houses the beautiful Franklin Park Conservatory. A Central Ohio icon, the Historic Palm House has long been regarded as one of the most stunning wedding sites in the area. One of the first projects to be completed from the 2000 park master plan was the Brides Garden, which can be used for small ceremonies or photographs.

The garden is full of intricate details, such as the imported Harbor Blue Limestone terrace with an inlaid Indiana Buff Limestone knot pattern. The curved walls of Ohio Blue Sandstone feature hand-coped and carved caps, a level of custom detail that harkens back to traditional masonry.

The formal wall fountain introduces the calming sound of water into the garden, and the lovely arch swing offers a romantic vantage point to enjoy the setting on a sunny wedding day. The careful approach to detail extends to the custom designed and fabricated ironwork present throughout the handrails, graceful bow atop the stone bench, as well as in the arch and swing. An especially unique feature of the terraced garden staircase is the inlaid tread planting tucked under each stair step.

Thoughtful schematic design, design development, and construction documents resulted in this unforgettable garden.

### Outcomes

- 2009 OCASLA Merit Award

CLIENT	Franklin Park Conservatory & Botanical Gardens
CONTACT	Bruce Harkey, Executive Director
PHONE	614.645.8733
YEAR	2008

# FRANKLIN PARK CONSERVATORY BRIDES GARDEN

Columbus, Ohio

**MKSK**



CLIENT Franklin Park Conservatory & Botanical Gardens  
CONTACT Bruce Harkey, Executive Director  
PHONE 614.645.8733  
YEAR 2008



# THE OHIO STATE UNIVERSITY WEXNER MEDICAL CENTER GERBIG, SNELL/WEISHEIMER CHILDREN'S PARK

**MKSK**

Columbus, Ohio



## GREEN INFRASTRUCTURE SUPPORTS SUSTAINABLE DEVELOPMENT PRACTICES ON A UNIVERSITY CAMPUS

As part of the \$1.1 Billion expansion initiative at the Ohio State University Wexner Medical Center, the MKSK design team was engaged in the phased implementation of several major green space projects, including the Jones Legacy Park directly adjacent to the new Cancer and Critical Care Tower. MKSK developed an initial conceptual design package for a Children's Garden within the Park, to assist the University in securing donor support for the project. MKSK then completed the design development and implementation for the newly named Gerbig, Snell/Weisheimer Children's Park

The Gerbig, Snell/Weisheimer Children's Park provides opportunities for outdoor activities specially designed for

the Wexner Medical Center's younger visitors. Custom designed play surfaces and structures make it a unique outdoor environment for play and learning. Additional design elements include a "sensory garden area," climbing mounds, and a "mini" nature trail complete with climbing areas and overlooks. Ample seating areas and close proximity to a future café will help make this a popular destination for kids and adults alike.

CLIENT	OSU Wexner Medical Center
CONTACT	Gary Collier
PHONE	614.292.1549
YEAR	2014

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**THE OHIO STATE UNIVERSITY WEXNER MEDICAL CENTER  
GERBIG, SNELL/WEISHEIMER CHILDREN'S PARK**

**MKSK**

Columbus, Ohio



CLIENT OSU Wexner Medical Center  
CONTACT Gary Collier  
PHONE 614.292.1549  
YEAR 2014

# THE OHIO STATE UNIVERSITY SPIRIT OF WOMEN PARK

Columbus, Ohio

**MKSK**



## PARK RE-IMAGINED TO COMMEMORATE THE TRUE STRENGTH AND SPIRIT OF WOMEN

The Ohio State University (OSU) Wexner Medical Center campus is undergoing a major transformation that will take place over five years. As part of the first phase of implementation for the Medical Center Expansion project, the Cirlois G. Ingram Spirit of Women Park is designed to honor the lives of extraordinary women. The park space has been relocated and creatively re-imagined as a memorial space.

Tasked with relocating and designing a former open space, the MKSK Team created a signature park anchored by a dramatic Donor Fountain. The focal point of the new park is the 175-foot-long, crescent-shaped reflecting pool, which features 1,515 glass tiles etched with donor-supplied artwork from the former park's ceramic tiles. The Donor Fountain is framed by sculpted landforms, bluestone

paving, and native plantings to help create a reflective and compelling place for patients, visitors, and staff. A granite dedication monument frames glass panels honoring Cirlois G. Ingram, the namesake for the new park.

Spirit of Women Park provides a place for caregivers and staff to reduce stress and improve their well-being. Settings like this new park have been proven to have a positive impact on patient healing.

The park design also incorporated bioretention cells to detain and treat stormwater run-off as the first phase in a stormwater master plan for the Medical Center Expansion. Green infrastructure is being used throughout the Medical Center Campus to provide an offset for future and planned development of new buildings and roads. This integrated approach makes use of street edges and open spaces to meet water quality and quantity standards.

CLIENT	OSU Wexner Medical Center
CONTACT	Bill Mifsud, Director of Project Management
PHONE	614.292.3338
YEAR	2012

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# OSU CHLOIS G. INGRAM SPIRIT OF WOMEN PARK

Columbus, Ohio



CLIENT OSU Wexner Medical Center  
CONTACT Bill Mifsud, Director of Project Management  
PHONE 614.292.3338  
YEAR 2012

# OSU CHLOIS G. INGRAM SPIRIT OF WOMEN PARK

Columbus, Ohio



CLIENT OSU Wexner Medical Center  
CONTACT Bill Mifsud, Director of Project Management  
PHONE 614.292.3338  
YEAR 2012

# COLUMBUS METROPOLITAN MAIN LIBRARY RENOVATION

**MKSK**

Columbus, Ohio



## RE-ENVISIONING A HISTORIC DOWNTOWN LIBRARY CAMPUS AS A CIVIC, COMMUNITY AND CULTURAL CENTERPIECE

The Columbus Metropolitan Main Library campus in Downtown Columbus, Ohio was re-opened to the public following a 16-month renovation and improvement project. The project is part of the 2020 Vision Plan initiative of "building libraries to inspire reading, share resources, and connect people." MKSK was part of a multi-discipline team led by GUND Partnership and Schooley Caldwell Associates to reimagine the Main Library campus to create a more open and inviting community centerpiece that energizes the surrounding downtown and Discovery District neighborhood.

The third major opening of the Library since 1907 does not increase the building footprint, but does increase the interior reading rooms, public gathering space and connection to an expanded outdoor Library campus. Transformational changes to the Library include the new, 3-story atrium and west façade of windows overlooking the new park plaza and topiary park.

The site plan seamlessly connects the Library to historic Topiary Park, a Columbus "urban gem" by removing the existing surface parking and creating the new Library Plaza east entrance. The created "library within a park" provides enhanced space for programming and community interaction and includes outdoor reading rooms, a stage for small outdoor performances and concerts, and an outdoor patio extension of the first floor reading room and Carnegie Café.

