



## Main & Vine Streetscape Plantings & Amenities Redesign Plan: Scope of Work

Gresham Smith is pleased to present this proposal for Main & Vine Streetscape Plantings & Amenities Redesign Plan. The project scope as defined by the RFP includes Main and Vine Streets, excluding the Town Branch Commons footprint, between Jefferson Street and Midland Avenue, as well as excluding Vine Street from the transit center east to Midland, see Exhibit A The scope and fee proposal for the project is outlined below.

### Task 1: Inventory and Analysis

Document existing conditions for plantings, lighting, furnishings, and other streetscape elements. Identify areas of deterioration, inconsistency, and opportunity, noting high-priority maintenance or replacement needs.

- Conduct an inventory of each corridor, documenting key features such as plantings, street furnishings, and lighting.
- Conduct up to 2 field visits to collect site specific data.
- Map inventory and existing conditions with field collected data and publicly available data.
- Draft initial analysis that identifies high-level strategies and priority locations for streetscape improvements to use for stakeholder feedback.

#### Task 1 Deliverables:

Existing Conditions Document PDF and GIS files

Analysis Document PDF

#### Task 1 Meetings:

Project Client Kick-off

Gresham will conduct bi-weekly 30-minute progress calls with the Client, for a total of up to 4 calls

**Task 1 Fee:** \$30,750

### Task 2: Stakeholder and Staff Engagement

- The project team will review stakeholder lists informed by the ongoing Downtown Master Plan and with the Client, finalize a list of key stakeholders, civic leaders, business representatives, property owners, and commission members to be engaged in this process.
- The Project team will prepare for and lead a one-day stakeholder workshop to validate findings from Task 1. The workshop will include a half-day Corridor Walk Audit that will help participants assess trade-offs among draft strategy priorities and up to three stakeholder meetings
- Key stakeholder meetings should include the anticipated following focus groups:

*Genuine Ingenuity*

100 West Main Street  
Suite 350  
Lexington, KY 40507  
859.469.5610

GreshamSmith.com



- Planting: Various LFUCG staff that regularly maintain beds, trees, and tree lighting
- Street Safety: Lextran, KYTC and LFUCG staff to discuss impacts of plantings, amenities, and lighting on ROW
- Maintenance and Implementation: DES and Parks and Recreation focused on responsibility, maintenance strategies and implementation
- Downtown Business and Property Owners: Attend standing meeting with downtown business and property owners
- The team has provided optional scope to prepare for and canvas at local downtown businesses (1 day), which is not included in the base scope.

#### **Task 2 Deliverables:**

Engagement Summaries PDF

#### **Task 2 Meetings:**

- Client meeting focused on preparation for Stakeholder Workshop
- One-day workshop that includes up to three stakeholder meetings and half day of walk audit.
- Up to 4 stakeholder meetings for ongoing coordination, including recurring downtown stakeholder meeting set up by LFUCG Planning.

**Task 2 Fee:** \$29,500

### **Task 3: Design Development & Deliverables**

Based on inventory and analysis along with stakeholder feedback from Task 2 workshops, the consultant will develop recommendations. The recommendations will focus on three primary areas: planting, lighting, and street furnishings. Task 3.1 will develop preliminary recommendations and task 3.2 will develop the final project documentation.

#### *3.1 Preliminary Recommendations*

Initial concepts will be prepared for client team and stakeholders for feedback.

- Draft concept material palette alternatives that provide a variety in cost, scale, and aesthetic, offering flexible solutions to landscape and furnishings including planters.
- Use precedent images and diagrams to help visualize the potential improvements.
- These deliverables will be presented for client team feedback and to the Corridors Commission for feedback. After receiving feedback from both the Corridors Commission and the Client, the Project team will develop the final recommendations report.

#### *3.2 Final Recommendations Report*

- Prepare Final Recommendations Report. Final report will briefly summarize findings from inventory and analysis (task 1), stakeholder input (task 2), and final recommendations (task 3), resulting in a cohesive, implementable roadmap.



- Report will include typical planting layout plans with plant schedules, a map/diagram illustrating the recommended locations for plantings, and furnishings, with product specifications, maintenance and warranties. These will not be signed and sealed construction documents.
- Final recommendations for lighting and furnishings will be included in the report as well as a map identifying where these furnishings could be placed along with product specs, maintenance and warranty information.
- The Project team will work with the client to develop a phasing and priority implementation recommendation plan based on high level cost estimate and available city funds.
- Design solutions will include up to three typical planting solutions for each type of planting area; bioswale, plant bed, planter/hanging basket. These are intended to be replicable throughout the corridors in a uniform fashion with minimum site-specific design.

