Gresham Smith

Main and Vine Streetscape Plantings & Amenities Redesign Plan

LFUCG #34-2025

Lexington, KY | September 29, 2025

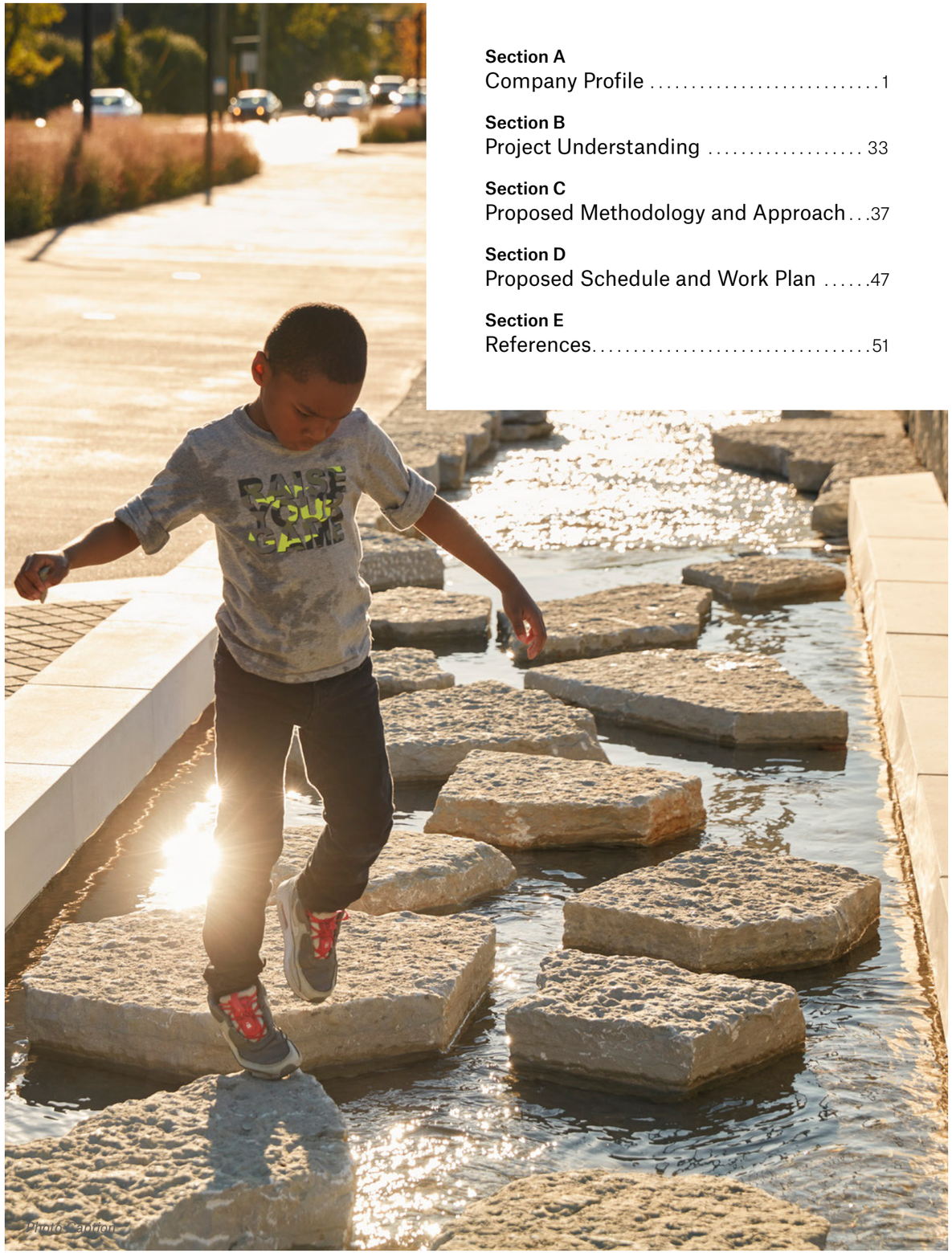

Photo Caption

Section A
Company Profile 1

Section B
Project Understanding 33

Section C
Proposed Methodology and Approach ... 37

Section D
Proposed Schedule and Work Plan 47

Section E
References 51

Genuine Ingenuity

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Suite 350
Lexington, KY 40505

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Gresham
Smith

September 29, 2025

Dear members of the selection committee,

I am pleased to submit our proposal for the Main and Vine Streetscape Plantings & Amenities Redesign Plan. We recognize the significance of these vital corridors and are excited to apply the Corridors Commission Guidebook to this important project that will enhance safety, vibrancy, and connectivity through innovative, cost-effective, and maintainable solutions that reflect Lexington's downtown.

What sets our team apart is our deep-rooted investment in Lexington—a community we proudly call home. This commitment is evident through our office overlooking Main Street, our active volunteerism and our longstanding partnerships with the LFUCG and the Corridors Commission. These collaborations have yielded award-winning results, including the development of the Corridors Commission Guidebook and the revitalization of notable downtown public spaces, such as Phoenix Park, Charles Young Park and the Town Branch Commons Streetscape. These experiences have provided us with valuable insights into the local context, operational constraints, and community aspirations, enabling us to hit the ground running.

We take pride in our multidisciplinary expertise in streetscape design for KYTC corridors, with successful projects in Lexington as well as Danville and Louisville, Kentucky. Our proficiency allows us to navigate regulatory requirements seamlessly while employing innovative design strategies that enhance both aesthetics and functionality. This dual focus uniquely positions us to address the challenges presented by the current RFQ.

Our team includes trusted national and local partners, Street Plans and EHI Consultants. Our collaborative efforts reflect our understanding of having a big impact with a light touch, increasing your return on these investments. Our approach emphasizes stakeholder involvement throughout the design process. By fostering strong community relationships, we create tailored solutions that resonate with residents and align with LFUCG's strategic objectives for developing and maintaining long-term improvements.

We are thrilled to have an opportunity to partner with you on this initiative and to implement the Corridors Commission Guidebook. Thank you for considering our proposal. We look forward to contributing to Lexington's vibrant urban fabric!

Sincerely,

Louis Johnson, PLA
Project Executive | Executive Vice President
louis.johnson@greshamsmith.com

Section A

Company Profile

Offering a national perspective with a local feel.

Gresham Smith is an architecture, engineering and design practice that provides creative solutions while genuinely caring for each other, our clients and our communities. With 26 locations throughout the US, including an office in Lexington, we offer a national perspective with a local feel. That means we not only bring a broad range of experience to the picture, but we also really get to know our clients, their business and the entire landscape of their project. It's not about our personal accolades or portfolio—we define success by how well we solved the problem and served the greater good of the community.

KYTC Prequalification

Gresham Smith has extensive experience with KYTC and is prequalified in Construction Project Supervision, Architecture Development, System Design, Deployment & Integration, System Maintenance, Management & Operations, Technology / System Evaluation, In-Depth Structure Inspection, Advanced Drainage Analysis & Design, Advanced Traffic Engineering Design & Modeling, Rural Roadway Design, Surveying, Urban Roadway Design, Spans Under 500 Feet, Standard Structures, Electrical Engineering Roadway Lighting, Electrical Engineering Traffic Signals, Traffic Engineering, Advanced Transportation Planning Engineering, Conceptual Transportation Planning, Pedestrian & Bicycle Planning & Design, Traffic Forecasting, Transportation Planning Engineering, Travel Demand & Simulation Modeling, Communication, Electrical Level 1, Electrical Level 2, Gas Level 1, Gas Level 2, Utility Construction Inspection, Utility Preconstruction Coordination, Water & Sewer Level 1, Water & Sewer Level 2.

Celebrating 58 Years

1,200 Professionals in 26 Offices

National Awards

2023 ASLA National Awards

Award of Excellence – The Rain Gardens at 900 Block
Honor Award for Urban Design – Town Branch Commons
Honor Award in the Analysis & Planning – The Chattahoochee RiverLands

2023 ACEC National Award

KYTC - Complete Streets, Roads, and Highways Manual

2024 ACEC - KY Award

LFUCG - Town Branch Commons

Gresham Smith's Lexington staff volunteered together to clean up Town Branch Commons

489
Awards for Projects

75+
Projects Completed in Lexington, KY

65
LEED Certified/ Registered Projects

We Know Lexington

Gresham Smith has delivered more than 75 projects in Lexington in the last 10 years. Below is a list of standout relevant efforts from our portfolio and our team's prior experience.

Urban Design and Planning

- Corridors Commission Guidebook – Typology and Strategic Design Guide
- Imagine New Circle
- Distillery District Master Plan*
- Rupp Arena Arts and Entertainment District*
- East End Small Area Plan*

Multimodal Planning and Design

- Town Branch Commons Greenway
- University of Kentucky Bike Plan
- Short Street Tactical Urbanism Design*

Parks and Plazas

- Splash! At Charles Young Park
- Reimagining Phoenix Park
- Coldstream Park Master Plan
- Kelley's Landing Master Plan
- Town Branch Park*

Educational Institutions

- Sayer School*
- Bluegrass Community and Technical College Master Plan*
- UK Research Science Center*

Sustainability and Green Infrastructure

- The Rain Gardens at 900 Block Stormwater Incentive Grants
- Northland Avenue Stormwater Incentive Grants
- Multi-family Stormwater Retrofit Manual
- Urban Redevelopment Stormwater Retrofit Manual
- Greyline Station Stormwater Incentive Grants
- NoLi Sustainability Plan*

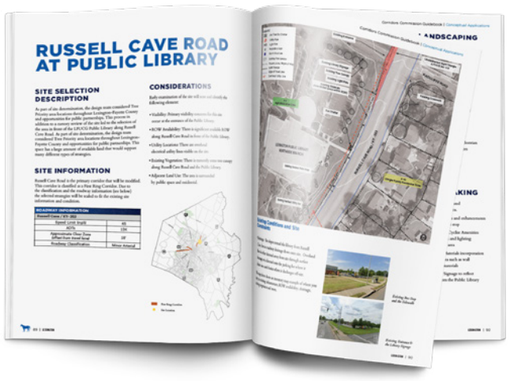
Economic, Residential, Mixed-use Development

- Rupp Arena High Street Parking Lot Redevelopment
- Legacy Business Park
- Oakdale Affordable Housing
- BlueGrass Airport Planning and Design
- Historic Lexington Courthouse*
- The MET*

** Projects completed by Gresham Smith Staff prior to joining Gresham Smith*

Proven Exceptional Results

We deeply value our longstanding relationship with LFUCG and take pride in delivering projects on time and on budget to meet the needs of our growing City. The images represent some of our most recent work which has both received regional and national awards while also coming in on-time and on-budget. We're ready to bring our deep familiarity with LFUCG's processes and standards along with our understanding of the City of Lexington to bring this plan to life and meet your expectations.



Trusted Partners

We've carefully selected our teaming partners because they are highly qualified and innovative, bringing a unique perspective to the Main and Vine project. EHI and Street Plans are trusted partners we've successfully worked with on the Broadway All the Way project in Louisville. EHI brings a wealth of local Lexington knowledge, having delivered a variety of community-centered projects. Street Plans has national expertise in transportation planning projects that transform cities' public spaces.

Street Plans

MBE | New York, NY
Transportation Planning

STREETPLANS
MIAMI ATLANTA NEW YORK

Street Plans is an award-winning transportation planning, urban design, and placemaking practice. Founded in 2009, they believe that the key to building great towns and cities requires the creation of active, safe, and human-scale streets and public spaces. Their approach integrates design, engineering, and programming to help communities achieve their social, economic, and mobility goals. They partner with local, regional, state, and national governments; not-for-profit organizations; foundations, and private sector clients to build better streets and better places – quickly.

Street Plans is globally renowned as both the founder and leading practitioner of Tactical Urbanism, an action-oriented approach to neighborhood transformation through short-term, cost-effective interventions that catalyze long-term change. As pioneers of this "Plan by Doing" methodology, they collaborate with communities to evaluate and learn from project performance.

They are a minority-owned business with hubs in New York City, Miami, Atlanta, Chattanooga, Pittsburgh, and the San Francisco Bay Area capable of delivering groundbreaking transportation, urban design, and placemaking projects nationwide.

EHI Consultants

MBE | Lexington, KY
Public Engagement

ehi CONSULTANTS

EHI was founded in 1995 to provide the highest quality of planning and design services. The firm has since become an established planning and engineering based group of professionals. Their diversity provides the capability to: program, plan, design and implement a range of planning projects, from neighborhoods to transportation planning related efforts, as well as a range of engineering projects, from highway design to drainage plans and calculations for both public and private clients.