CLIENT	Columbus Metropolitan Library
CONTACT	Allison Circle, Chief Experience Officer / Patrick Losinski, CEO
PHONE	614.849.1000 / 614.849.1044
YEAR	2016

# COLUMBUS METROPOLITAN MAIN LIBRARY RENOVATION

Columbus, Ohio

**MKSK**



CLIENT	Columbus Metropolitan Library
CONTACT	Allison Circle, Chief Experience Officer / Patrick Losinski, CEO
PHONE	614.849.1000 / 614.849.1044
YEAR	2016

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# COLUMBUS METROPOLITAN MAIN LIBRARY RENOVATION

Columbus, Ohio

**MKSK**



CLIENT	Columbus Metropolitan Library
CONTACT	Allison Circle, Chief Experience Officer / Patrick Losinski, CEO
PHONE	614.849.1000 / 614.849.1044
YEAR	2016

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# WEST GARDEN AT THE COLUMBUS MUSEUM OF ART

Columbus, Ohio

**MKSK**



## CREATIVE DESIGN SOLUTIONS CREATE A FULLY ACCESSIBLE AND ARTFUL MUSEUM ENTRY

To complement the renovation of the original Historic 1936 Museum Building, the first phase of site development for the Columbus Museum of Art Campus was the West Garden. A key design for the campus was an accessible building entrance through the garden as an intentional path of travel for all. The West Garden entry design met this need by negotiating 6 feet of vertical grade change between the building entry and the sidewalk with the design of a slope curved path that defines the north end of the garden framing the oval lawn and accessing the existing entrance. Limestone seat terraces flank the central bluestone walkway and stairs, establishing an informal amphitheater edge to the lawn panel. A playful flagstone path meanders through ornamental grasses at the south edge of the lawn offering opportunities for sculpture discovery.

CMA also desired an iconic signature element visible to Broad Street. MKSK responded with a garden design where the functional need for a fence was transformed into an iconic sculptural garden enclosure. The fence is constructed of bent steel bar stock pickets; the curved steel form is inspired by grass plumes waving in the breeze. The transition from street grade level to building entrance is contrasted against the perimeter fence, which has a universal level datum top height and vertical picket dimensions which increase as the fence moves down slope to the street, culminating in a monumental garden gateway. The sensitive integration of accessibility into the overall garden design and the artful custom fence and gate have been embraced by the Museum administration, patrons, and the community.

### Outcomes

- 2014 OCASLA Merit Award

CLIENT	Columbus Museum of Art
CONTACT	Nannette Maciejunes, Executive Director
PHONE	614.629.0302
YEAR	2012

# WEST GARDEN AT THE COLUMBUS MUSEUM OF ART

Columbus, Ohio



CLIENT	Columbus Museum of Art
CONTACT	Nannette Maciejunes, Executive Director
PHONE	614.629.0302
YEAR	2012

# WEST GARDEN AT THE COLUMBUS MUSEUM OF ART

Columbus, Ohio

**MKSK**



CLIENT	Columbus Museum of Art
CONTACT	Nannette Maciejunes, Executive Director
PHONE	614.629.0302
YEAR	2012

# GRANDVIEW YARD

Grandview Heights, Ohio

# MKSK



## DESIGNING A VIBRANT NEW NEIGHBORHOOD WITHIN AN UPSCALE FIRST RING SUBURBAN CITY

Grandview Yard is a new mixed-use development that will include 1.5 - 2 million square feet of commercial development and 600-800 residential units. Located on a former warehouse site, the development will create a new vibrant neighborhood within the City of Grandview Heights that will complement the surrounding established city.

A comprehensive master plan was designed for the entire 80-acre site that recreates a traditional urban framework including the arrangement of land uses, buildings, and parking. Urban design details were provided for all public and private improvements as well as consultation on working with the city zoning department to secure

development rights by creating a new overlay district. A seamless transition between the adjacent neighborhoods has resulted and reflects the high quality built environment expected in the city.

### Outcome

- LEED Silver certified (LEED-ND v2009)

CLIENT	Nationwide Realty Investors
CONTACT	Brian Ellis, President
PHONE	614.857.2331
YEAR	On-going

# GRANDVIEW YARD

Grandview Heights, Ohio

**MKSK**



CLIENT	Nationwide Realty Investors
CONTACT	Brian Ellis, President
PHONE	614.857.2331
YEAR	On-going

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**Lexington-Fayette Urban County Government, Kentucky Urban Tree Canopy Assessment and Prioritized Planting Plan**

Contact Name:

John Saylor

859-258-3405

In 2013, the metro government of Lexington-Fayette County contracted Davey Resource Group, a division of The Davey Tree Expert Company, to complete an urban tree canopy (UTC) assessment within the Urban Service Area. Using the UTC data, a prioritized planting plan was created based on environmentally sensitive and socio-economically important areas. This project gave the urban forest managers important information and tools needed to track canopy gains and losses over time, facilitate long-range planning to set canopy goals, analyze current land cover for revising policies, promote the benefits of trees, and develop sound management plans.



Davey Resource Group's geographic information systems (GIS) specialists digitally consolidated all relevant GIS databases describing vegetation types, land use designations, and survey data, as well as the 2012 leaf-on National Agriculture Imagery Program imagery, LIDAR data, and other secondary source data. Utilizing an object-based image analysis approach, Davey Resource Group performed an automated feature extraction process to generate a highly accurate 10-class land cover layer. GIS analyses were then completed to produce a variety of UTC assessment results, such as calculations for current land cover acreage and percentages for overall Urban Service Area limits, zoning classifications, sewersheds, watersheds, neighborhoods, census tracts, and Council Districts.

With this plan as a guide, future tree planting will occur in the areas that can most benefit from trees and in areas where tree planting will result in improved stormwater management and enhanced air and water quality benefits for all citizens.

The final deliverables included:

- 10-class land cover layer
- Canopy assessment results
- Web-based UTC Viewer
- Ecosystem benefits analyses for air quality improvement, carbon sequestration, and stormwater reduction
- i-Tree Canopy analysis
- Historic land cover change analysis
- Urban tree planting calculator
- Forest fragmentation analysis
- Map booklets of the UTC and planting plan
- Public education brochure/factsheet and stakeholder meeting presentation materials

## REFERENCES



As principal and project manager I have had the great fortune to work with and develop relationships with many clients throughout the midwest. My experiences have ranged from master planning and design to construction assistance. The relationship between the client and project team is one that has been both collaborative and productive. Through this journey I have been a part of several award winning projects that have exceeded the clients expectations and continue to mature as time moves forward. As requested I have provided contact information for three clients. As landscape architecture projects, our experience has many parallels to the Lexington Corridor Beautification Design Project. Whether working with KYTC on streetscape corridors, or developing a context sensitive planting strategy, we are always working with the same goal in mind...to create timeless landscapes that inspire the community and the client.

David Karem  
President  
Waterfront Development Corporation  
502.574.3768

Susan Rademacher, Parks Curator  
Pittsburgh Parks Conservancy  
412.682.7275

Matt Frazure  
Project Manager  
Louisville Free Public Library  
502.574.1611

## PROJECT ZONES



### **ZONE B: Athens-Boonesboro @ Interstate 75 Interchange**

This interchange serves as the southernmost gateway to Lexington along I-75. The open space at this interchange presents a great opportunity to provide attractive and sustainable planting areas that will be visible from both the interstate and the access ramps. Similar to the West Chester interchange in OH, MKSK has planned and design several interchanges in the region. Most notably are the Polaris Interchange along I-71 and the Tuttle Crossing Interchange along I-270, both of which are in Columbus, OH. These landscape interventions have become iconic for the city, and provide seasonal interest throughout the year