**Task 3 Deliverables:**

Concept Material Palette Alternatives

Final Recommendations Report including the typical plans/diagrams, product specifications provided by manufacturers, typical maintenance regime and implementation phasing

**Task 3 Meetings:**

Gresham will conduct bi-weekly 30-minute progress calls with the Client, for a total of up to 8 calls

**Task 3 Fee:** \$56,500

**Total Base Fee:** \$116,750 lump sum

Below are optional tasks that support the base scope of work:

**Optional Task A: Business Canvassing Day**

- Prepare for and canvas at local downtown businesses (1 day)

Optional Task A Fee: \$4,850

**Optional Task B Quick-Build Project Menu**

Street Plans will collaborate during the inventory phase to assess the corridor from a safety perspective and identify quick build opportunities. The team will take three safety recommendations to develop a more detailed description and visualization of three near-term Quick-Build public realm and safety enhancement projects. The menu will include the following elements for each project:

- Project description and precedent
- 2-D diagram (Auto-CAD)
- Project budget profile



- Project delivery timelines
- Key partner identification
- Coordination with KYTC
- Recommended project materials, keyed into desired project duration

Each Quick-Build project will be designed to key into ongoing capacity and workflows led by LFUCG, Downtown Lexington Partnership, and other community and state partners, like KYTC.

**Deliverables:**

- Quick-Build Project Toolkit

**Optional Task B Fee:** \$35,570

**Optional Task C: Demonstration or Quick-Build Pilot Project**

A demonstration project (two to thirty day duration) or a more durable “Quick-Build” pilot project (six months to two years) would allow direct engagement with KYTC, key stakeholders, and the public to validate Task 3 recommendations and assess the feasibility of proposed safety and public realm improvements along Main and Vine Streets. The project, to be scoped separately, would also be used to evaluate multiple design elements, materials, and implementation/maintenance procedures that could be used to inform a district or citywide rapid response Quick-Build program.

- Plan and design a tactical pop-up demonstration or Quick-Build pilot project, such as a temporary safety improvement, planting installation, or public realm focused feature. The goal of the selected project is to be cost-effective while delivering high engagement impact. Depending on the final chosen project, it is intended that implementation will be handled by the consultant, in close coordination with LFUCG staff.
- The demonstration or Quick-Build project may be aligned with a major seasonal attraction or significant downtown event to maximize visibility and community engagement,
- Bringing design concepts to life in a tangible way, helping the community visualize how the proposed recommendations might function in practice and be scaled across the study area and further across Lexington.
- Utilize project to vet a larger project or program, including design elements, project delivery process, evaluation, and maintenance/stewardship.

**Deliverables:**

- Technical design/implementation and materials plan for review by KYTC, LFUCG staff
- Traffic control plan, project implementation schedule, contractor coordination (if required)
- Project evaluation and maintenance/mitigations plan

**Optional Task C Fee:** Dependent on project location, design elements, and intended duration.



### Optional Task D: Stewardship Framework

Developing a Stewardship Framework results in a coordinated effort to align recommended strategies with long-term resiliency and feasibility. This document will be a result of coordination between vendors, design team, and LFUCG staff, outlining a high-level approach to long-term management.

- Work with vendors to understand product warranties and maintenance.
- Meet with LFUCG staff that will maintain recommended strategies.
- Develop a brief document covering the roles and responsibilities of maintenance and management of the recommended strategies as it relates to durability and staff capacity.

### Optional Task D Fee: \$28,640

#### Assumptions:

- Existing conditions will be a planning level inventory and not include a formal survey deliverable
- Cost estimation will be at planning level and not include detailed estimates
- Project scope and fee is based on a 6 month schedule. If it extends beyond the 6 month schedule, additional scope and fee may be required.
- Arborist services are not included in scope but anticipate working with city arborist on any tree recommendations that may come from the identified strategies.
- The consultant will present once to the Corridors Commission the draft concepts and incorporate their feedback into the final deliverable. The final deliverable will not include additional presentations.
- Tree inventory and health assessment previously completed by LFUCG to be shared with and used in inventory and analysis.
- Client will be the liaison between Downtown Master Plan project and provide any relevant information from that project that may inform work as needed.
- Client will handle the logistics of stakeholder meetings including identifying locations and schedules for stakeholder meetings.
- High-level recommendations on soil considerations or amendments needed to support the proposed planting will be included in the scope. This may require a series of soil tests to be completed to have a general understanding but not every bed will get soil tested.
- Planning level assessment of soil and landscape bed health using information available from
  - LFUCG on planter performance, past planting failures, or soil related maintenance issues
  - Field observations noting soil volume constraints, compaction, drainage issues, and overall planter conditions that affect plant viability

It is understood that the following are excluded from the current scope of work:

- Detailed engineering or signed construction documents and specifications
- Geotechnical or environmental evaluations



- Irrigation plans
- Utility plans
- Permitting
- Permitting or application fees
- Traffic and/or parking studies beyond that listed above
- Detailed cost estimation
- Lighting design including photometrics or electrical design beyond planning level