Community Involvement is a vital process in which information is channeled from residents, businesses, and stakeholders within a project area. The approach to public input with EHI is more than a series of monologues by individuals; their team seeks out residents and stakeholders utilizing multiple outreach techniques from traditional print media to digital means.

Meatpacking District – West 14th Street
Public Space
Street Plans

East End Small Area Plan
EHI Consultants

Why Us?

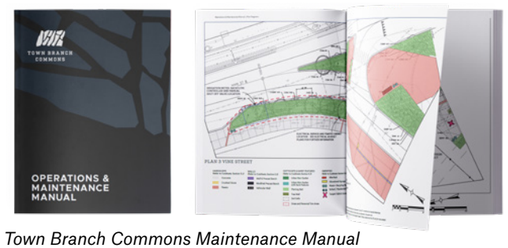
Our multidisciplinary team of planning, transportation, and placemaking experts have collaborated successfully for years. This collaborative relationship elevates our ability to best serve our clients and deepens our knowledge both of the constraints, but also the opportunities that exist along our most vital and visible public spaces, our corridors.

Corridors Typology & Strategic Design Guide

KYTC Complete Streets Manual Statewide

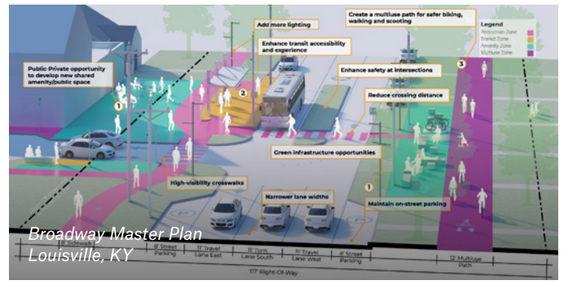
Scan code with mobile phone camera to see the first ever KYTC Complete Streets manual written by our team at Gresham Smith.

Town Branch Commons
Lexington, KY



Town Branch Commons Maintenance Manual
Lexington, KY

Peachtree Street Installation
Atlanta, GA | Street Plans



Broadway Master Plan
Louisville, KY

Here are six specific examples of why our team is best suited to support your work:

1

We are seasoned, award-winning placemakers

Our planners, urban designers and landscape architects have delivered catalytic corridor and placemaking projects of all scales from the 2-mile long Town Branch Commons to the recently completed Phoenix Park.

2

We know Downtown Lexington

Our office overlooks Main Street, and we have spent years designing and delivering public space improvements in Downtown Lexington. We know the ins and outs of Main and Vine Street, the Downtown Transit Center, the events, businesses and people who frequent downtown and how we can make these streetscapes work better for them all!

3

We led the Corridors Commission Guidebook

We have already built strong collaborative relationships delivering the award winning Corridors Commission Guidebook. We know it inside and out and are thrilled at the opportunity to put it to work for Downtown Lexington!

4

We get our hands dirty

We don't just create pretty pictures and planning documents. Our team is comprised of implementation experts including, Street Plans, our project partner, a Minority-Owned firm who has implemented light touch, high impact projects across the country. We understand the cost, implementation challenges and long-term maintenance and stewardship needs of these types of projects.

5

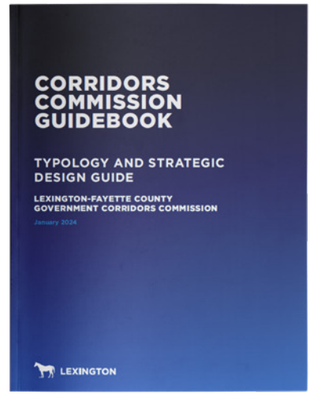
We know KYTC and Main Streets

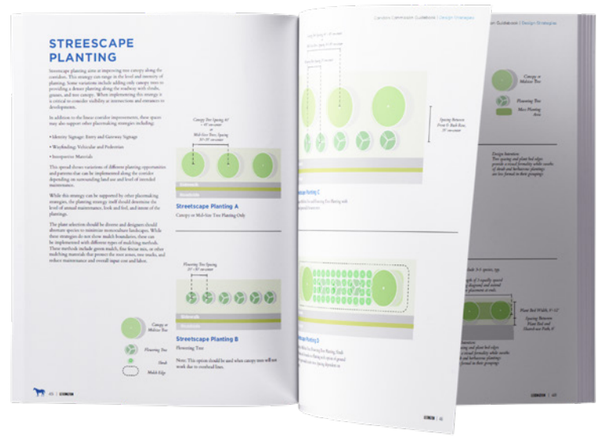
From the complete overhaul of Downtown Danville, KY's Main Street to the on-going quick-build multimodal improvements we are leading alongside KYTC on Louisville's Main Street, we understand the cultural, safety, and economic impact these types of projects have and the importance of rightsizing recommendations for their context.

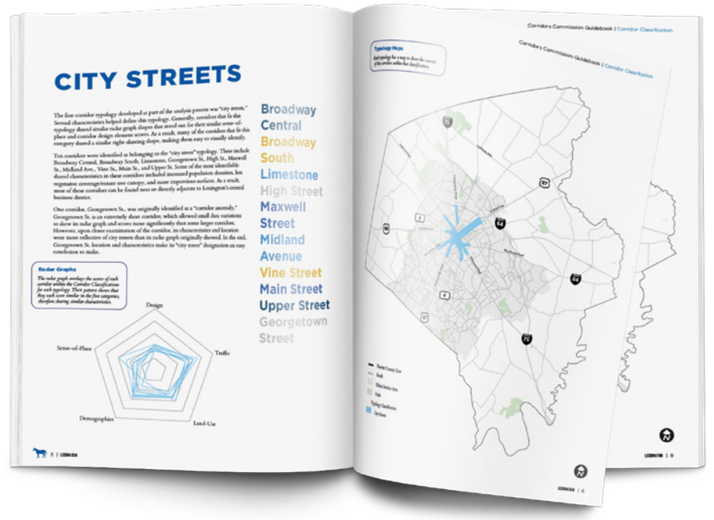
6

We bring all relevant disciplines

As a multidisciplinary firm, Gresham Smith has the capability to bring to bear landscape architects, planners, transportation planners, engineers, lighting designers, and more to this effort. Our team will be locally based in Lexington, but we have the ability to tap subject matter experts throughout the process.







Corridors Commission Guidebook

Lexington-Fayette Urban County Government | **Gresham Smith**

Location
Lexington, KY

Award
ASLA KY

Relevance
Our knowledge of the Guidebook runs deep as we worked hand in hand with your team to write it meaning we know it better than anyone else and will put it to work on this project

The LFUCG Corridors Commission needed a tool to evaluate, plan and implement strategic investments along the 31 corridors under its purview. With this in mind they selected Gresham Smith to produce the Corridors Commission Guidebook in early 2023.

The guidebook will serve as a framework for decision-making for the commission that will support long-term continuity for commission members; benefit the Neighborhood Enhancement Match Grant Program; and chart a path for equitable and sustainable investment in high-impact placemaking projects benefiting communities, visitors, the environment and much more.

The Gresham Smith team developed an easy-to-read guidebook that both the commission and the public could use. The guidebook is comprised of three major sections: Corridor Classification, Design Strategies and Conceptual Applications. Each of these sections aims to guide users through decision-making processes and improvement options for projects along major corridors in Lexington. These sections are supported by graphics, diagrams, maps and guidelines that explain a step-by-step process, highlight cost implications, and demonstrate creative opportunities to partner with similar organizations.

Danville Main Street Streetscape

City of Danville | **Gresham Smith**

Location
Danville, KY

Award
ASLA KY

Relevance
Complete Street transformation project in collaboration with KYTC

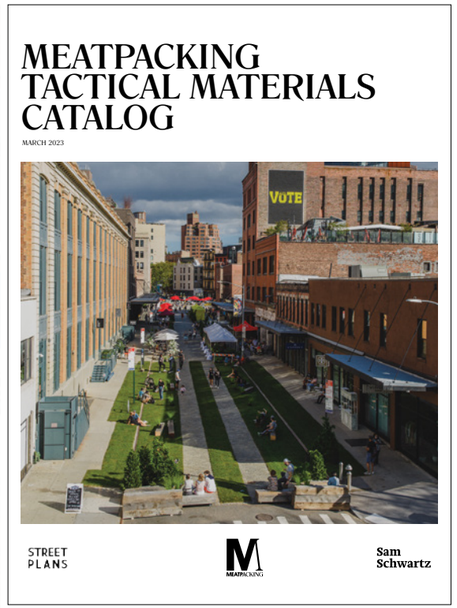
This project aimed to strengthen the visual identity of Danville's downtown through cohesive design elements

Focused on creating a welcoming environment for pedestrians, cyclists and transit users, with native plantings and durable materials

As part of the Downtown Danville Master Plan, Gresham Smith partnered with the City of Danville to reimagine Main Street as a vibrant, inclusive public space. Our complete streets design prioritized safety, comfort and vibrancy, ensuring that Danville's most iconic district is welcoming and accessible for all.

To enhance safety, we proposed narrowing the roadway, removing unnecessary turn lanes, shortening crosswalks and improving pedestrian visibility. Comfort is achieved by reclaiming space for wider sidewalks, enhanced landscaping, tree canopies and thoughtfully placed street furnishings—elements that make downtown more inviting. Lastly, vibrancy is at the heart of our design, creating new gathering spaces, expanding outdoor dining opportunities, and helping businesses extend their energy onto the street.

Building on earlier streetscape plans while incorporating modern best practices and community priorities, our design sets the stage for future investment in Downtown Danville. By transforming Main Street into a true destination, our work supports the city's broader efforts to revitalize downtown and create a welcoming, people-focused public space that fosters connection, activity and long-term growth.



Tactical On-Call Services

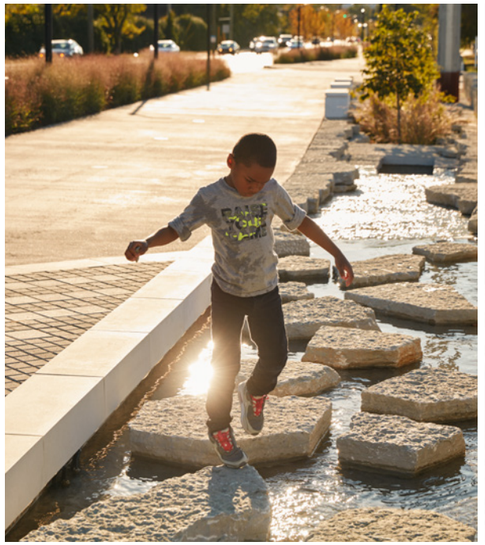
Meatpacking Business Improvement District | **Street Plans**

Location
New York, NY

Relevance
Demonstrates how consistent materials system can scale from plazas to corridors, quickly delivering safer, more vibrant public spaces while maintaining long-term flexibility

Street Plans is the lead on-call urban design firm for the Meatpacking Business Improvement District, advancing public space transformations envisioned in the District's Western Gateway Public Realm Vision Plan. To guide this work, our team developed the Tactical Materials Catalog—a temporary-to-permanent materials library with collections tailored to different project durations, from one-week pilots to multi-year interim redesigns. In 2023, Street Plans delivered Gansevoort Landing, a new plaza at 10th Avenue and Gansevoort Street connecting to the 5-acre Gansevoort Peninsula park.

The project featured an asphalt art mural curated by the Whitney Museum and installed with interim materials specified in the Catalog. Shortly after, our team transformed West 14th Street into a 16,000-square-foot pedestrian promenade linking the High Line, Little Island, and Pier 57. Installed in just two weeks, the design introduced ADA-compliant decks over historic cobbles, a modular system of granite blocks and large planters, new seating, and landscaping—all coordinated for year-round use, streamlined maintenance, and future reconfiguration.



Town Branch Commons

LFUCG | **Gresham Smith + EHI Consultants**

Location
Lexington, KY

Size
2.2 Miles

Awards
National ASLA
National ACEC
KY ASLA
NY ASLA
Federal Highways Association

Relevance
Successful past performance with LFUCG and KYTC

Project connects to multiple diverse communities and supports equitable mobility

Developed a number of placemaking design strategies that highlight Town Branch and the iconic Bluegrass Region

Coordinated with complex infrastructural challenges within the public right-of-way

Gresham Smith was selected to design Town Branch Commons, a 2.2-mile multimodal trail, greenway and park system in downtown Lexington, Kentucky. The project is a perfect example of how Lexington's primary corridors can create safe, beautiful, and environmentally friendly public rights-of-way. Town Branch Commons traces the route of Town Branch Creek, the city's original water source that now runs under Lexington's streets. In addition to its local role beautifying Midland Avenue and Vine Street, the greenway serves as the centerpiece of a city-wide park system, linking Lexington's urban core with the Bluegrass countryside.

