

# Agenda Report

April 21, 2014 City Council Meeting

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April 21, 2014  
Item No. 11

## **ISSUE: Approving Contract with Confluence for Streetscape Updates**

### **BACKGROUND:**

Included in the FY 15 budget is a streetscape proposal submitted by Confluence for work on Hickman Road from 63<sup>rd</sup> to 66<sup>th</sup> Streets. As you were made aware during the budget discussions, the MPO advised staff they were awarding our community an additional \$100,000 in transportation funds to complete this project. The original projected streetscape project costs were estimated to be \$561,000 with \$149,000 coming from a transportation grant though the MPO and the rest coming as a local match. As the project stands now, \$250,000 will be funded by a grant through the MPO with the remaining coming from a local match.

If Council decides to move forward with this project the \$45,400 will come from our TIF fund and not our general fund. This expenditure is clearly outlined in our urban renewal plan and allowed. Staff will work with developers to cover some of the local match costs associated with the project. As outlined in their proposal, the \$45,400 will cover the final design phases of the project through bidding and oversight and construction and may be covered over two fiscal years. If we do not move forward at this point the City will forgo the \$250,000 in grant funds. Keep in mind there is a real possibility that private dollars will help fund some of the City's unmet match during the construction phase of this project. This is a good project and will lend itself to the development taking place on Hickman Road.

### **RECOMMENDATION:**

Staff recommends approval of the resolution authorizing the contract with Confluence

### **STAFF CONTACTS:**

Jeffrey A. Fiegenschuh, City Administrator

October 22, 2013

City of Windsor Heights  
Jeffrey Fiegenschuh  
City Administrator  
1133 66<sup>th</sup> Street  
Windsor Heights, Iowa 50324

Re: An Agreement for the Provision of Professional Services  
Hickman Road Streetscape Phase 1, Confluence #13115

Dear Mr. Fiegenschuh:

Confluence, hereinafter referred to as the Consultant, subject to the approval and acceptance of this agreement by the City of Windsor Heights, hereinafter referred to as the Owner, agrees to provide Professional Services to the Owner as set forth below:

- A. PROJECT NAME: Hickman Road Streetscape Phase 1, Windsor Heights, Iowa
- B. PROJECT DESCRIPTION: Provide the Owner landscape architectural for Hickman Road Streetscape Phase 1 based upon the following understanding of the project:
1. The project area is located from the south side of Hickman Road from the 63<sup>rd</sup> street intersection to the 6600 block just west to the Twisted Parrot.
  2. The site improvements may include; demolition work, plant removals, sidewalks, plantings, plaza and signage areas, lighting and gateway design.
  3. A minimum of four (4) Workshop sessions with the Streetscape Committee are required.
  4. A minimum of one (1) City Council Presentation is required.
  5. Base survey is to be included as a part of the scope of work.
  6. Construction is anticipated in the 2016 construction season with design work being completed in 2015.
- C. PROJECT APPROACH: The Consultant proposes to include the following sub-consultants to assist with the project, Veenstra and Kimm (Civil/Survey), Blue Stone Engineering (Electrical) and Raker Rhodes Engineering (Structural).

**SCOPE OF SERVICE:**

1. Part One: Discovery and Analysis:
  - 1.1 Prepare survey and base information.
  - 1.2 Photograph and inventory existing conditions.
  - 1.3 Review Master Plan and potential project budget.
  - 1.4 (1) Meeting with City Staff to review project scope.
2. Part Two: Schematic Design
  - 2.1 Develop gateway and plaza and concepts.
  - 2.2 Develop streetscape and site lighting strategy.
  - 2.3 (2) Work sessions with the Streetscape Committee refining site design options.
  - 2.4 Develop 3D renderings of final gateway plaza concept.
  - 2.5 Finalize schematic design concepts.
  - 2.6 Prepare preliminary cost opinion.
  - 2.7 (1) Presentation to Council for approval.

3. Part Three: Design Development
  - 3.1 Prepare design development drawings for streetscape only on approved concept.
  - 3.2 Review design development drawings with Steering Committee.
  - 3.3 Update cost opinion.
  
4. Part Four: Construction Documents
  - 4.1 Develop construction documents.
  - 4.2 Prepare special provisions (specifications).
  - 4.3 Prepare final cost opinion.
  - 4.4 Present final plans and cost opinion to Owner.
  
5. Part Five: Bidding
  - 5.1 Assemble and distribute bid documents.
  - 5.2 Conduct a pre-bid meeting.
  - 5.3 Issue necessary addendums.
  - 5.4 Assemble bid tabulation.
  - 5.5 Provide bid selection assistance.
  