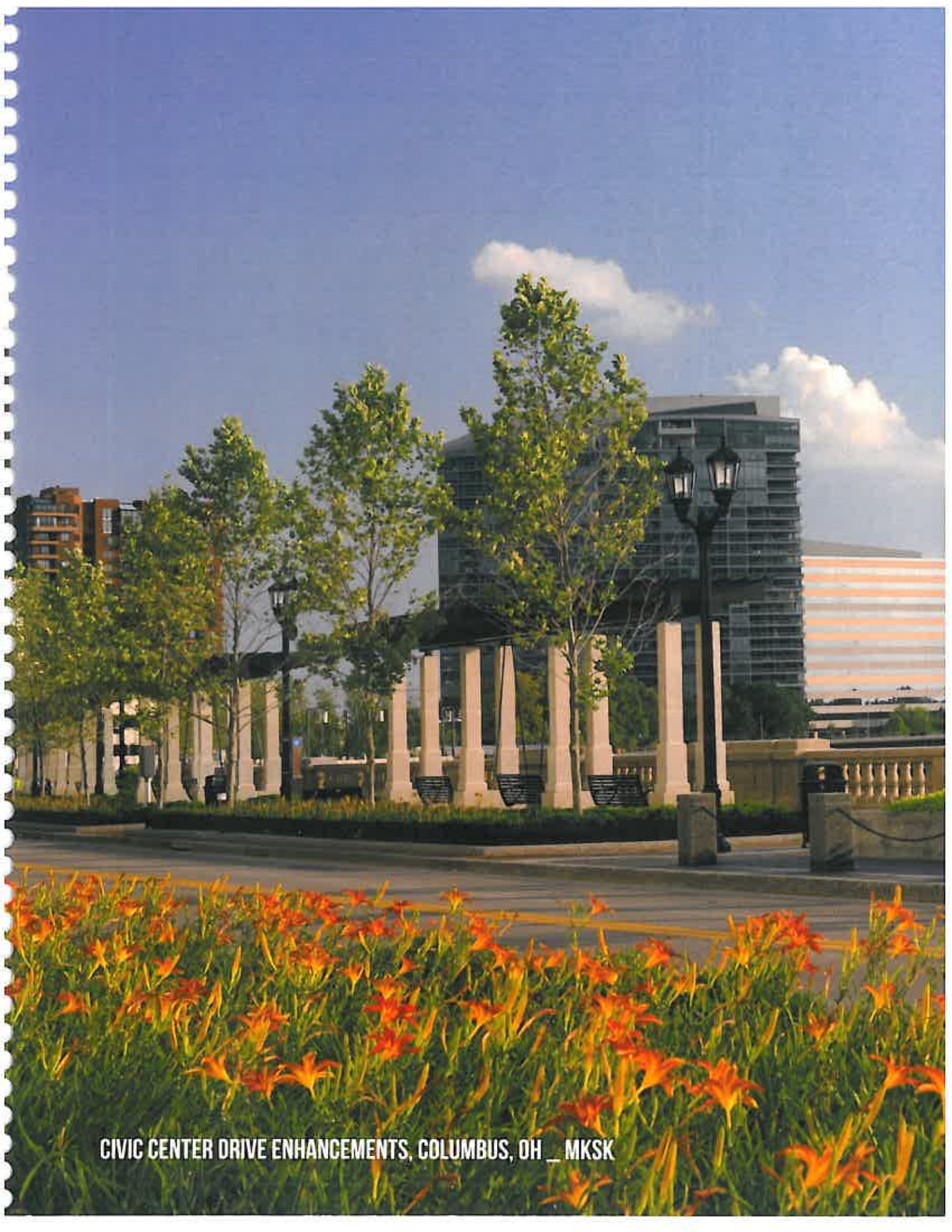
### **ZONE C: Richmond Road Medians**

As one of the major spokes serving downtown Lexington, the Richmond Road corridor is recognized as one of the most attractive streetscapes in the city. Home to many mature trees, historic homes, and the Henry Clay Estate, this corridor serves as both a welcoming gesture to visiting travelers as well as an artery for daily commuters. The mature shade trees in the expansive landscape median provide an amazing opportunity for thoughtfully designed understory plantings that compliment the existing landscape. We will work closely with the design team and Project Team to ensure that the design is sensitive to vehicle and pedestrian safety in addition to elevating the landscape from practical to poetic.

### **ZONE D: Winchester Road @ New Circle Road Interchange**

This recent improvements to this interchange provides ample open space for landscape improvements. Similar to the West Chester interchange in Cincinnati OH, the Winchester Road interchange serves thousands of visitors and commuters daily, and has the potential to serve as a memorable landscape space in an area that is poised for an aesthetic injection





**CIVIC CENTER DRIVE ENHANCEMENTS, COLUMBUS, OH \_ MKSK**



## PROJECT APPROACH

We understand the Lexington-Fayette Urban County Government (LFUCG) requests Landscape Architecture and Horticulture services for design and beautification of open landscape area for several strategic locations within Fayette County. These areas are positioned prominently along major corridor routes leading into the City of Lexington. We understand the significance of this project not only to the commuters that engage with each of these corridors daily, but also the thousands of daily visitors and the community of Lexington. The recent success of the Breeder's Cup beautification installations have greatly improved public space along the corridors of several major roadways in Lexington. Our interest in this project is based on our desire to build on the efforts of previous landscape installations, improve overall design and planting strategies, and promote a landscape aesthetic that provides visual appeal and inspiration throughout these corridors.

In reviewing the RFP, we understand that there are four (4) project site locations and anticipated budgets. After reviewing these project sites and descriptions provided, we have determined to pursue the following zones:

### **ZONE B: Athens-Boonesboro @ Interstate 75 Interchange**

This interchange serves as the southernmost gateway to Lexington along I-75. The open space at this interchange presents a great opportunity to provide attractive and sustainable planting areas that will be visible from both the interstate and the access ramps. Similar to the West Chester interchange in Ohio, MKSK has planned and design several interchanges in the region. Most notably are the Polaris Interchange along I-71 and the Tuttle Crossing Interchange along I-270, both of which are in Columbus, Ohio. These landscape interventions have become iconic for the city and provide seasonal interest throughout the year.

**ZONE C: Richmond Road Medians**

As one of the major spokes serving downtown Lexington, the Richmond Road corridor is recognized as one of the most attractive streetscapes in the city. Home to many mature trees, historic homes, and the Henry Clay Estate, this corridor serves as both a welcoming gesture to visiting travelers as well as an artery for daily commuters. The mature shade trees in the expansive landscape median provide an amazing opportunity for thoughtfully designed understory plantings that compliment the existing landscape. We will work closely with the design team and Project Team to ensure that the design is sensitive to vehicle and pedestrian safety in addition to elevating the landscape from practical to poetic.