The greenway accommodates pedestrians and cyclists, connecting more than 22 continuous miles of protected bike and pedestrian paths. The system connects urban, suburban and rural parts of the city, meaning residents who live near the 22-mile corridor will have safe, healthy mobility choices. In addition to improving connectivity and traffic, the greenway also introduces a number of environmental benefits and has been recognized nationally in 2022 by the Federal Highways Administration for environmental excellence. Thew project incorporates green infrastructure throughout downtown using features such as urban rain gardens, stormwater-capturing green streets, pervious paving and educational signage.

Complete Streets, Roads and Highways Manual

KYTC | **Gresham Smith**

Gresham Smith developed a Complete Streets focused manual with KYTC, building upon the most current and emerging national best practices for safe, enjoyable and equitable transportation for all users. The new KYTC Complete Streets, Roads, and Highways Manual supports and guides planning and engineering practitioners, transportation agencies, and local communities with the development of complete streets throughout the Kentucky transportation network.

The Manual offers guidance, recommendations and resources for the consideration of Complete Streets in all transportation projects, as a tool to promote safety for all users as part of an equitable transportation network. It identifies and supports a variety of users on Kentucky streets and highways. The Manual provides flexible complete streets guidance and recommendations, which may be modified and implemented based on location-specific context with prevailing planning and engineering judgment.

Following successful completion of the manual, Gresham Smith was tasked with leading content development for a series of in-person and online training events. Our team successfully deployed multiple sessions across the Commonwealth to a diverse group of local and state level stakeholders.

Location
Statewide - KY

Awards
National ACEC
KY ACEC
KY APA

Relevance
Emphasizes the importance of inclusivity in design, ensuring that all community members—regardless of age, ability, or mode of transportation—can safely navigate the streets

Showcases our knowledge of KYTC Complete Street Design Standards

Integrates principles of sustainable design, advocating for native plantings and low-impact materials

Louisville's Main Remade

KYTC HSIP | **Gresham Smith**

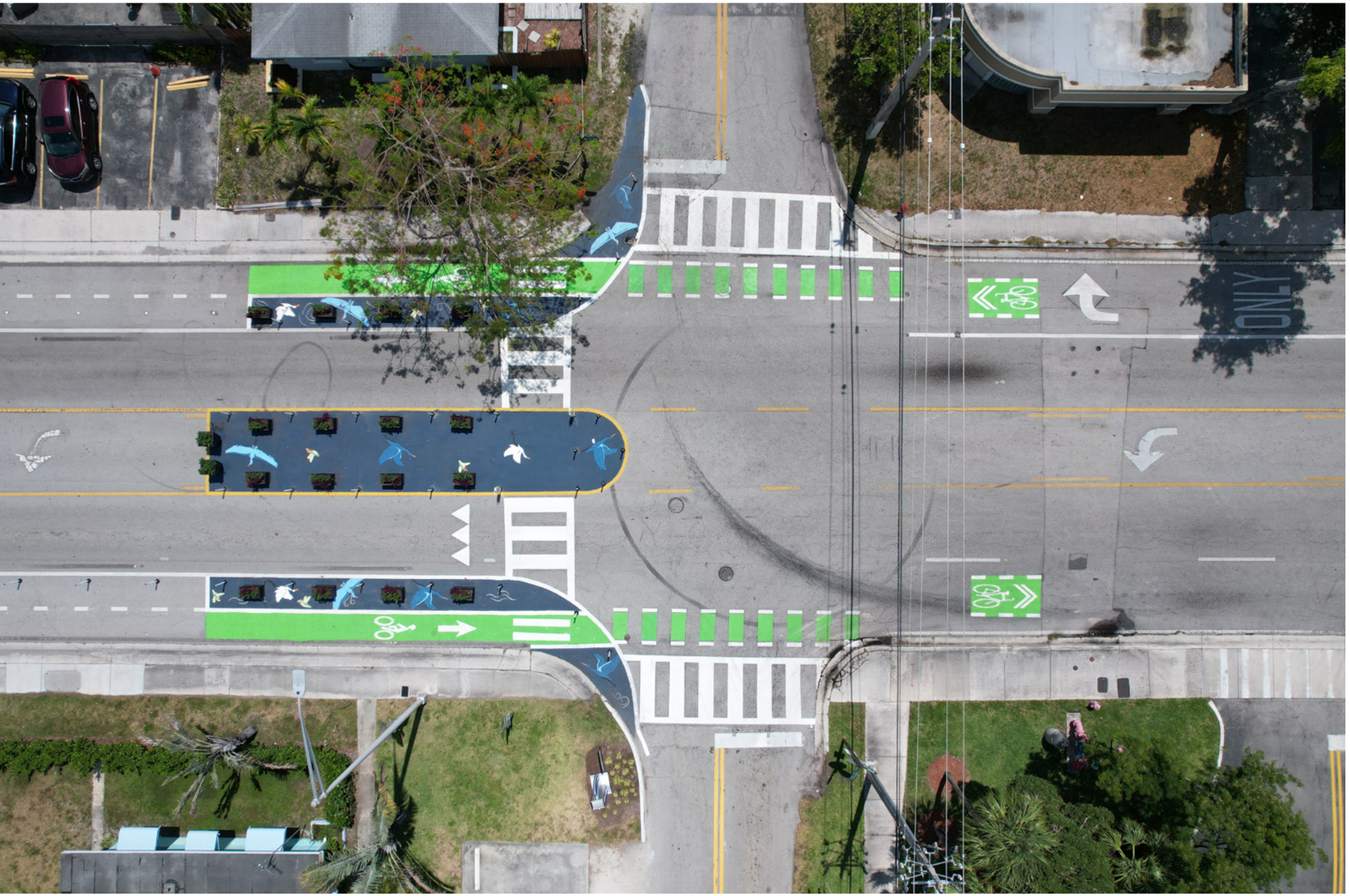
This Main Street safety project, branded Main Remade, involves the reconfiguration of Main Street in downtown Louisville to improve safety and accessibility for all users. The existing corridor is 3 miles of urban one-way travel with a varied cross-section and changing user patterns which supported the project development decision to section the project into 3 lengths. The eastern portion (East Phase) is in active construction with an ultimate completion date of early-spring 2026. The western portion is paired with a timely resurfacing project and is slated for construction by the end of this year's paving season. The central portion, which spans from 2nd Street to 10th Street, is scheduled for project development on a future timeline. This section serves the highest volume of traffic but that volume is the most prone to dramatic change due to the density of high-capacity commercial real estate. This section was analyzed with latest-at-the-time traffic data to best perform while remaining in a one-way configuration though the rapid and dramatic changes the downtown core has experienced in recent years has provided the project team reason to re-evaluate.

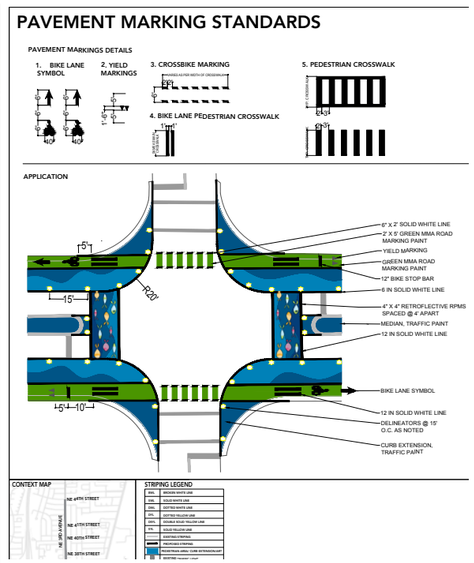
As a whole, Main Remade is purposed to convert portions (and potentially all) for two-way travel while incorporating Complete Streets and TSMO concepts. These features in the design include protected and/or dedicated VRU facilities, enhanced crosswalks, upgraded transit stops, bike-specific signal infrastructure, and lane planning based on traffic demand modeling. Both the eastern and western portions included a public meeting and stakeholder engagement in the project development process. The central portion is expected to involve the same.

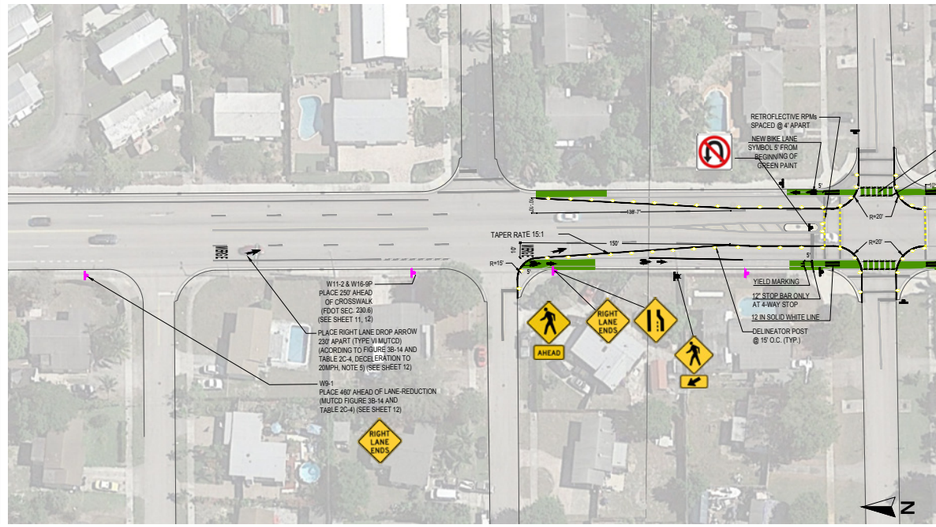
Location
Louisville, KY

Relevance
Showcases our team's ability to develop quick-build multimodal safety improvements on an urban Downtown Main Street in collaboration with KYTC

Included robust community and stakeholder engagement







Btactical Complete Streets Demonstrations

Broward Metropolitan Planning Organization | **Street Plans**

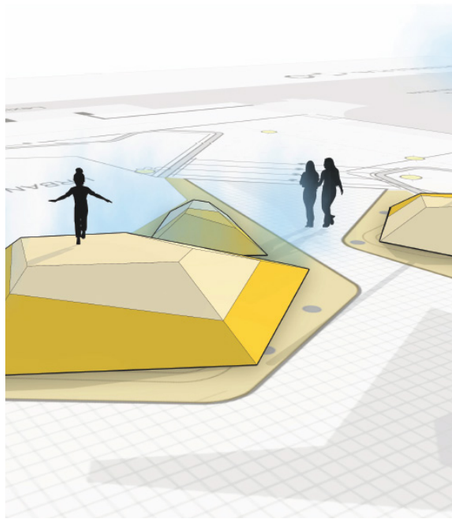
Location
Ft. Lauderdale & Deerfield Beach, FL

Relevance
Corridors required improvements to safety, planting, and amenities that were durable, maintainable, and aligned with long-term operations

Demonstrates how adaptable design strategies, coordinated materials, and focused engagement can transform corridors quickly and sustainably

Street Plans led the first two phases of the BTactical Program for the Broward MPO's Complete Streets Division, designing and delivering two quick-build safety demonstration projects in Deerfield Beach and Fort Lauderdale. Both projects addressed corridors listed on the Broward High Injury Network and prioritized community-led engagement, low-cost implementation, and measurable safety outcomes. The Deerfield Beach project focused on NE 3rd Avenue near a hospital and two schools — a 0.6-mile segment with three traffic fatalities in the past five years. Street Plans led a Walk & Talk workshop, refined the design with neighborhood feedback, and implemented a lane reduction, buffered bike lanes, three new crosswalks, eight art crosswalks, and vertical bike lane protection with over 70 volunteers. Within four months, bicycle and pedestrian activity significantly increased.

In Ft. Lauderdale's Lake Ridge neighborhood, Street Plans led in-person and virtual workshops, stakeholder focus groups, and block-level outreach to co-develop a lane repurposing project on NE 15th Avenue. The final design included a 5-foot bike lane with a 5-foot buffer, nine new crosswalks, two pedestrian refuge islands, and over 60,000 square feet of asphalt art. The project resulted in a 50% reduction in speeding vehicles and a 5 mph drop in average speeds within the first month of installation.



Phoenix Park

Lexington-Fayette Urban County Government | **Gresham Smith**

Location
Lexington, KY

Size
1 Acre

Relevance
Showcases collaboration with multiple LFUCG agencies and Downtown Stakeholders delivering public space improvements in Downtown Lexington

Represents creative placemaking to encourage inclusive and equitable public spaces in Downtown

The Lexington-Fayette Urban County Government sought to transform this urban, 1-acre park in the center of downtown Lexington. This space was highly underutilized, largely avoided by visitors, residents and the downtown workforce.

Gresham Smith was hired specifically to lead the vision for how to transform this important public space in a way that is sustainable, equitable and innovative. Gresham Smith led the concept development and supported final design and fundraising efforts for this public space project. The final project includes a variety of amenities and programmable spaces specifically focused on creating a vibrant and inclusive public realm in the heart of downtown Lexington.

Phoenix Park directly connects to Town Branch Commons and is part of the larger urban network of public spaces and that connects to residences, offices, the Downtown Library and Courthouse. The project included conceptual & schematic design, detailed cost estimation and community engagement with city staff, stakeholders and potential partners. The park officially opened in September 2025.

Broadway All the Way Master Plan

Louisville Metro | **Gresham Smith + EHI Consultants + Street Plans**

Location
Louisville, KY

Size
6 Miles

Awards
KY ASLA

Relevance
Included quick build short-term and catalytic and long term implementation recommendations

Represents years of collaboration between Street Plans and EHI Consultants

Successfully involved local stakeholders in the design process, ensuring community values and needs were reflected

Louisville Metro Government not only wanted to help people move more safely and efficiently through the city, but also wanted to elevate quality of life for residents, so they called on Gresham Smith to reimagine Broadway. Breaking the project down into three phases, our project team identified opportunities to create a forward-looking multimodal corridor that meets the needs of all citizens and serves as a catalyst for economic development. The first phase of the project focused on collecting and analyzing data and engaging with the public to understand the current state of the Broadway corridor. Gresham Smith also led a series of public engagement events including Breakfast on Broadway where the design team met transit users with donuts at their stop to interview them on potential improvements. During the second phase of the project Gresham Smith developed multiple design alternatives to address the corridor's needs. During the third and final phase of the master planning process, the Gresham Smith team delivered a final vision for the Broadway corridor. The design is grounded in the community priorities and includes both quick-build and long-term implementation action items. After the project was complete, Gresham Smith was retained by Louisville Metro to develop and ultimately win a $5M Federal RAISE Grant to advance final design of this premium transit, complete streets project.

African American Interpretive Signage

Together Lexington | **EHI Consultants**

Location
Lexington, KY

Relevance
Demonstrates deep understanding of Downtown Lexington community

Showcases opportunities for creative placemaking and inclusive storytelling within the public realm

EHI was retained to, plan, research and coordinate the design and development of a downtown Lexington walking tour to highlight the rich history of African-Americans in Lexington, KY. This self -guided walking tour featured 12 interpretive signs of people and places and the significant roles and contributions that they played in the advancement of equality.

Stretching from times of slavery, through Jim Crow discrimination, and up to the Black Freedom Struggle, the stories featured along this tour were collectively identified and researched by a steering committee of Lexington community members. The concept for this downtown experience was sparked by resident discussions facilitated through Together Lexington's Courageous Conversations. Together Lexington is a local coalition of community stakeholders that seeks to enhance the quality of life for residents and visitors alike. Funding for the signage was provided by Together Lexington and additional information for each experience can be found on the VisitLex website.

EHI provided the planning, historical research, design oversight, regulatory permitting, site selection, fabrication and installation of the signs.

Louis Johnson, PLA, ASLA

Project Executive | Gresham Smith

Louis' experience covers broad regional and urban design, as well as detailed landscape architectural site design. Louis has led over 30 award-winning projects with extensive public engagement processes including the Town Branch Commons, the Broadway All the Way Master Plan and the Chattahoochee RiverLands. He has extensive project experience across Lexington providing leadership on numerous Downtown placemaking projects and supported the development of the Corridors Commission Guidebook.

Years of Experience
16

Education
Master of Science, Architecture and Urban Design, Georgia Institute of Technology
Bachelor of Science, Landscape Architecture, University of Kentucky

Registrations
Landscape Architect: KY

Relevant Projects

LFUCG - Corridors Commission Guidebook, Lexington, KY

LFUCG - Town Branch Commons, Lexington, KY

LFUCG - Phoenix Park, Lexington, KY

LFUCG - Imagine New Circle Road Corridor Plan, Lexington, KY

LFUCG, Legacy Business Park, Lexington, KY

LFUCG - Splash! At Charles Young Park, Lexington, KY

Fund for Greater Lexington - Kelley's Landing Master Plan, Lexington, KY

Louisville Metro Advanced Planning and Sustainability - Broadway All the Way Master Plan, Louisville, KY

Erin Masterson, PLA, ASLA

Project Manager | Gresham Smith

Erin's work spans master planning, streetscapes, parks, campus design, commercial development, stormwater incentive grants, corridor planning and she led construction administration for Town Branch Commons. She excels at leading multidisciplinary teams on complex projects and was the project manager on the Corridors Commission Guidebook. Erin's role will be as the main point of contact, she will manage our team of experts and keep your project on time and on budget.

Years of Experience
16

Education
Master Degree, Business of Art and Design, Maryland Institute College of Art
Bachelor of Science, Landscape Architecture, University of Kentucky

Registrations
Landscape Architect: KY

Relevant Projects

LFUCG - Corridors Commission Guidebook, Lexington, KY

LFUCG - Town Branch Commons, Lexington, KY

LFUCG - Phoenix Park, Lexington, KY

LFUCG - Imagine New Circle Road Corridor Plan, Lexington, KY

LFUCG - Urban Growth Management Master Plan, Lexington, KY

LFUCG - Splash! At Charles Young Park, Lexington, KY

LFUCG, Legacy Business Park, Lexington, KY

Fund for Greater Lexington - Kelley's Landing Master Plan, Lexington, KY

Mike Lydon, CNU-A

Transportation Planning | Street Plans

Mike has led more than 100 temporary and permanent street redesign projects and delivered more than 275 keynotes, workshops, trainings, and lectures, exerting a global influence on how people think about transforming the public realm. As Co-Founder of Street Plans and an internationally acclaimed planner and placemaker, he contributes award-winning expertise in urban design, complete streets, quick-build strategies, and community engagement. Mike will review technical analyses, advise on stakeholder and community engagement strategies, lead pedestrian safety plan elements, and mentor the team on best practices. Mike has worked with Gresham Smith on multiple projects and looks forward to another collaborative project.

Years of Experience
20

Education
Master of Urban Planning, University of Michigan
Bachelor of Arts, American Cultural Studies, Bates College

Relevant Projects

Vision Zero Conceptual Designs, New York, NY

Hudson Connects DRI Implementation Plan, Hudson, NY

Outdoor Dining Permanent Program Standards, Bronxville, NY

Meatpacking District On-Call, New York, NY

New York City Strategic Trails Plan, New York, NY

Nyack Bicycle-Pedestrian Master Plan, Nyack, NY

Market Street Connect Demonstration Project, Poughkeepsie, NY

Ryan Holmes, AICP

Public Engagement | EHI Consultants

Ryan has over 15 years of experience in planning and community engagement. His responsibilities with EHI Consultants, focus on master planning, sustainable/green design, and greenfield/brownfield redevelopment strategies, which emphasize community revitalization, quality of life, and economic development. Ryan has collaborated with Gresham Smith for years and he and his firm know the community and Downtown Stakeholders as well as anyone in the community.

Years of Experience
15

Education
Bachelor of Science, Business Administration, University of Louisville
Master of Business Administration, University of Cincinnati
Master of Community Planning, University of Cincinnati

Relevant Projects

LFUCG - Imagine New Circle, Lexington, KY

Louisville Metro - Broadway All the Way, Louisville, KY

LFUCG - Splash! At Charles Young Park

Louisville Comprehensive Neighborhood Plans, Louisville, KY

Davis Park Plan, Lexington, KY

Southend Park Urban Village Plan, Kentucky & Indiana

Jason Hale, PLA, LEED AP

Senior Landscape Architect | Gresham Smith

Jason brings thorough, detailed approach to planning and design to create solutions that enhance his clients' campuses. His designs have improved the experience for his clients' customers and associates. Jason's preparation of landscape exhibits and construction documents best convey design intent, planning strategies, and construction management. He is experienced in fast-tracked projects and alternative project delivery methods.

Lisa Shuster, PLA

Senior Landscape Architect | Gresham Smith

Lisa is a landscape architect with more than 15 years of experience in progressively challenging assignments such as the successful development of winning grant proposals, civil site design, large aquatic facilities, green infrastructure design, master planning, development plans, GIS data acquisition and project management. Lisa has worked on multidisciplinary teams on large projects across the country.

Morgan Dunay

Urban Planner | Gresham Smith

Morgan is an urban planner on our land planning team. Her focus is on master planning, stormwater management, and community engagement on large-scale projects with significant community impacts. Forward-thinking and people-driven, Morgan believes that urban design and planning, coupled by collaboration with community leaders, can change people's lives. She is innovative in her approach to architecture and design to encourage community engagement with the outdoors and promote sustainability in all projects. Morgan was deeply involved in the development of the Corridors Commission Guidebook.

Matt McLaren, P.E.

Senior Civil Engineer | Gresham Smith

With a diverse background in all aspects of site civil engineering, Matt is an asset to any project. He excels in site design, stormwater analysis and design, green infrastructure and low-impact development principals, grading, and erosion prevention and sediment control plan design. Matt is also a proven leader engaging in both mentorship and project team management to convey engineering topics to the public, elected officials and design professionals. Matt's goal is to get engaged in the engineering process early on. He hopes that his input will help each project be the best in terms of profitability, sustainability, and design.

Nathan Guessetto, PLS

Survey/Reality Capture Lead | Gresham Smith

As an Environmental Specialist, Nathan's duties include managing day-to-day construction activities on new landfill cells and leachate collection systems, and liner placement; groundwater and leachate monitoring at landfills as well as monitoring water levels for various city municipalities in surrounding Middle Tennessee including the Metropolitan Government of Nashville and Davidson County.

Justin Hina, P.E., RSP1

Roadway Engineer | Gresham Smith

Justin specializes in roadway safety analyses and utilizes his extensive safety training when designing and implementing roadway and roadside measures. He has contributed on a wide range of roadway improvement projects with experience in creating a safe facility for motorized as well as non-motorized road users to sustainably flow. He applies emphasis to identifying and improving at-risk locations using a data-driven strategy that focuses on maximizing performance and value.

Doug Kiesler, P.E.

Electrical Engineer & Lighting Designer | Gresham Smith

Doug has over a decade of experience on a wide range of project types. In Doug's eyes, if an engineer does their job right, no one knows. He prides himself on building trusting relationships with his clients so they can comfortably seek his guidance at any stage of the project. His dedication to precision and collaboration ensures seamless project execution and client satisfaction.

Teal Thibaud

Engagement And Activation Coordinator | Street Plans

Teal is a civic design professional with expertise in creative community and stakeholder engagement. She brings experience coordinating public workshops, interactive demonstrations, and arts-based activations that make community input accessible and memorable across the Southeast. For the Main & Vine project, Teal will support creative engagement and outreach with downtown stakeholders, coordinate demonstration strategies that allow for testing before full implementation, and help guide public feedback to ensure project priorities align with community needs.

Section B

Project Understanding

Project Understanding

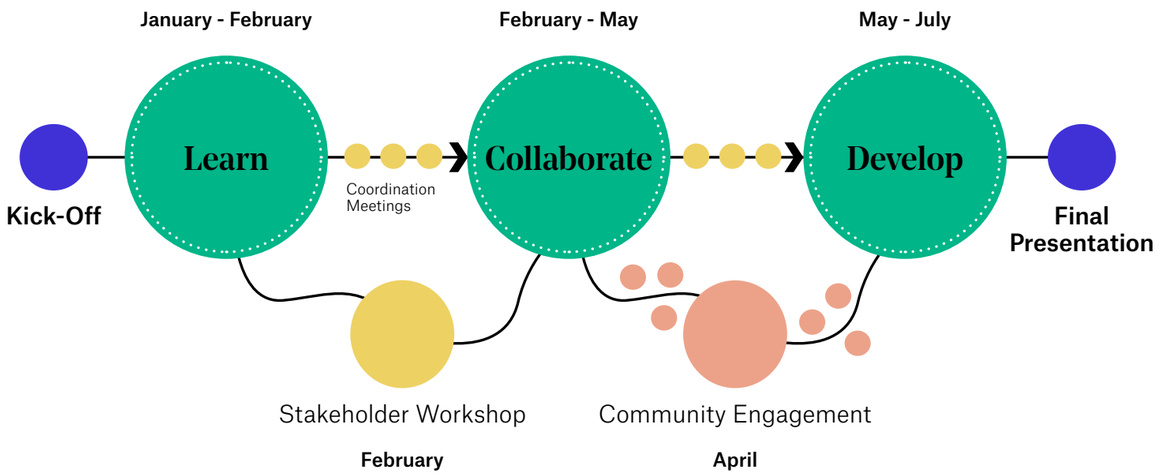
This project presents a vital opportunity to refresh Main and Vine Streets, creating cohesive, safe and vibrant corridors for today's Lexington residents, businesses and visitors. Since the original Streetscape Master Plan of 2008, downtown Lexington has significantly evolved, driven by investments like the revitalized Rupp Arena and Convention Center, Town Branch Commons, Gatton Park and the newly opened Phoenix Park. Our team's involvement in these projects provides valuable insights essential for developing a plan that "completes" the downtown streetscape network.