**ZONE D: Winchester Road @ New Circle Road Interchange**

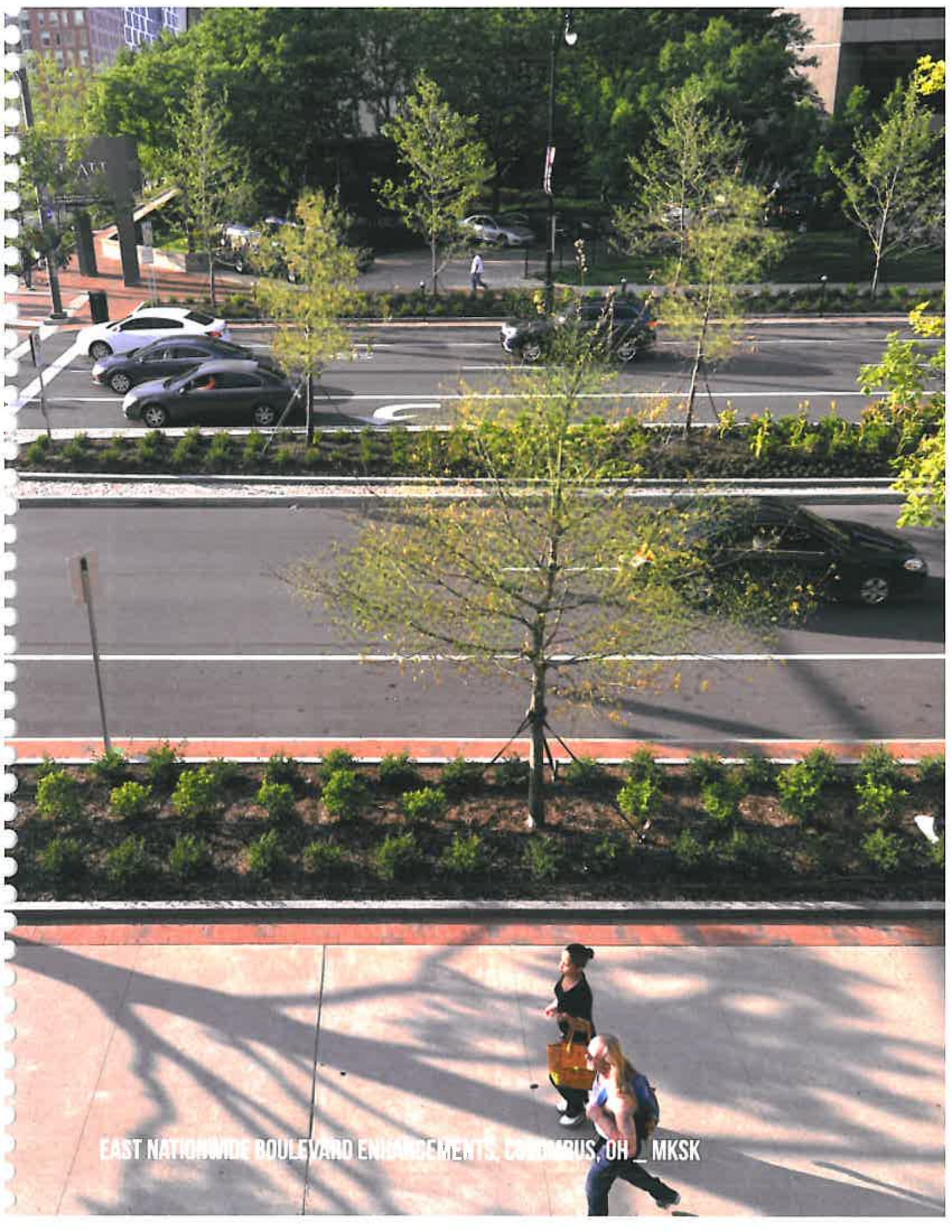
This recent improvements to this interchange provides ample open space for landscape improvements. Similar to the West Chester interchange in Cincinnati, Ohio, the Winchester Road interchange serves thousands of visitors and commuters daily, and has the potential to serve as a memorable landscape space in an area that is poised for an aesthetic injection.

The MKSK Team recognizes the importance of these project sites and is excited about the opportunity to bring our skills and relevant experiences to assist LFUCG in developing a sustainable vision for guiding the design of these gateways and corridors through our action-oriented design process, and ultimately the realization of a beautiful, implementable, and maintainable interventions.

We anticipate the vigorous involvement of LFUCG staff. Our team will work closely with The Division of Environmental Services and the Project Team composed of representatives from the Mayor's Office, Corridor's Commission, Tree Board, and key stakeholders. The MKSK team will explore a variety of alternatives for sustainable, native, provocative and beautiful planting areas for all seasons. We will use plan graphics, renderings, and 3D modeling to explore these alternative concepts with the Project Team, and prepare the necessary exhibits for KYTC for review and permitting.

For this project, the Team has selected staff members and subconsultants with the necessary diverse experience and past working relationships. Our Team includes seasoned and experienced professionals from the fields of Landscape Architecture, Ornamental Horticulture, Civil Engineering, and Natural Resource specialists working as a coordinated whole. The various team members have a history of working together, and a deep understanding and experience garnered from similar and successful projects.

This project will be managed in our downtown Lexington office. Andy Knight, Principal-in-Charge, will serve as the local contact for all project correspondence and will lead the design team throughout the planning and design phases of the project. We have also included Karen McCoy and Brett Kordenbrock from our Columbus office to provide in-depth knowledge of plant material and sustainable practices. Our team has also engaged Abbie Jones Consulting to serve as the civil engineer for the project. Her firm's experience in encroachment permitting will provide the team with a level of understanding of the process for KYTC and FHWA approvals that will be necessary for the project to stay on schedule and on budget. We have also included Davey Resource Group on our team to provide a scientific review of the soil quality in the identified project areas. This understanding is critical in ensuring that the plant material is beautiful not only at installation, but thrives throughout the years to come.



EAST NATIONWIDE BOULEVARD ENHANCEMENTS, COLUMBUS, OH \_ MKSK

**1. PLANNING PHASE**

- The MKSK Team proposes an initial project Kick-Off Meeting to review scope, schedule, individual roles, and deliverables throughout the project. This initial meeting will provide the foundation for the remainder of the project and establish roles and expectations for each of the members of the project team (MKSK and consultants, LFUCG, Key Stakeholders). MKSK will collect all existing plans, mapping, and studies to develop an understanding of the project and contexts of the main corridors.
- Working closely with the Project Team, MKSK will perform an extensive inventory and analysis of existing conditions found throughout the identified corridors and project sites. Primary focus of these studies will revolve around the potential of sites for successful plant installation/maintenance and maximum aesthetic value throughout the corridors and gateways. We will walk the sites on foot as well as drive the corridors to better understand safe and effective site lines.
- Collect and review all mapping to document all rights-of-way, proximities to adjacent structures and buildings, and existing vegetation. The design team will also review all LFUCG and KYTC plans for future improvements to corridors so planting areas are not in conflict with these future plans that would result in impact or removal of the beautification investment.
- Thorough utility investigation to determine sites with minimal or no impact by adjacent, buried, or overhead utilities.
- Conduct soil sampling analysis to understand the existing planting conditions and the potential need to improve existing soil conditions or import new soil.
- MKSK will compose a series of maps, diagrams, and supporting documentation to both narrate and illustrate the findings of the inventory and analysis process.
- Explore and understand the current operations and maintenance program used by the Department of Environmental Services. What are the current issues or constraints that need to be considered during the design process?
- During this phase, MKSK will develop a preliminary planting schedule for the project areas. We will evaluate the existing plant material installed during the Breeder's Cup projects and compare with the planting installations that we have prepared and installed throughout the region.
- MKSK will evaluate local and regional nurseries for plant quality and available quantities.

**Meetings:**

- Kick-Off Meeting with Project Team
- On-site visits for each project zone (1 hour for each site)
- Project Team Meeting to review site inventory and analysis of conditions
- Presentation to Corridors Commission
- Initial meeting with KYTC to review project opportunities and constraints (FHWA as needed for Athens-Boonesboro)
- Utility Coordination Meetings
- Meeting with LFUCG Planning staff

**Deliverables:**

- Project Work Plan
- Meeting materials and presentations
- Base Mapping
- Planning Layout: Inventory and Analysis Summary (11x17 format)
- Preliminary Planting List
- Soils Data Reports
- Utility Data Summary
- Meeting Minutes

## 2. DESIGN PHASE

The MKSK team will work closely with the Project Team to develop planting design alternatives. These will be evaluated by the team to determine the most effective and sustainable approach. These alternative concepts will illustrate all relevant attributes and opportunities of each of the corridors and the planting sites. We will promote a unified aesthetic established in the previous Breeder's Cup projects. Continuity between these planting areas will promote a consistent aesthetic throughout Lexington's primary corridors and gateways and ensure that future maintenance of these areas is consistent with the practices of the maintenance staff. The benefits and cost of each alternative will be illustrated to clearly convey all design, installation, and maintenance issues.