We understand that successful streetscape design extends beyond technical expertise; it necessitates collaboration, community input, and creative problem-solving. As the lead consultant for the Corridor Commission Guidebook and KYTC's Complete Streets Manual, we have the tools to establish clear, implementable recommendations while allowing for flexibility and context-sensitive solutions for Main and Vine Streets.

Our approach, detailed on the following pages, is organized into three distinct phases: **Learn, Collaborate, and Develop**. Each phase will feature specific deliverables and experiential engagement informed by our previous successful streetscape projects, ranging from tactical to catalytic investments. Our collaboration with you will yield a comprehensive understanding of the current state of the corridors, highlighting key challenges and opportunities.

We will develop a prioritized list of strategic investments in line with community input and aligned with the ongoing Downtown Master Plan and the guidelines of the Corridors Commission and KYTC.

Our final deliverables will include recommendations that will encompass a spectrum of options, from short-term light-touch updates in areas needing a refresh, to more substantial investments at locations like the intersection of Jefferson Street and Main Street, which now serves as a gateway to a world-class park and trail system. Emphasizing long-term stewardship, our final recommendations will support the development of a "stewardship framework" that will lay the foundation for management and maintenance of these improvements for lasting success.



Gresham Smith's office sits right on the Main Street corridor

Section C

Proposed Methodology & Approach

Methodology & Approach

Phase 1: Learn

Task 1: Corridor Inventory, Analysis, and Initial Prioritization

The project will start with a comprehensive evaluation of the Main and Vine Street corridors to define existing conditions and prioritize near-term and long-term improvements. This foundational task ensures recommendations are data-driven, community-aligned, and feasible within available resources.

The Gresham Smith team will utilize the evaluation framework established in the Corridor Commission's Guidebook to conduct a detailed inventory of each corridor, documenting key features such as plantings, street furnishings, lighting, and other public realm amenities. Safety and accessibility will be central to the assessment, including analysis of crash history, lighting adequacy, and pedestrian and cyclist comfort. Additionally, the team will assess hardscape conditions to identify failing infrastructure or barriers to safety and maintenance.

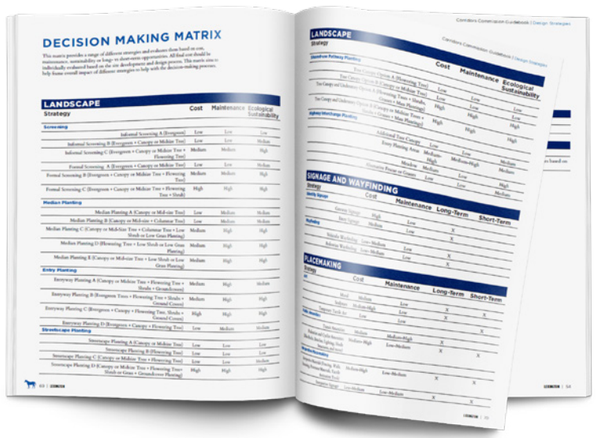
The inventory will be complemented by broader contextual analysis. Field visits, mapping, demographic data, land use, roadway classification, and adjacent neighborhood characteristics will enhance our understanding of how the corridors integrate into Lexington's urban fabric.

Our analysis will coordinate with LFUCG initiatives, particularly the Downtown Master Plan and LexTran Downtown Transit Center. This collaborative approach will generate insights that inform both visionary and practical recommendations focused on existing curb-to-curb conditions, including streetscape planting, pedestrian-scale lighting, and furnishings. Targeted hardscape modifications will be proposed when they enhance safety or long-term maintenance. Intersection safety improvements beyond current curb lines may also be considered through quick-build or interim treatments.

Following this assessment, we will draft initial prioritizations for streetscape improvements for early stakeholder feedback. These recommendations will evaluate the corridors through multiple lenses, including:

- **Public health and safety**, emphasizing pedestrian comfort and accessibility.
- **Placemaking potential**, fostering welcoming and vibrant spaces.
- **Economic value**, enhancing business vitality and long-term investment.
- **Storytelling and identity**, acknowledging the historical significance of Main and Vine Streets.
- **Feasibility and cost**, aligning interventions and phased improvements with LFUCG's available resources.

The outcome of Task 1 will be a comprehensive record of existing conditions, a clear analysis framework, and prioritized recommendations for Main and Vine Streets.



LFUCG Corridors Commission Guidebook Decision Making Matrix

Kickoff Workshop For The Bike Somerville, MA Network Plan With Public Input Street Plans

TARC 2025 Pop-Up Event Gresham Smith

Task 2: Stakeholder Workshop – Validation and Refinement

Task 2 will consist of a two-day workshop to validate findings from Task 1, refine project prioritization, and ensure consensus on the Main and Vine Street corridors' future. We will work collaboratively with you to identify key stakeholders, civic leaders, business representatives, property owners, and the Corridor Commission will collaborate to review and enhance the initial prioritization framework.

The workshop will feature structured discussions alongside on-site validation. Gresham Smith, Street Plans, and EHI Consultants will facilitate walking tours of the corridors, allowing participants to experience current conditions firsthand while reflecting on inventory and analysis results. These visits will emphasize safety, accessibility, comfort, and placemaking challenges, fostering dialogue on prioritizing improvements.

To enrich shared experiences, the workshop will include small-group discussions, one-on-one meetings, and facilitated exercises that help participants assess trade-offs among priorities such as public safety, economic vitality, cultural storytelling, and cost feasibility. Activities will culminate in refining and validating a prioritization matrix, ensuring recommendations are transparent, defensible, and grounded in data and community values.

The outcome of Task 2 will be a refined prioritization framework that merges technical analysis with stakeholder insights, providing a roadmap for advancing corridor improvement recommendations for further community feedback.

Walk Audit in Austin, TX Street Plans

Phase 2: Collaborate

Task 3: Validation of Prioritization and Development of Recommendations

Phase 2 focuses on developing design precedents, material palette alternatives, and draft priority locations for improvements based on the analysis and stakeholder feedback from Phase 1. This phase will introduce strategies for Main and Vine Streets that are both aspirational and practical, aligning with LFUCG's long-term operations, maintenance capacities, and available resources, while advancing broader goals of safety, placemaking, and economic vitality.

The Gresham Smith and Street Plans team will utilize the prioritization framework developed during the stakeholder workshop to guide recommendations in each of the four focus areas. This will involve creating themes and palettes for materials and identifying strategic investment locations for stakeholder and community feedback. This process will confirm which areas and strategies are most suitable for immediate focus and identify potential priority locations for pilot projects that could yield near-term results. Initial recommendations will vary in cost, scale, and purpose, providing LFUCG and its partners with flexible solutions ranging from accessible, low-cost, quick-build options to more robust, strategic investments. Each recommendation will be illustrated through vision boards and draft conceptual illustrations/diagrams to help stakeholders and the community visualize potential improvements and understand cost trade-offs.

The Meatpacking District tactical materials guide included a varying, but consistent material palletes for demonstration, pilot, interim, and capital projects.

Design Focus Areas

Recommendations will focus on four primary areas, emphasizing precedent, material alternatives, and priority locations for improvement:

Planting

Emphasizing native and maintainable species, including trees, planters, rain gardens, and hanging baskets.

Street Furniture & Amenities

Durable and easily replaceable furnishings such as benches, bike racks, bus stop amenities, trash receptacles, and decorative elements.

Lighting

Pedestrian-scale and accent lighting to enhance safety and nighttime vibrancy, alongside long-term alternatives to seasonal lighting, ensuring compatibility with existing Granville fixtures.

Pedestrian Safety Enhancements

Quick-build and low-cost measures like curb extensions, refuge islands, high-visibility crosswalks, vertical safety elements, and traffic calming interventions.

Coordination

Close coordination will guide this phase. The consultant team will collaborate with LFUCG staff to align recommendations with maintenance capabilities and staffing resources. Concurrent coordination with KYTC District 7 will ensure compliance with permitting, regulatory requirements, and right-of-way conditions. Given Vine Street's role as a critical transit corridor, concepts will also be developed in consultation with Lextran to maintain efficient and accessible transit operations.

The outcome of Task 3 will be a refined prioritization framework and actionable, scalable recommendations that provide LFUCG with clear and realistic strategies for elevating the Main and Vine Street corridors and advancing toward a pilot demonstration.

Street Plans installed a demonstration project as a part of a festival in Stamford to show a "rendering in real time" of what some of the Action Plan recommendations could look like.

Task 4: Public Engagement and Demonstration Project

A key component of this planning process is direct engagement with the public to validate recommendations and assess the feasibility of proposed improvements along Main and Vine Streets. Task 4 will focus on creating accessible opportunities for residents, visitors, and downtown stakeholders to review and experience interventions while providing meaningful feedback.

If the budget allows, the consultant team will design and implement a tactical pop-up demonstration project to showcase a potential pilot intervention—such as a temporary safety improvement, planting installation, or pedestrian-focused feature. Led by Street Plans, who authored the book on Tactical Urbanism, this demonstration will be ephemeral and cost-effective while delivering high engagement impact. By aligning the demonstration with major seasonal attractions like Keeneland and other significant Downtown events, this event can maximize visibility and community engagement. This temporary installation will bring design concepts to life in a tangible way, helping the community visualize how the proposed recommendations might function in practice.

This marquee event will be complemented by ongoing outreach activities, ensuring diverse audiences can contribute both in person and online. Our engagement lead, EHI Consultants, will also support involvement in relevant community events and business canvassing to expand feedback touchpoints on draft concepts and recommendations. Together, these strategies will ensure final recommendations are grounded in community values and garner broad public support.

Phase 3: Develop

Task 5: Final Recommendations and Documentation

The culmination of this planning process will be the preparation of a Final Recommendations Report, accompanied by formal presentations to stakeholders, LFUCG leadership, and the public. This document will synthesize findings from the inventory and analysis (Task 1), stakeholder validation workshops (Task 2), draft recommendations (Task 3), and public engagement activities (Task 4), resulting in a cohesive, implementable roadmap for improving Main and Vine Streets.

Final deliverables will include streetscape layout plans for both corridors, illustrating the recommended locations for plantings, lighting, furnishings, amenities, and safety elements. The final report will also include proposed phasing and priority implementation recommendations.

Detailed recommendations will encompass:

Planting Plans

Species selection, layout strategies, and maintenance schedules.

Street Furniture and Amenities Plans

Durable, easily maintainable products with procurement-ready counts.

Lighting Concepts and Placement Strategies

Aligned with pedestrian safety and streetscape vibrancy.

Pedestrian Safety Improvements

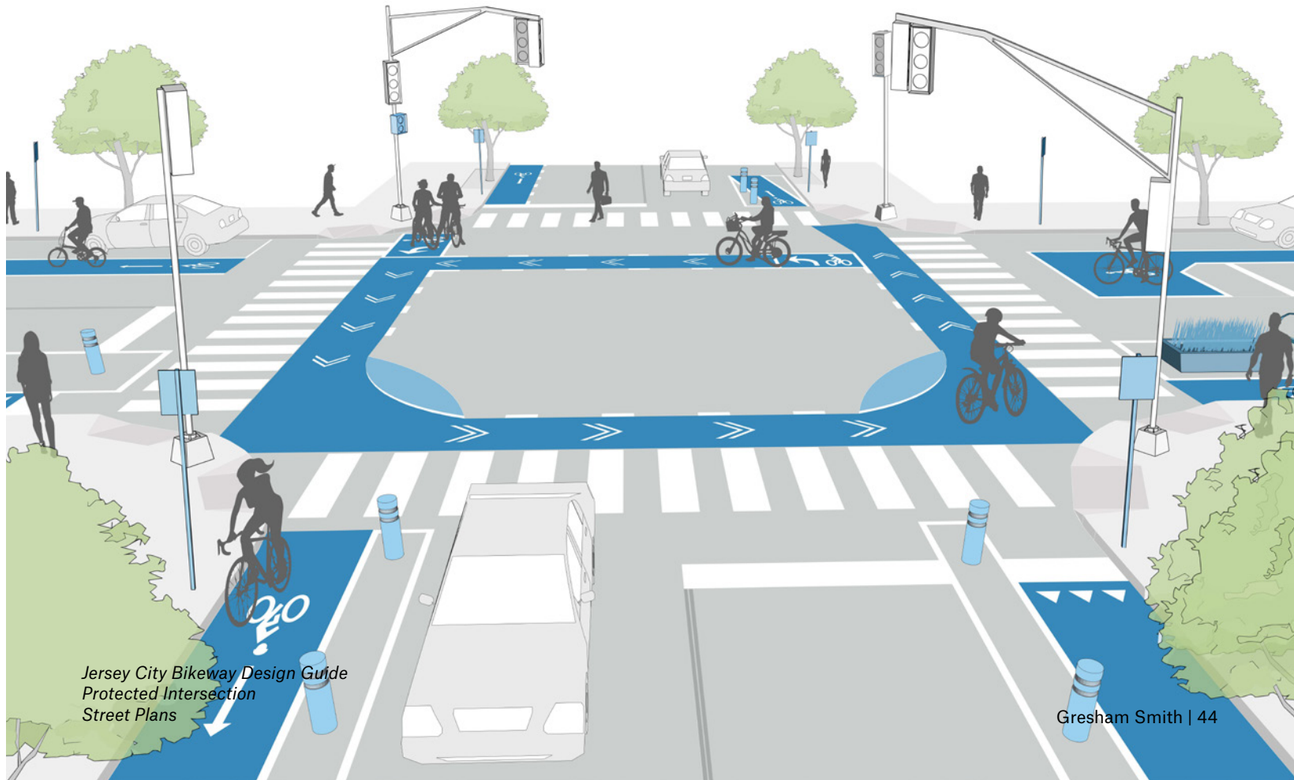
Quick-build measures and low-cost interventions to protect vulnerable users.

Product Specifications and Durability Guidance: Ensuring recommendations are practical, compatible with existing LFUCG inventories, and supported by long-term warranty and maintenance considerations.

As requested, the report will not include stamped engineering or construction drawings but will provide implementable, dimensioned layouts and specifications for LFUCG-led implementation. While KYTC CADD Standards are not required, Gresham Smith is a KYTC prequalified firm and has a successful track record of completing projects for KYTC using their required design standards should any future optional services be necessary.

Although not part of the base scope, our team will also prepare a Stewardship Framework—a brief document informed by our team and LFUCG maintenance experts that emphasizes resiliency, durability, and alignment with ongoing staffing capacity. As demonstrated through our work on the Town Branch Commons and the TBC Maintenance Manual, Gresham Smith understands the importance of designing infrastructure as an asset and clarifying long-term maintenance and management—an approach particularly relevant in downtown Lexington. Our recommendations for Main and Vine aim to transform everyday infrastructure into visible contributors to safety, vibrancy, and community pride. The result will be implementable strategies that balance feasibility with vision, strengthening two of Lexington's most significant downtown corridors and reflecting the remarkable evolution of downtown Lexington over the past decade.

Meatpacking District
Tactical Materials Guide
Street Plans



Jersey City Bikeway Design Guide
Protected Intersection
Street Plans

Genuine Engagement

Meaningful engagement provides the spark for successful planning processes. Our team understands diverse audiences require varied approaches and tools; we are leaders in this space.

Community engagement will be a throughline in this process. Below, we have outlined a series of opportunities and look forward to discussing and rightsizing them to meet your expectations.

TARC 2025 Transit Stop Pop-up Louisville, KY

Kelley's Landing Stakeholder Event, Lexington, KY

Traditional Public Engagement Meetings

Gresham Smith has extensive experience hosting community-based workshops and engagement sessions, including public meetings, charettes, and more. Our team also can successfully host large-scale digital engagement meetings and record them, helping maximize the availability of each session.

Pop-up Community Events

We believe it is both effective and efficient to leverage planned City events to gather input from attendees. Our team's strong community network, and goal to engage community advocates in these processes will result in significant community engagement by showing up where the community is already going!

"Corridor Walk Audit" Public Events

Nothing can replace the power of shared experience. Our team has led accessibility, health and stress-related walking workshops where the public and stakeholders can better grasp the challenges at hand. Imagine what our stakeholders would express to us on a walk down Main and Vine Streets together?

So much is learned through experiential engagement. Showcasing to the community what challenges and opportunities really mean while literally standing within that landscape creates an educational and immersive experience.

Youth focus group, Splash! @ Charles Young, Lexington, KY

Street Plans Walk Audit Belfast Tour

Online Surveys

We recently collected digital input for the Kelley's Landing Master Plan through a custom website and surveys, helping the Fund for Greater Lexington reach thousands of citizens and collect incredible amounts of feedback. Our team can bring that level of reach and detail to this process as well. We can look for opportunities to engage people through local organizations in order to capture their unique perspectives.

Additionally, we can analyze this data in real-time, allowing us to see information and participation levels on an on-going basis.

Mobile-Friendly Project Portal

We often create project portals to host online conversations available to the public around the clock. These tools are great ways to provide updates, host files, post meeting summaries, and even engage in direct conversations with the community.

Focus Groups

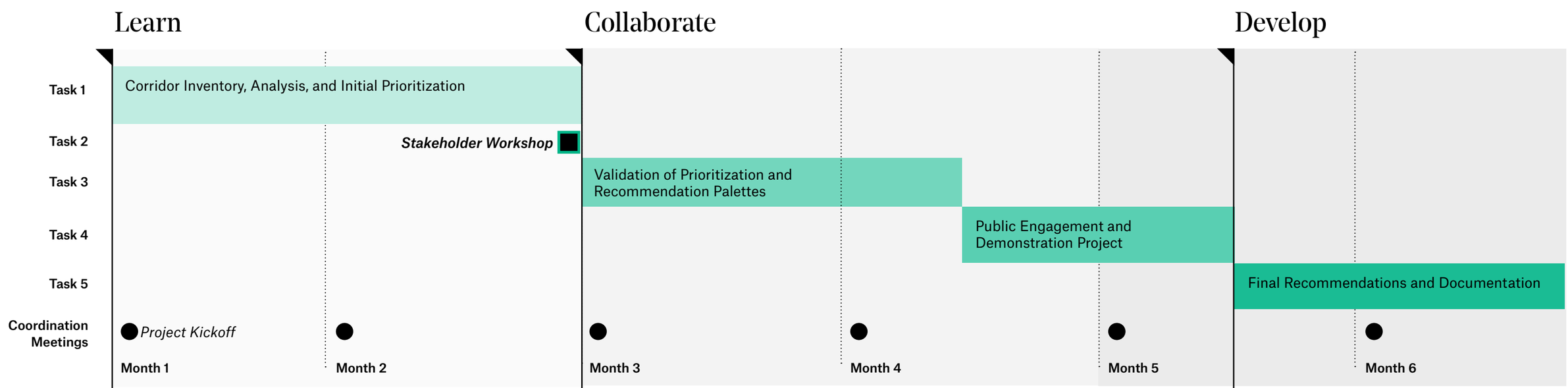
While we love tools like online surveys and direct text, sometimes it is simply spending time together in the community that makes the difference and garners the best most accurate community input.

Gresham Smith has extensive experience leading focus groups which can provide candid input on the crucial issues needed to inform the plan. For this project, focus groups could be thematic or more cultural, like a focus group who represents a specific area.

Section D

Proposed Schedule & Work Plan

Proposed Schedule & Work Plan



Deliverables

TASK 1

Existing Conditions Inventory (plantings, furnishings, lighting, safety, hardscape)

Contextual Data Analysis (land use, demographics, crash data)

Review of Existing Plans/Initiatives

Preliminary Prioritization Framework

TASK 2

Two-Day Stakeholder Workshop (walking tours + interactive sessions)

Validated Prioritization Matrix

Workshop Summary Report

Deliverables

TASK 3

Validated Prioritization Framework

Recommendation Vision Alternatives (low-cost, mid-range, high-investment)

Draft Pilot Project Options

Staff Coordination Sessions (LFUCG, KYTC, Lextran)

TASK 4

Pop-up Demonstration Project (temporary installation)

Online Public Survey (all draft recommendations)

Ongoing Pop-up Engagement (with EHI Consultants at community events)

Public Engagement Summary Report

Deliverables

TASK 5

Streetscape Layout Plans for Main & Vine

Planting Plan (layouts, schedules, species selection)

Street Furniture & Amenities Plan

Lighting Concepts & Placement Strategies

Pedestrian Safety Recommendations

Product Specifications

Maintenance & Durability Guidance

Stakeholder Presentation

Section E

References

References

Town Branch Commons
Brandi Peacher
LFUCG
859.258.3152
bpeacher@lexingtonky.gov

Corridors Commission Guidebook
Jennifer Carey
LFUCG
859.425.2888
jcarey@lexingtonky.gov

Louisville's Main Remade
Michael Vaughn
Division of Traffic Operations
KYTC
502.782.4923
mike.vaughn@ky.gov

Danville Main Street Streetscape
Earl Coffey
City Engineer
City of Danville
859.238.1200
ecoffey@danvilleky.com

Required Forms

AFFIDAVIT

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

1. His/her name is Louis Johnson and he/she is the individual submitting the proposal or is the authorized representative of Gresham Smith, 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.

STATE OF Kentucky

COUNTY OF Jefferson

The foregoing instrument was subscribed, sworn to and acknowledged before me by Louis Johnson on this the 25th day of September, 2025.

My Commission expires: March 22, 2028

Christine H. Huninghake
NOTARY PUBLIC, STATE AT LARGE

Notary ID #KYNP2422

NOTARY ID # KYNP2422 CHRISTINE H. HUNINGHAKE NOTARY PUBLIC STATE AT LARGE KENTUCKY MY COMMISSION EXPIRES MAR. 22, 2028

EQUAL OPPORTUNITY AGREEMENT

Standard Title VI Assurance

The Lexington Fayette-Urban County Government, (hereinafter referred to as the "Recipient") hereby agrees that as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78Stat.252, 42 U.S.C. 2000d-4 (hereinafter referred to as the "Act"), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, (49 CFR, Part 21) Nondiscrimination in Federally Assisted Program of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (hereinafter referred to as the "Regulations") and other pertinent directives, no person in the United States shall, on the grounds of race, color, national origin, sex, age (over 40), religion, sexual orientation, gender identity, veteran status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives Federal financial assistance from the U.S. Department of Transportation, including the Federal Highway Administration, and hereby gives assurance that will promptly take any necessary measures to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the Regulations.

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.

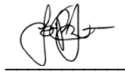
****

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.



_____ Gresham Smith _____

Signature *Name of Business*

WORKFORCE ANALYSIS FORM

Name of Organization: Gresham Smith

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	160	103	40	4	2	2	2	0	1	4	1	0	0	1	0	114	46
Professionals	907	374	278	42	43	44	37	1	2	35	30	0	1	5	15	501	406
Superintendents																	
Supervisors																	
Foremen																	
Technicians	21	13	3	2	0	2	1	0	0	0	0	0	0	0	0	17	4
Protective Service																	
Para-Professionals																	
Office/Clerical	115	41	47	4	7	4	6	0	0	1	3	0	0	0	2	50	65
Skilled Craft																	
Service/Maintenance																	
Total:	1203	531	368	52	52	52	46	1	3	40	34	0	1	6	17	682	521

Prepared by: Amy Denton, HRIS Manager **Date:** 09 / 25 / 2025

(Name and Title)

Revised 2015-Dec-15

DIRECTOR, DIVISION OF PROCUREMENT
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
200 EAST MAIN STREET
LEXINGTON, KENTUCKY 40507

NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL EMPLOYMENT OPPORTUNITIES AND DBE CONTRACT PARTICIPATION

The Lexington-Fayette Urban County Government has a Certified Minority and Women Business Enterprise seventeen percent (17%) minimum goal including minimum subgoals of five percent (5%) for Minority Business Enterprises (MBE) and a subgoal of twelve percent (12%) for Women Business Enterprises (WBE); a three (3%) minimum goal for Certified Veteran-Owned Small Businesses and/or Certified Service- Disabled Veteran Owned Businesses; and a goal of utilizing Disadvantaged Business Enterprises (DBE), where applicable, for government contracts.