- Explore design and planting alternatives with the Project Team. This charrette-like process will include the development of planting catalogues and renderings which illustrate the proposed character of each planting concept.
- Develop conceptual planting design alternatives (3 for each project site). Exhibits will be a combination of plan and perspective renderings.
- Meet with the Project Team and stakeholders to share initial ideas and receive feedback before finalization of preferred alternative(s) for each project site. We will also prepare preliminary cost estimates to thoroughly evaluate each option.
- Development of preliminary plant lists for each zone derived from the conceptualization process, including tree and shrub species, ornamental grasses, perennial and annual flowers, wildflower seed mixes, etc. Our team will utilize our experienced Landscape Architects to explore and develop a seasonally attractive and sustainable plant palette that promotes continuity between the plantings that were installed during the Breeder's Cup beautification project and the identified project sites for this project.
- Finalize the preferred alternative for each project site. Final documents will include a rendering of the planting design, plan and perspective illustrations, plans and details for permitting, and technical specifications for associated implementation of the final designs.
- Prepare final cost estimate for each of the project sites.

### Meetings:

- Design Charrettes(s) with Project Team - We anticipate a 2-hour meeting for each zone, or a half-day meeting for all areas combined.
- Project Team meetings
- Presentation to Council during scheduled Council Work Session
- Presentation to the Corridors Commission (2 meetings to share design progress and final design)
- Meeting with KYTC to review preferred alternatives (1 meeting)
- Meeting with FHWA to review final plans (Athens-Boonesboro @ I-75 Interchange)

### Deliverables:

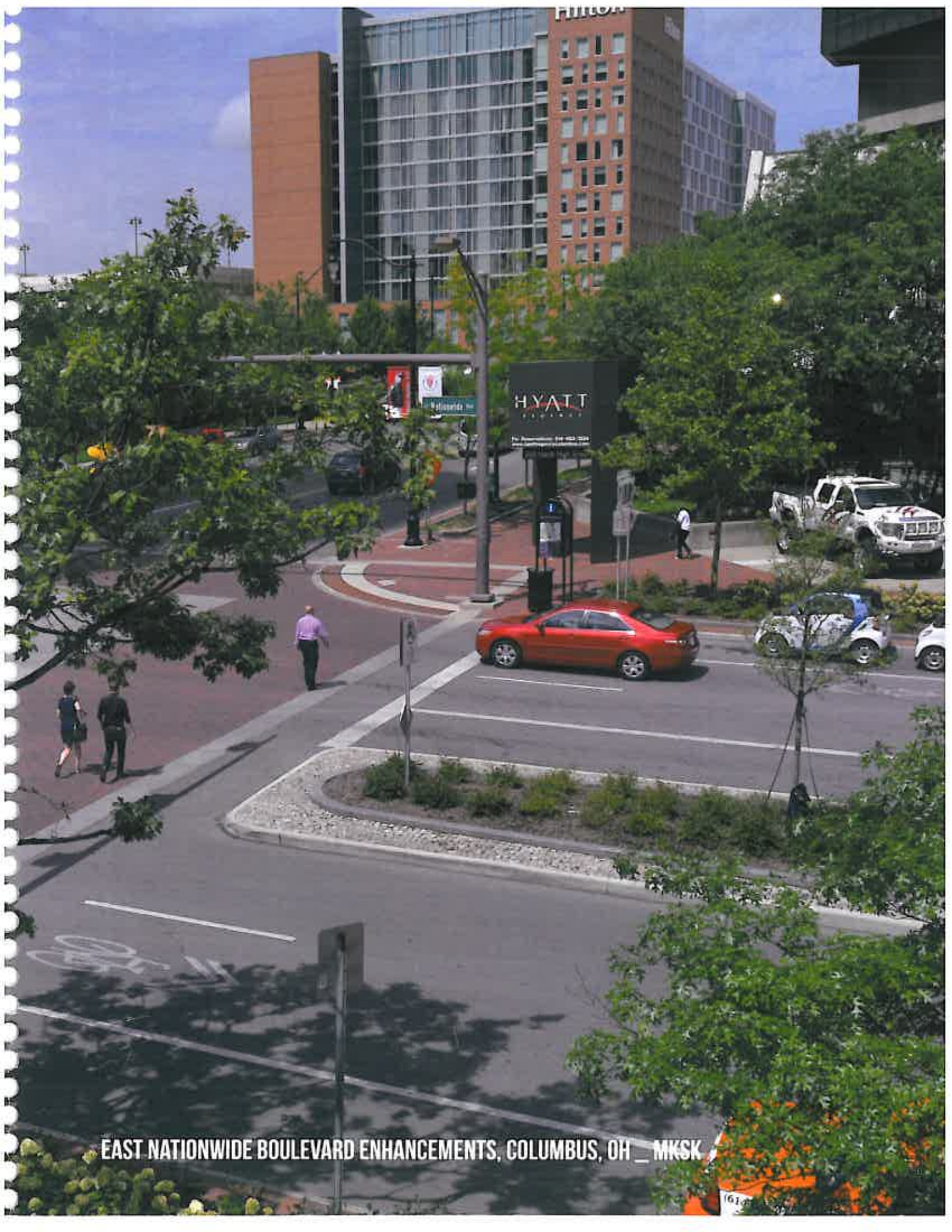
- Meeting materials and presentations
- Meeting Notes
- Planting design concept alternatives (3 for each zone)
- Refined concept alternative for each project site (combination of plan and perspective renderings)
- Final Construction Documents (24x36) and Technical Specifications (separate packages for each project site)
- Final Cost Estimate for each project site
- KYTC and LFUCG Approvals and Permits
- FHWA Permits as required for Athens-Boonesboro I-75 Interchange
- Annual Maintenance Plan

**3. BIDDING PHASE**

MKSK will review and comment on the bidding requirements, forms of agreement, and conditions of contract for construction. In conjunction with the Project Team, MKSK will attend a pre-bid meeting, answer contractor questions during bidding, and assist in the evaluation of bids and bidder reviews.

**4. CONSTRUCTION ASSISTANCE PHASE**

MKSK will attend the scheduled pre-construction conference. We will also include evaluations of the planting installation, review of construction submittals, review of proposed changes in the work, and on-site inspections to determine substantial and final completion.



EAST NATIONWIDE BOULEVARD ENHANCEMENTS, COLUMBUS, OH \_ MKSK

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## PROPOSED DEGREE OF LOCAL EMPLOYMENT



MKSK proposes that 65% of the project will be performed locally in Lexington.

NAME	ROLE	PERCENTAGE INVOLVEMENT IN PROJECT
ANDY KNIGHT, PLA, ALSA Principal-in-Charge	Principal Landscape Architect Project Manager Lead Planning, Coordination & Design Site Evaluation/Feasibility KYTC Coordination Costing Bidding/Construction Administration	50% Lexington Office
CASEY ELMER, PLA, ASLA	Landscape Design & Documentation	20%
KAREN MCCOY, PLA, ASLA Principal	Thematic Development Support Landscape Design Support	6%
BRETT KORDENBROCK, LEED AP BD+C, ASLA	Native Species Selection Environmental Sustainability	4%
JENNY GULICK, MA	Site Evaluation Support Utility Coordination Plant Selection Review Certified Arborist Consultation Soil Samples	5%
ABBIE JONES, PE	KYTC Coordination, Utilities	15% Lexington Office
<b>Total Project Involvement</b>		<b>100%</b>



CAPITOL SQUARE PLANTERS, COLUMBUS, OH \_ MKSK

MKSK (MSK2, LLC) does not have any relationship that we are aware of whether by relative, business associate, funding agreement or any other such kinship, between our company and any LFUCG employee that could be construed as a conflict of interest in providing proposed professional services on this project.