For assistance in locating certified DBEs, MBEs, WBEs, VOSBs and/or VOSBs, contact Sherita Miller at 859/258-3320 or by writing the address listed below:

Sherita Miller, MPA, CPSD
Minority Business Enterprise Liaison
Division of Procurement
Lexington-Fayette Urban County Government
200 East Main Street
Lexington, Kentucky 40507
smiller@lexingtonky.gov
859-258-3323

Firm Submitting Proposal: Gresham Smith

Complete Address: 100 West Main Street, Suite 350 Lexington 40507
Street City Zip

Contact Name: Louis Johnson Title: Executive Vice President/Project Executive

Telephone Number: 502.593.0938 Fax Number: 866.651.2722

Email address: louis.johnson@greshamsmith.com

LEXINGTON

LFUCG MWDBE PARTICIPATION FORM
Bid/RFP/Quote Reference # 34-2025

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 the Division of Procurement for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

MWBE Company, Name, Address, Phone, Email	DBE/MBE WBE/VOSB/SDVOSB	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1. EHI Ryan Holmes 333 West Vine Street, Ste. 300 Lexington, Kentucky 40507 859-425-4881 rholmes@ehiconsultants.com	MBE	Public Engagement	TBD	TBD
2. Stree Plans Mike Lydon 195 Plymouth Street, Fl 5, Ste 17 Brooklyn, NY 11201 917.767.9850 mike@streetplans.org	MBE	Transportation Planning	TBD	TBD
3.				
4.				

The undersigned company representative submits the above list of MDWBE and veteran 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.

Gresham Smith
Company

Louis Johnson
Company Representative

September 26, 2025
Date

Executive Vice President/Project Executive
Title

LEXINGTON

DOCUMENTATION REQUIRED FOR GOOD FAITH EFFORTS AND OUTREACH PLANS

As affirmed in Resolution Number 272-2024, the Urban County Council has adopted an annual aspirational goal of utilizing at least seventeen percent (17%) of public funds spend from certain discretionary agreements with certified Minority Business Enterprises (MBEs) and certified Woman Business Enterprises (WBEs); utilizing at least three percent (3%) of public funds from certain discretionary agreements with Certified Veteran-Owned Small Business and Certified Service-Disabled Veteran-Owned Small Businesses (VOSBs); and utilizing Disadvantaged Business Enterprises (DBEs) where applicable. Bidders should make every effort to achieve these goals.

Therefore, as an element of the responsiveness of the bid, all Bidders are required to submit documentation of their good faith and outreach efforts to ensure all businesses, including small and disadvantaged businesses such as minority-, woman-, and veteran-owned businesses, have an equal opportunity to compete for and participate in the performance of any subcontracts resulting from this procurement. Examples of good faith and outreach efforts that satisfy this requirement to encourage the participation of, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs include:

1. 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, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to participate.

2. Attended LFUCG Procurement Economic Inclusion Outreach event(s) within the past year to meet new small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to partner with on LFUCG contracts and procurements.

3. Attended pre-bid/pre-proposal meetings that were scheduled by LFUCG to inform small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs of subcontracting opportunities.

4. Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs.

5. Requested a list of certified small, DBE, MBE, WBE, VOSB and/or SDVOSB subcontractors or suppliers from LFUCG and showed evidence of contacting the companies on the list(s).

6. Contacted organizations that work with small, DBE, MBE, WBE, and VOSB companies for assistance in finding certified DBEs, MBEs, WBEs, VOSB and/or SDVOSBs to work on this project. Those contacted and their responses must be a part of the bidder's outreach efforts documentation.

7. Sent written notices, by certified mail, email, or facsimile, to qualified, certified small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs 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.

8. Followed up initial solicitations by contacting small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs via tailored communications to determine their level of interest.

9. Provided the interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs with adequate and timely information about the plans, specifications, and requirements of the contract.

10. Selected portions of the work to be performed by small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs in order to increase the likelihood of subcontracting participation. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate small, DBE, MBE, WBE, VOSB and/or SDVOSB participation, even when the prime contractor may otherwise perform these work items with its own workforce.

11. Negotiated in good faith with interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection must be so noted in writing with a description as to why an agreement could not be reached.

12. Included documentation of quotations received from interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs that 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.

    a. 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 small business', DBE's MBE's, WBE's, VOSB's and/or SDVOSB's quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy the participation goals.

13. Made an effort to offer assistance to or refer interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal.

14. Made efforts to expand the search for small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs beyond the usual geographic boundaries.

15. Other – any other evidence that the bidder submits that may demonstrate that the bidder has made reasonable efforts to include small, DBE, MBE, WBE, VOSB and/or SDVOSB participation.

Bidder must document, with specificity, each of the efforts it made to include small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs as subcontractors in the procurement, including the date on which each effort was made, the medium through which each effort was made, and the outcome of each effort.

> **Note: Failure to submit 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 review by the MBE Liaison. Documentation of Good Faith and Outreach Efforts must be submitted with the Bid, regardless of the proposed level of small, DBE, MBE, WBE, VOSB and/or SDVOSB participation in the procurement. If the Good Faith and Outreach Effort documentation is not submitted with the bid response, the bid may be rejected.**

OUTREACH EFFORTS EVALUATION

Outreach efforts demonstrated by the bidder or respondent will be evaluated on a pass/fail basis.

ATTACHMENT A – SMALL AND DISADVANTAGED, MINORITY-, WOMEN-, AND VETERAN-OWNED BUSINESS OUTREACH PLAN

Proposer Name:	Gresham Smith	**Date:**	September 26, 2025
Project Name:	Main & Vine Streetscape Plantings & Amenities Redesign Plan	**Project Number:**	RFP#34-2025
Contact Name:	Louis Johnson	**Telephone:**	502.627.8924
Email:	louis.johnson@greshamsmith.com		

The mission of the Minority Business Enterprise Program is to facilitate the full participation of disadvantaged businesses, minority-, women-, veteran-, and service-disabled veteran-owned businesses in the procurement process and to promote economic inclusion as a business imperative essential to the long -term economic viability of Lexington-Fayette Urban County Government.

To that end, small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, must have an equal opportunity to be utilized in the performance of contracts with public funds spent from certain discretionary agreements. By submitting its offer, Bidder/Proposer certifies that it has taken, and if there are further opportunities will take, reasonable steps to ensure that small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, are provided an equal opportunity to compete for and participate in the performance of any subcontracts resulting from this procurement.

The information submitted in response to this clause will not be considered in any scored evaluation. Failure to submit this form may cause the bid or proposal to be rejected.

Is the Bidder/ Proposer a certified firm? Yes ☐ No ☒

If yes, indicate all certification type(s):

DBE ☐ MBE ☐ WBE ☐ SBE ☐ VOSB/SDVOSB ☐

and supply a copy of the certificate and/or certification letter if not currently listed on the city's Minority Business Enterprise Program's (MBEP) certified list.

1. Include a list of firms that Bidder/ Proposer has had a contractual relationship with within the last two years that are minority-owned, woman-owned, veteran-owned or small businesses, regardless of their certification status.

See next page for our list of DBE partners from the last two years.

2. Does Bidder/Proposer foresee any subcontracting opportunities for this procurement?

Yes ☒ No ☐

List of firms that Bidder/Proposer has had a contractual relationship with within the last two years that are minority-owned, woman-owned or small businesses regardless of their certification status.

Considering Gresham Smith's 57-year history, multiple locations and multiple markets we serve, a list of all the contracts we currently have with business enterprises owned by minorities, women, service-disabled veterans and small business enterprises would be substantial. However, we estimate that 10-20% of our current contracts involve businesses with economic or social disadvantages. In fact, 10-12% of our contract overall gross revenue goes to such companies. We can provide a detailed list upon request.

- Rasor, Women's Business Enterprise, Mimi Rasor / 513.793.1234
  LFUCG Legacy Business Park, LFUCG Imagine New Circle
- EHI Consultants, Minority Business Enterprise, Ryan Holmes / 859.425.4881
  LFUCG Imagine New Circle, City of Louisville - Broadway All the Way Master Plan
- Third Rock Consultants, Women's Business Enterprise, Molly Foree / 859.977.2000
  LFUCG Legacy Business Park, LFUCG Coldstream Park Master Plan
- Palacio Collaborative, Minority Busienss Enterprise, Michael Palacio / 404.609.9006
  City of Goldsboro - Big Ditch Stream Restoration, Fund for Greater Lexington - Kelley's Landing Master Plan
- Wiser Strategies, Women's Business Enterprise Nancy Wiser / 859.227.8850
  LFUCG Coldstream Park Master Plan
- Logan Patri Engineering, Minority Business Enterprise, Roa Patri / 615.726.2902
  Nashville Metro Parks - Brookmeade Park Master Plan,
- ATHENA, Women's Business Enterprise, Dave Cour / 615.255.9702
  City of Murfreesboro - Veterans Park Master Plan, Nashville Metro Parks - Brookmeade Park Master Plan
- Younger Associates, Women's Business Enterprise, Sharon Younger / 901.276.9323
  TNECD West TN Regional Planning On-Call

If no, please explain why in the field below. Do not complete the rest of this form and submit this first page with your bid and/or proposal.

N/A

If yes, please complete the following pages and submit all pages with your bid and/or proposal.

Describe the steps Bidder/Proposer took to solicit small and disadvantaged businesses, including MBEs, WBEs, VOSBs, and SDVOSBs, for subcontracting opportunities for this procurement.

3. Check the good faith and outreach efforts the Bidder/Proposer used to encourage the participation of small and disadvantaged businesses including, MBEs, WBEs, VOSBs and SDVOSBs:

☐ Bidder placed advertisements in search of prospective small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs for the solicitation.

☐ Bidder attended LFUCG Procurement Economic Inclusion Outreach event(s) within the past year.

☐ Bidder attended pre-bid and/or pre-proposal meetings for this solicitation.

☐ Bidder sponsored an Economic Inclusion Outreach event.

☒ Bidder requested a list of certified small, DBE, MBE, WBE, VOSB and/or SDVOSB subcontractors or suppliers from LFUCG.

☐ Bidder contacted organizations that work with small, DBE, MBE, WBE, VOSB and/or SDVOSB companies.

☒ Bidder sent written notices to certified small, DBE, MBE, WBE, VOSB and SDVOSB businesses.

☒ Bidder followed up to initial solicitations with interested small, DBE, MBE, WBE, VOSB and/or SDVOSB.

☒ Bidder provided small, DBE, MBE, WBE, VOSB and/or SDVOSB businesses interested in performing the solicited work with prompt access to the plans, specifications, scope of work, and requirements of the solicitation.

☒ Bidder made efforts to segment portions of the work to be performed by small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, including dividing sub-bid/partnership opportunities into economically feasible units/parcels, to facilitate participation.

☒ Bidder negotiated in good faith with interested small, DBE, MBE, WBE, VOSB and/or SDVOSB businesses.

☐ Bidder provided adequate rationale for rejecting any small business', DBEs, MBEs, WBEs, VOSBs or SDVOSBs for lack of qualifications.

☐ Bidder offered assistance in obtaining bonding, insurance, financial, equipment, or other resources to small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, in an effort to assist them in meeting project requirements.

☒ Bidder made efforts to expand the search for small businesses, DBEs MBEs, WBEs, VOSBs and/or SDVOSBs beyond the usual geographic boundaries.

☐ Bidder made other reasonable efforts to include small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs participation.

4. Bidder/Proposer must include documentation, including the date each effort was made, the medium through which each effort was made, and the outcome of each effort with this form, regardless of the level of small, DBE, MBE, WBE, VOSB and/or SDVOSB participation. Examples of required documentation include copies of email communications, copies of newspaper advertisements, or copies of quotations received from interested small businesses, DBEs, MBEs, WBEs, VOSBs or SDVOSBs.

See next page for documentation of outreach via email screenshots.

For detailed information regarding outreach efforts that satisfy the MBE Program's requirements, please see "Documentation Required for Good Faith Efforts and Outreach Plans" page.

<u>Note</u>: The Bidder/Proposer must be willing to report the identity of each subcontractor and the value of each subcontract to MBEP if awarded a contract from this procurement.

Failure to submit the documentation requested may be cause for rejection of the bid. Bidders may include any other documentation deemed relevant to this requirement, which is subject to review by the MBE Liaison. Documentation of Good Faith and Outreach Efforts must be submitted with the bid, regardless of the proposed level of SBEs, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs participation in the procurement. If the Good Faith and Outreach Effort Form and associated documentation is not submitted with the bid response, the bid may be rejected.