Andrew Knight P.A. ASLA Principal



## DONOR RECOGNITION

**MKSK**

We have established experience assisting with philanthropic efforts for our clients and value Donor Recognition as an integral part of the design for gardens, fountains, and open spaces. We are well-versed in producing concept designs, illustrations, narratives, and presentation packages to articulate the vision and message for securing philanthropic donations to offset the costs of site construction. These packages may include all or some of the following: siting program, study, order of magnitude, precedent images, plan and perspective renderings. We also have experience collaborating with our clients to find creative ways to integrate Donor Recognition into the overall design, with careful selection of materials and placement within the landscape.

SCIOTO MILE Columbus, Ohio

MCFERSON COMMONS Columbus, Ohio

OSU WEXNER MEDICAL CENTER, CHLOIS G. INGRAM SPIRIT OF WOMEN PARK Columbus, Ohio

FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS- BRIDES GARDEN Columbus, Ohio

FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS- SCOTT'S MIRACLE-GRO COMMUNITY GARDEN CAMPUS Columbus, Ohio

FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS- OVERALL CAMPUS & INDIVIDUAL GARDEN DONOR RECOGNITION Columbus, Ohio

INNISWOOD SISTERS GARDEN Columbus, Ohio

NORMA'S GARDEN AT THE GATHERING PLACE, VARIOUS DONOR PLAQUES Beachwood, Ohio

DUBLIN METHODIST HOSPITAL CAMPUS, ILLUSTRATIVE DONOR PACKAGE Dublin, Ohio

OSU MEDICAL CENTER, OUTDOOR CAFE DONOR PACKAGE Columbus, Ohio

OSU MEDICAL CENTER, CHILDREN'S GARDEN ILLUSTRATIVE DONOR PACKAGE Columbus, Ohio

OSU MEDICAL CENTER, HEALING GARDEN ILLUSTRATIVE DONOR PACKAGE Columbus, Ohio

OSU MEDICAL CENTER, SPIRIT OF WOMEN PARK SPIRIT OF HOPE SCULPTURE & DONOR WALLS ILLUSTRATIVE DONOR PACKAGE Columbus, Ohio

NATIONWIDE CHILDREN'S HOSPITAL MOONLIGHT GARDEN DONOR PLAQUES Columbus, Ohio













DOWNTOWN LEXINGTON STREETScape \_ MKSK

ZONE B: ATHENS-BOONESBORO @ I-75 INTERCHANGE

PHASE	MKSK DESIGN TEAM				DAVEY RESOURCE GROUP	ABBIE JONES	FEE
	ANDY	KAREN	CASEY	BRETT			
1. Planning	16		14			12	\$6,240
2. Design	12	10	30	8		23	\$11,430
3. Bidding	2		4			4	\$1,380
4. Construction Assistance	6		8			6	\$2,840
<b>Total Project Cost (Includes all direct labor and reimbursable expenses)</b>							<b>\$21,890</b>

ZONE C: RICHMOND ROAD MEDIANS

PHASE	MKSK DESIGN TEAM				DAVEY RESOURCE GROUP	ABBIE JONES	FEE
	ANDY	KAREN	CASEY	BRETT			
1. Planning	16		14			12	\$5,900
2. Design	12	10	30	8		23	\$10,550
3. Bidding	2		4			4	\$880
4. Construction Assistance	6		8			6	\$2,840
<b>Total Project Cost (Includes all direct labor and reimbursable expenses)</b>							<b>\$20,170</b>

ZONE D: WINCHESTER ROAD @ NEW CIRCLE ROAD INTERCHANGE

PHASE	MKSK DESIGN TEAM				DAVEY RESOURCE GROUP	ABBIE JONES	FEE
	ANDY	KAREN	CASEY	BRETT			
1. Planning	16		14			12	\$5,900
2. Design	12	10	30	8		23	\$10,550
3. Bidding	2		4			4	\$880
4. Construction Assistance	6		8			6	\$2,840
<b>Total Project Cost (Includes all direct labor and reimbursable expenses)</b>							<b>\$20,170</b>

<b>Soil Sample Analysis Unit Price</b>	<b>\$7</b>
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<b>Unit Cost for Construction Assistance (Estimated 20 Hours)</b>	<b>\$3,800</b>
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<b>NAME</b>	<b>PRIMARY ROLE</b>	<b>BILLING RATE/HOUR</b>
ANDY KNIGHT, PLA, ASLA Principal-in-Charge	Principal Landscape Architect Project Manager	\$190
CASEY ELMER, PLA, ASLA	Landscape Design & Documentation	\$95
KAREN MCCOY, PLA, ASLA Principal	Thematic Development Support Landscape Design Support	\$190
BRETT KORDENBROCK, LEED AP BD+C, ASLA	Native Species Selection Environmental Sustainability	\$110
JENNY GULICK, MA	Certified Arborist Consultation	\$125
ABBIE JONES, PE, PLS	KYTC Coordination, Utility Coordination	\$125



Firm Submitting Proposal: MSK2, LLC (dba MKSK)

Complete Address: 163 East Main Street Lexington 40507  
Street City Zip

Contact Name: Andy Knight Title: PLA, ASLA, Principal

Telephone Number: 859.280.3222 Fax Number: 859.957.0950

Email address: aknight@mkskstudios.com

## EQUAL OPPORTUNITY AGREEMENT

### The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states:

*The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap.*

- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states:

*The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.*

\*\*\*\*\*

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

### Bidders

*I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, Vietnam veterans, handicapped and aged persons.*



\_\_\_\_\_  
Signature

MSK2, LLC (dba MKSK)

\_\_\_\_\_  
Name of Business

**AFFIDAVIT**

Comes the Affiant, Andy Knight, and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is Andy Knight and he/she is the individual submitting the proposal or is the authorized representative of MKSJK, the entity submitting the proposal (hereinafter referred to as "Proposer").

2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.

3. Proposer will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.

4. Proposer has authorized the Division of Central Purchasing to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.

5. Proposer has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Proposer will not violate any provision of the campaign finance laws of the Commonwealth.

6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

**Continued on next page**

7. Proposer acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught.

Andy Knight  
STATE OF Kentucky  
COUNTY OF Fayette

The foregoing instrument was subscribed, sworn to and acknowledged before me  
by Andy Knight on this the 4th day  
of November, 2016.

My Commission expires: May 11, 2019

Kevin N. McCarthy  
NOTARY PUBLIC, STATE AT LARGE





**AFFIDAVIT**

Comes the Affiant, Andy Knight, and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is Andy Knight and he/she is the individual submitting the proposal or is the authorized representative of MKS, the entity submitting the proposal (hereinafter referred to as "Proposer").

2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.

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6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

**Continued on next page**

**LFUCG STATEMENT OF GOOD FAITH EFFORTS**

Bid/RFP/Quote # 36-2016

By the signature below of an authorized company representative, we certify that we have utilized the following Good Faith Efforts to obtain the maximum participation by MWDBE and Veteran-Owned business enterprises on the project and can supply the appropriate documentation.

Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow MWDBE firms and Veteran-Owned businesses to participate.