On Wed, Sep 10, 2025 at 4:21 PM Louis Johnson <louis.johnson@greshamsmith.com> wrote:

Teal & Mike –

Ask and you shall receive; any chance you have seen this? We feel like we have a really strong inside track on this, and perhaps our mutual expertise would make for a very strong team.

Would love your reaction to this if you could review and let us know.

Have you all gotten your accreditation in Kentucky by chance?

Louis R. Johnson, PLA, ASLA
Executive Vice President – Land Planning

Re: [EXTERNAL] Re: FW: RFP Main and Vine

Michael Lydon <mike@streetplans.org>
To: Louis Johnson
Cc: Teal Thibault; Erin Masterson; Mackenzie Davis

Reply | Reply All | Forward

Thu 9/11/2025 12:37 PM

You don't often get email from mike@streetplans.org. Learn why this is important

Hi there,

Circling back that we would be excited to parnter on this. Can we connect early next week to discuss the details further?

Best,

Mike Lydon CNU-A | Principal
Street Plans
917.767.9850 | NYC
web | newsletter

From: Louis Johnson <louis.johnson@greshamsmith.com>
Sent: Wednesday, September 10, 2025 4:41 PM
To: Ryan Holmes <rholmes@ehiconsultants.com>; Ed Holmes <holmes@ehiconsultants.com>
Cc: Mackenzie Davis <mackenzie.davis@greshamsmith.com>; Erin Masterson <erin.masterson@greshamsmith.com>
Subject: FW: RFP Main and Vine

Ed & Ryan –

Gents I hope this note finds you well. We have been waiting for this RFP to drop for a bit, curious if you have been tracking it and if you would be interested in joining our team?

Louis R. Johnson, PLA, ASLA
Executive Vice President – Land Planning
Gresham Smith
D: 502.627.8924
M: 502.593.0938

[EXTERNAL] RE: RFP Main and Vine

Ed Holmes <holmes@ehiconsultants.com
To: Louis Johnson; Ryan Holmes
Cc: Mackenzie Davis; Erin Masterson

Reply | Reply All | Forward

Thu 9/11/2025 8

You replied to this message on 9/25/2025 1:27 PM.

Hey Louis hope everyone is doing well. Yes, count us in and let us know what I needed from EHI and what you want us to do?

Thanks,

Edward J. Holmes, AICP
President

EHI Consultants
333 W. Vine Street
Suite 300
Lexington, Kentucky 40507
ph. 859.425.4881
fax. 859.254.8839
cell. 859.321.5643

From: Mackenzie Davis <mackenzie.davis@greshamsmith.com>
Sent: Monday, September 22, 2025 5:11 PM
To: Sherita Miller <smiller@lexingtonky.gov>
Subject: Updated DBE List Request

[EXTERNAL] Use caution before clicking links and/or opening attachments.

Hi Sherita, can we get an updated DBE list for LFUCG when you have time for an upcoming pursuit.

Thanks!

Mackenzie Davis
Senior Marketing Coordinator
D: 615.770.8125
M: 859.221.9749

RE: Updated DBE List Request

Sherita Miller <smiller@lexingtonky.gov>
To: Mackenzie Davis

LFUCG Certified List_August 2025_.xlsx
111 KB

Reply | Re

Start your reply all with: Thank you! | Received, thank you. | Thank you for the list. | Feedback

Hi Mackenzie,

Attached is a copy of LFUCG's certified list.

Thanks, Sherita

Sherita Miller, MPA, CPSD
Minority Business Enterprise Liaison
Division of Procurement

859.258.3323 office
lexingtonky.gov

LEXINGTON

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.

Gresham Smith	Louis Johnson
Company	**Company Representative**
September 26, 2025	Executive Vice President/Project Executive
Date	**Title**

4870-1925-6809, v. 1

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 and IonWave Q&A, 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, safely 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.

20. Contractor [or Vendor or Vendor's Employees] will not appropriate or make use of the Lexington-Fayette Urban County Government (LFUCG) name or any of its trade or service marks or property (including but not limited to any logo or seal), in any promotion, endorsement, advertisement, testimonial or similar use without the prior written consent of the government. If such consent is granted LFUCG reserves the unilateral right, in its sole discretion, to immediately terminate and revoke such use for any reason whatsoever. Contractor agrees that it shall cease and desist from any unauthorized use immediately upon being notified by LFUCG.

Signature

September 26, 2025

Date

RISK MANAGEMENT PROVISIONS
INSURANCE AND INDEMNIFICATION

INDEMNIFICATION AND HOLD HARMLESS PROVISION

(1) It is understood and agreed by the parties that Contractor hereby assumes the entire responsibility and liability for any and all damages to persons or property caused by or resulting from or arising out of any act or omission on the part of Contractor or its employees, agents, servants, owners, principals, licensees, assigns or subcontractors of any tier (hereinafter "CONTRACTOR") under or in connection with this agreement and/or the provision of goods or services and the performance or failure to perform any work required thereby.

(2) CONTRACTOR shall indemnify, save, hold harmless and defend the Lexington-Fayette Urban County Government and its elected and appointed officials, employees, agents, volunteers, and successors in interest (hereinafter "LFUCG") from and against all liability, damages, and losses, including but not limited to, demands, claims, obligations, causes of action, judgments, penalties, fines, liens, costs, expenses, interest, defense costs and reasonable attorney's fees that are in any way incidental to or connected with, or that arise or are alleged to have arisen, directly or indirectly, from or by CONTRACTOR's performance or breach of the agreement and/or the provision of goods or services provided that: (a) it is attributable to personal injury, bodily injury, sickness, or death, or to injury to or destruction of property (including the loss of use resulting therefrom), or to or from the negligent acts, errors or omissions or willful misconduct of the CONTRACTOR; and (b) not caused solely by the active negligence or willful misconduct of LFUCG.

(3) In the event LFUCG is alleged to be liable based upon the above, CONTRACTOR shall defend such allegations and shall bear all costs, fees and expenses of such defense, including but not limited to, all reasonable attorneys' fees and expenses, court costs, and expert witness fees and expenses, using attorneys approved in writing by LFUCG, which approval shall not be unreasonably withheld.

(4) These provisions shall in no way be limited by any financial responsibility or insurance requirements, and shall survive the termination of this agreement.

(5) LFUCG is a political subdivision of the Commonwealth of Kentucky. CONTRACTOR acknowledges and agrees that LFUCG is unable to provide indemnity or otherwise save, hold harmless, or defend the CONTRACTOR in any manner.

(6) Notwithstanding, the foregoing with respect to any professional services performed by CONTRACTOR hereunder (and to the fullest extent permitted by law), CONTRACTOR shall indemnify, save, hold harmless and defend LFUCG from and against any and all liability, damages and losses, including but not limited to, demands, claims, obligations, causes of action, judgments, penalties, fines, liens, costs, expenses, interest, defense costs and reasonable attorney's fees, for any damage due to death or injury to any person or injury to any property (including the loss of use resulting therefrom) to the extent arising out of, pertaining to or relating to the negligence, recklessness or willful misconduct of CONTRACTOR in the performance of this agreement.

FINANCIAL RESPONSIBILITY

BIDDER/CONTRACTOR understands and agrees that it shall demonstrate the ability to assure compliance with the above Indemnity provisions and these other risk management provisions prior to final acceptance of its bid and the commencement of any work or provision of goods.

INSURANCE REQUIREMENTS

YOUR ATTENTION IS DIRECTED TO THE INSURANCE REQUIREMENTS BELOW, AND YOU MAY NEED TO CONFER WITH YOUR INSURANCE AGENTS, BROKERS, OR CARRIERS TO DETERMINE IN ADVANCE OF SUBMISSION OF A RESPONSE THE AVAILABILITY OF THE INSURANCE COVERAGES AND ENDORSEMENTS REQUIRED HEREIN. IF YOU FAIL TO COMPLY WITH THE INSURANCE REQUIREMENTS BELOW, YOU MAY BE DISQUALIFIED FROM AWARD OF THE CONTRACT.

Required Insurance Coverage

BIDDER/CONTRACTOR shall procure and maintain for the duration of this contract the following or equivalent insurance policies at no less than the limits shown below and cause its subcontractors to maintain similar insurance with limits acceptable to LFUCG in order to protect LFUCG against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONTRACTOR. The cost of such insurance shall be included in any bid:

Coverage	**Limits**
General Liability (Insurance Services Office Form CG 00 01)	$1 million per occurrence, $2 million aggregate or $2 million combined single limit
Auto Liability	$1 million per occurrence
Worker's Compensation	Statutory
Employer's Liability	$100K
Professional (E&O) Liability	$1 million per claim

The policies above shall contain the following conditions:

a. All Certificates of Insurance forms used by the insurance carrier shall be properly filed and approved by the Department of Insurance for the Commonwealth of Kentucky (DOI). LFUCG shall be named as an additional insured in the General Liability Policy and Commercial Automobile Liability Policy using the Kentucky DOI approved forms.

b. The General Liability Policy shall be primary to any insurance or self-insurance retained by LFUCG.

c. LFUCG shall be provided at least 30 days advance written notice via certified mail, return receipt requested, in the event any of the required policies are canceled or non-renewed.

d. Said coverage shall be written by insurers acceptable to LFUCG and shall be in a form acceptable to LFUCG. Insurance placed with insurers with a rating classification of no less than Excellent (A or A-) and a financial size category of no less than VIII, as defined by the most current Best's Key Rating Guide shall be deemed automatically acceptable.

Renewals

After insurance has been approved by LFUCG, evidence of renewal of an expiring policy must be submitted to LFUCG, and may be submitted on a manually signed renewal endorsement form. If the policy or carrier has changed, however, new evidence of coverage must be submitted in accordance with these Insurance Requirements.

Deductibles and Self-Insured Programs

IF YOU INTEND TO SUBMIT A SELF-INSURANCE PLAN IT MUST BE FORWARDED TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, DIVISION OF RISK MANAGEMENT, 200 EAST MAIN STREET, LEXINGTON, KENTUCKY 40507 NO LATER THAN A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO THE RESPONSE DATE. Self-insurance programs, deductibles, and self-insured retentions in insurance policies are subject to separate approval by Lexington-Fayette Urban County Government's Division of Risk Management, upon review of evidence of BIDDER/CONTRACTOR's financial capacity to respond to claims. Any such programs or retentions must provide LFUCG with at least the same protection from liability and defense of suits as would be afforded by first-dollar insurance coverage

Safety and Loss Control

CONTRACTOR shall comply with all applicable federal, state, and local safety standards related to the performance of its works or services under this Agreement and take necessary action to protect the life, health and safety and property of all of its personnel on the job site, the public, and LFUCG.

Verification of Coverage

BIDDER/CONTRACTOR agrees to furnish LFUCG with all applicable Certificates of Insurance signed by a person authorized by the insurer to bind coverage on its behalf prior to final award, and if requested, shall provide LFUCG copies of all insurance policies, including all endorsements.

Right to Review, Audit and Inspect

CONTRACTOR understands and agrees that LFUCG may review, audit and inspect any and all of its records and operations to insure compliance with these Insurance Requirements.

DEFAULT

BIDDER/CONTRACTOR understands and agrees that the failure to comply with any of these insurance, safety, or loss control provisions shall constitute default and that LFUCG may elect at its option any single remedy or penalty or any combination of remedies and penalties, as available, including but not limited to purchasing insurance and charging BIDDER/CONTRACTOR for any such insurance premiums purchased, or suspending or terminating the work.

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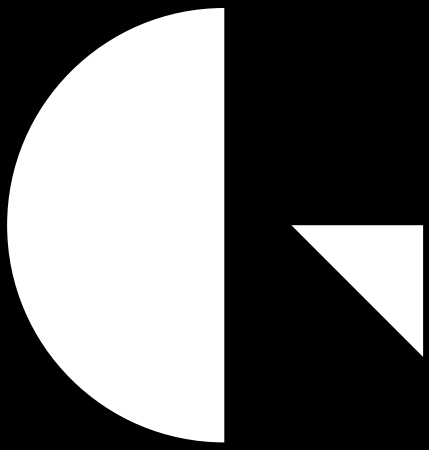
Risk Management Provisions

Insurance & Indemnification

We will supply blanket endorsements consistent with the parties' written contract along with our certificates of insurance after the execution of such contract. However, the insurance and indemnification provisions contain language that will impact our ability to maintain our professional liability insurance coverage for the project as we perform professional services and that insurance covers our negligent acts, errors, and omissions to the extent that we cause an issue.

We would appreciate the opportunity to negotiate this language in sections 1, 2, 3 and 6 so that coverage could be maintained to the benefit of both LFUCG and Gresham Smith.

Gresham Smith



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