Included documentation of advertising in the above publications with the bidders good faith efforts package

Attended LFUCG Central Purchasing Economic Inclusion Outreach event

Attended pre-bid meetings that were scheduled by LFUCG to inform MWDBEs and/or Veteran-Owned Businesses of subcontracting opportunities

Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and MWDBE firms and Veteran-Owned businesses

Requested a list of MWDBE and/or Veteran subcontractors or suppliers from LFUCG and showed evidence of contacting the companies on the list(s).

Contacted organizations that work with MWDBE companies for assistance in finding certified MWBDE firms and Veteran-Owned businesses to work on this project. Those contacted and their responses should be a part of the bidder's good faith efforts documentation.

Sent written notices, by certified mail, email or facsimile, to qualified, certified MWDBEs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.

Followed up initial solicitations by contacting MWDBEs and Veteran-Owned businesses to determine their level of interest.

Provided the interested MWBDE firm and/or Veteran-Owned business with adequate and timely information about the plans, specifications, and requirements of the contract.

Selected portions of the work to be performed by MWDBE firms and/or Veteran-Owned businesses in order to increase the likelihood of meeting the

contract goals. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MWDBE and Veteran participation, even when the prime contractor may otherwise perform these work items with its own workforce

\_\_\_\_\_ Negotiated in good faith with interested MWDBE firms and Veteran-Owned businesses not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection should be so noted in writing with a description as to why an agreement could not be reached.

\_\_\_\_\_ Included documentation of quotations received from interested MWDBE firms and Veteran-Owned businesses which were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.

\_\_\_\_\_ Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a MWDBE and/or Veteran-Owned business's quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy MWDBE and Veteran goals.

\_\_\_\_\_ Made an effort to offer assistance to or refer interested MWDBE firms and Veteran-Owned businesses to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal

Made efforts to expand the search for MWBE firms and Veteran-Owned businesses beyond the usual geographic boundaries.

\_\_\_\_\_ Other--any other evidence that the bidder submits which may show that the bidder has made reasonable good faith efforts to include MWDBE and Veteran participation.

**NOTE: Failure to submit any of the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement which is subject to approval by the MBE Liaison. Documentation of Good Faith Efforts must be submitted with the Bid, if the participation Goal is not met.**

The undersigned acknowledges that all information is accurate. Any misrepresentations may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

MSK2,LLC (dba MKSK)

**Company**

11/07/2016

**Date**

Jane Jordan

**Company Representative**

Director of Business Development

**Title**

**WORKFORCE ANALYSIS FORM**

Name of Organization: MSK2, LLC (dba MKSK)

Categories	Total	White (Not Hispanic or Latino)		Hispanic or Latino		Black or African-American (Not Hispanic or Latino)		Native Hawaiian and Other Pacific Islander (Not Hispanic or Latino)		Asian (Not Hispanic or Latino)		American Indian or Alaskan Native (not Hispanic or Latino)		Two or more races (Not Hispanic or Latino)		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Administrators	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	2	1
Professionals	46	36	8	1	1	0	0	0	0	0	0	0	0	0	0	37	9
Superintendents																	
Supervisors																	
Foremen																	
Technicians	20	9	11	0	0	0	0	0	0	0	0	0	0	0	0	9	11
Protective Service																	
Para-Professionals	4	2	1	0	0	0	0	0	0	0	1	0	0	0	0	2	2
Office/Clerical	6	0	5	0	0	0	1	0	0	0	0	0	0	0	0	0	6
Skilled Craft																	
Service/Maintenance																	
<b>Total:</b>	79	40	15	1	1	0	1	0	0	0	1	0	0	0	0	50	29

Prepared by: Thomas Porto, Controller Date: 11 / 07 / 2016

*(Name and Title)*

*Revised 2015-Dec-15*



**LFUCG MWDBE PARTICIPATION FORM**  
 Bid/RFP/Quote Reference # 36-2016

The MWDBE and/or veteran subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to Central Purchasing for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

MWDBE Company, Name, Address, Phone, Email	MBE WBE or DBE	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1. Abbie Jones Consulting Abbie Jones, PE, PLS 1022 Fontaine Road Lexington, KY 40502 859.559.3443 abbie@abbie-jones.com	WBE	Land Surveying & Civil Engineering	\$6,000 - \$6,750*	30%
2.				
3.				
4.				

\*Represents a range for the three zones that MKSK is including in this proposal.

The undersigned company representative submits the above list of MWDBE firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

MSK2, LLC (dba MKSK)  
 Company

Andy Knight  
 Company Representative

11/07/16  
 Date

PLA, ASLA, Principal  
 Title



**MWDBE QUOTE SUMMARY FORM**  
 Bid/RFP/Quote Reference # 36-2016

The undersigned acknowledges that the minority and/or veteran subcontractors listed on this form did submit a quote to participate on this project. Failure to submit this form may cause rejection of the bid.

<b>Company Name</b> MSK2, LLC (dba MKSK)	<b>Contact Person</b> Andy Knight, PLA, ASLA, Principal
<b>Address/Phone/Email</b> 163 E Main Street Lexington, KY 40507 859.280.3222 aknight@mkskstudios.com	<b>Bid Package / Bid Date</b> RFQ#36-2016 Lexington Corridors Beautification Design Services 11/07/2016

MWDBE Company Address	Contact Person	Contact Information (work phone, Email, cell)	Date Contacted	Services to be performed	Method of Communication (email, phone, meeting, ad, event etc)	Total dollars \$\$ Do Not Leave Blank (Attach Documentation)	MBE * AA HA AS NA Female	Veteran
Abbie Jones Consulting 1022 Fontaine Rd Lexington, KY 40502	Abbie Jones, PE, PLS	859 559 3443 abbie@ abbie-jones.com	10/25/16	Land Surveying/ Civil Engineering	Email	\$6,000-\$6,750*	Female	

\*Represents a range for the three zones that MKSK is including in this proposal.

(MBE designation / AA=African American / HA= Hispanic American/AS = Asian American/Pacific Islander/ NA= Native American)

The undersigned acknowledges that all information is accurate. Any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

MSK2, LLC (dba MKSK)  
 Company  
11/07/16  
 Date

Andy Knight  
 Company Representative  
 PLA, ASLA, Principal  
 Title



**TRANSPORTATION CABINET**

Frankfort, Kentucky 40622  
www.transportation.ky.gov/

**Steven L. Beshear**  
Governor

**Michael W. Hancock, P.E.**  
Secretary

June 30, 2011

Abbie Jones, Owner  
ABBIE JONES  
1022 Fontaine Road  
Lexington, KY 40502

Dear Ms. Jones:

The Kentucky Transportation Cabinet, DBE Certification Committee, has determined that **ABBIE JONES** meets the eligibility standards of a woman-owned **Disadvantaged Business Enterprise (DBE)** established pursuant to 49 CFR Part 26. **As a result, ABBIE JONES is certified to perform the following items of work: professional engineer and land surveyor.** Therefore, your company's certification has been accepted to participate in the Cabinet's Disadvantaged Business Enterprise (DBE) Program.

Absent a finding of regulatory non-compliance, a change in ownership and/or control or a successful third party challenge, **this certification will be up for renewal on June 30, 2014.** You are required to notify this office in writing of any changes made in the ownership and control of this firm within seven (7) days of occurrence. You will be required to submit an affidavit annually to determine whether your firm continues to meet the standards of 49 CFR Part 26.

Additionally, firms desiring to perform highway construction and preconstruction work with the Cabinet must attend at least one (1) management development course sponsored by the Cabinet's Entrepreneurial Development Institute prior to its third year of certification and participate in a Cabinet sponsored orientation program. Participation in these training activities is essential to developing a clear understanding of the plans and specifications, rules, regulations and operational procedures governing highway construction work. Adequate notification of the management development course and orientation will be provided at a future date.

Sincerely,

Melvin Bynes  
DBE Liaison Officer  
Small Business Development Branch

MB/MRT

Enclosure



An Equal Opportunity Employer M/F/D

## GENERAL PROVISIONS

1. Each Respondent shall comply with all Federal, State & Local regulations concerning this type of service or good.

The Respondent agrees to comply with all statutes, rules, and regulations governing safe and healthful working conditions, including the Occupational Health and Safety Act of 1970, 29 U.S.C. 650 *et. seq.*, as amended, and KRS Chapter 338. The Respondent also agrees to notify the LFUCG in writing immediately upon detection of any unsafe and/or unhealthful working conditions at the job site. The Respondent agrees to indemnify, defend and hold the LFUCG harmless from all penalties, fines or other expenses arising out of the alleged violation of said laws.

2. Failure to submit ALL forms and information required in this RFP may be grounds for disqualification.
3. Addenda: All addenda, if any, shall be considered in making the proposal, and such addenda shall be made a part of this RFP. Before submitting a proposal, it is incumbent upon each proposer to be informed as to whether any addenda have been issued, and the failure to cover in the bid any such addenda may result in disqualification of that proposal.
4. Proposal Reservations: LFUCG reserves the right to reject any or all proposals, to award in whole or part, and to waive minor immaterial defects in proposals. LFUCG may consider any alternative proposal that meets its basic needs.
5. Liability: LFUCG is not responsible for any cost incurred by a Respondent in the preparation of proposals.
6. Changes/Alterations: Respondent may change or withdraw a proposal at any time prior to the opening; however, no oral modifications will be allowed. Only letters, or other formal written requests for modifications or corrections of a previously submitted proposal which is addressed in the same manner as the proposal, and received by LFUCG prior to the scheduled closing time for receipt of proposals, will be accepted. The proposal, when opened, will then be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope which is plainly marked "modifications of proposal".
7. Clarification of Submittal: LFUCG reserves the right to obtain clarification of any point in a bid or to obtain additional information from a Respondent.
8. Bribery Clause: By his/her signature on the bid, Respondent certifies that no employee of his/hers, any affiliate or Subcontractor, has bribed or attempted to bribe an officer or employee of the LFUCG.



9. Additional Information: While not necessary, the Respondent may include any product brochures, software documentation, sample reports, or other documentation that may assist LFUCG in better understanding and evaluating the Respondent's response. Additional documentation shall not serve as a substitute for other documentation which is required by this RFP to be submitted with the proposal,
10. Ambiguity, Conflict or other Errors in RFP: If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, it shall immediately notify LFUCG of such error in writing and request modification or clarification of the document if allowable by the LFUCG.
11. Agreement to Bid Terms: In submitting this proposal, the Respondent agrees that it has carefully examined the specifications and all provisions relating to the work to be done attached hereto and made part of this proposal. By acceptance of a Contract under this RFP, proposer states that it understands the meaning, intent and requirements of the RFP and agrees to the same. The successful Respondent shall warrant that it is familiar with and understands all provisions herein and shall warrant that it can comply with them. No additional compensation to Respondent shall be authorized for services or expenses reasonably covered under these provisions that the proposer omits from its Proposal.
12. Cancellation: If the services to be performed hereunder by the Respondent are not performed in an acceptable manner to the LFUCG, the LFUCG may cancel this contract for cause by providing written notice to the proposer, giving at least thirty (30) days notice of the proposed cancellation and the reasons for same. During that time period, the proposer may seek to bring the performance of services hereunder to a level that is acceptable to the LFUCG, and the LFUCG may rescind the cancellation if such action is in its best interest.

A. Termination for Cause

- (1) LFUCG may terminate a contract because of the contractor's failure to perform its contractual duties
- (2) If a contractor is determined to be in default, LFUCG shall notify the contractor of the determination in writing, and may include a specified date by which the contractor shall cure the identified deficiencies. LFUCG may proceed with termination if the contractor fails to cure the deficiencies within the specified time.
- (3) A default in performance by a contractor for which a contract may be terminated shall include, but shall not necessarily be limited to:
  - (a) Failure to perform the contract according to its terms,

- conditions and specifications;
- (b) Failure to make delivery within the time specified or according to a delivery schedule fixed by the contract;
  - (c) Late payment or nonpayment of bills for labor, materials, supplies, or equipment furnished in connection with a contract for construction services as evidenced by mechanics' liens filed pursuant to the provisions of KRS Chapter 376, or letters of indebtedness received from creditors by the purchasing agency;
  - (d) Failure to diligently advance the work under a contract for construction services;
  - (e) The filing of a bankruptcy petition by or against the contractor; or
  - (f) Actions that endanger the health, safety or welfare of the LFUCG or its citizens.

#### B. At Will Termination

Notwithstanding the above provisions, the LFUCG may terminate this contract at will in accordance with the law upon providing thirty (30) days written notice of that intent, Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

- 13. **Assignment of Contract:** The contractor shall not assign or subcontract any portion of the Contract without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
- 14. **No Waiver:** No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this Contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
- 15. **Authority to do Business:** The Respondent must be a duly organized and authorized to do business under the laws of Kentucky. Respondent must be in good standing and have full legal capacity to provide the services specified under this Contract. The Respondent must have all necessary right and lawful authority to enter into this Contract for the full term hereof and that proper corporate or other action has been duly taken authorizing the Respondent to enter into this

Contract. The Respondent will provide LFUCG with a copy of a corporate resolution authorizing this action and a letter from an attorney confirming that the proposer is authorized to do business in the State of Kentucky if requested. All proposals must be signed by a duly authorized officer, agent or employee of the Respondent.

16. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this Contract, the Parties agree that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Contract or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.
17. **Ability to Meet Obligations:** Respondent affirmatively states that there are no actions, suits or proceedings of any kind pending against Respondent or, to the knowledge of the Respondent, threatened against the Respondent before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of Respondent to perform its obligations under this Contract, or which question the legality, validity or enforceability hereof or thereof.
18. Contractor understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Contractor is an independent contractor at all times during the performance of the services specified.
19. If any term or provision of this Contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.



\_\_\_\_\_  
Signature

11/07/16

\_\_\_\_\_  
Date



**Commonwealth of Kentucky**  
**Alison Lundergan Grimes, Secretary of State**

Alison Lundergan Grimes  
Secretary of State  
P. O. Box 718  
Frankfort, KY 40602-0718  
(502) 564-3490  
<http://www.sos.ky.gov>

**Certificate of Authorization**

Authentication number: 152841

Visit <https://app.sos.ky.gov/ftshow/certvalidate.aspx> to authenticate this certificate.

I, Alison Lundergan Grimes, Secretary of State of the Commonwealth of Kentucky, do hereby certify that according to the records in the Office of the Secretary of State,

**MSK2, LLC**

, a limited liability company authorized under the laws of the state of Ohio, is authorized to transact business in the Commonwealth of Kentucky, and received the authority to transact business in Kentucky on November 4, 2011.

I further certify that all fees and penalties owed to the Secretary of State have been paid; that an application for certificate of withdrawal has not been filed; and that the most recent annual report required by KRS 14A.6-010 has been delivered to the Secretary of State.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at Frankfort, Kentucky, this 15<sup>th</sup> day of July, 2014, in the 223<sup>rd</sup> year of the Commonwealth.



*Alison Lundergan Grimes*

Alison Lundergan Grimes  
Secretary of State  
Commonwealth of Kentucky  
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