6. Part 6: Construction Observation
  - 6.1 Conduct a pre-construction meeting to establish quality levels of craftsmanship as it relates to concrete finishing, paver placement, grading, planting and finish work.
  - 6.2 Attend bi-weekly construction meetings.
  - 6.3 Weekly construction site visits to review progress.
  - 6.4 Shop drawing review.
  - 6.5 Assist City with Pay Application review.
  - 6.6 Conduct an initial punch of project and develop punchlist.
  - 6.7 Conduct a back-punch of completed punchlist.

**EXCLUSIONS**

1. Flood Plain analysis and mitigation, boundary survey, environmental review, archeological review, hydraulic analysis, models, utility design, re-zoning, platting, NPDES Permit, as-built survey, soils report, environmental assessments, Iowa Department of Transportation Submittals.

**OWNER'S RESPONSIBILITIES:**

1. The Owner shall establish the guidelines for the project and shall provide general background information needed for analysis.
2. Fees for services of special consultants (structural, sustainable, soils, hydraulic, etc.) if required beyond the Scope of Services proposed herein, shall be paid for by the Owner if authorized in advance.
3. The Owner shall furnish, obtain, or direct this firm to obtain at the Owner's expense, additional information concerning property ownership / lines, easements, topographical character, or any other site information required to complete the services as described in Scope of Services

**FEES AND EXPENSES:**

1. We propose to perform the services described in Scope of Services: Part One, on a Lump Sum basis. The Lump Sum is Two Thousand Dollars (\$2,000.00).

2. We propose to perform the services described in Scope of Services: Part Two on a Lump Sum basis. The Lump Sum is Seven Thousand Two Hundred Dollars (\$7,200.00).
3. We propose to perform the services described in Scope of Services: Part Three on a Lump Sum basis. The Lump Sum is Nine Thousand Hundred Dollars (\$9,300.00).
4. We propose to perform the services described in Scope of Services: Part Four, on a Lump Sum basis. The Lump Sum is Eighteen Thousand Six Hundred Dollars (\$18,000.00).
5. We propose to perform the services described in Scope of Services: Part Five, on a Lump Sum basis. The Lump Sum is Two Thousand One Hundred Dollars (\$2,100.00).
6. We propose to perform the services described in Scope of Services: Part Six, on a Lump Sum basis. The Lump Sum is Six Thousand Eight Hundred Dollars (\$6,800.00).
7. Contract Amount: Article 1 – Parts 1 through 6: Forty Five Thousand Four Hundred Dollars \$45,400.00
8. Reimbursable expenses, including travel, long-distance telephone, and printing are not included in the services fee. Expenses will be billed in accordance with the rates shown on the attached rates and expenses schedule.
9. If the project is suspended for more than three (3) months, or abandoned in whole or in part, this firm shall be paid their compensation for services performed prior to receipt of written notice from the Owner of such suspension or abandonment, together with reimbursable expenses then due and all terminal expenses resulting from such suspension or abandonment.

**TIME OF PERFORMANCE:**

1. We propose to process this work in a timely and expeditious manner to meet the Owner's timetable.

**EXTRA WORK AND CONTINUATION OF SERVICES:**

1. If, during the progress or upon completion of the work outline in the Scope of Services in this agreement, the Owner finds it desirable or necessary to cause this Consultant to perform additional services other than those outlined in the Scope of Services, the hourly schedule and reimbursable expense schedule may apply or a project fee may be negotiated.

**SUCCESSOR'S AND ASSIGNMENT:**

1. The Owner and this firm each binds itself, partners, assigns and legal representatives to the other party to this agreement and to the partners, successors, assigns and legal representatives of such other party in respect of all covenants of this agreement.

Sincerely,  
Confluence

Offered by:  
Confluence

 . 10.24.13  
\_\_\_\_\_  
(signature) (date)

Brian Clark, ASLA Principal

\_\_\_\_\_  
(printed name/title)

Accepted by:  
City of Windsor Heights, Iowa

\_\_\_\_\_  
(signature) (date)

\_\_\_\_\_  
(printed name/title)

EXHIBIT 'A'

CONFLUENCE

STANDARD HOURLY RATES

Senior Principal .....	\$150.00 - \$175.00 per hour
Principal .....	\$135.00 - \$150.00 per hour
Associate .....	\$120.00 - \$135.00 per hour
Senior Project Manager .....	\$100.00 - \$115.00 per hour
Project Manager .....	\$90.00 - \$95.00 per hour
Project Landscape Architect II .....	\$80.00 - \$85.00 per hour
Project Landscape Architect I .....	\$70.00 - \$75.00 per hour
Project Planner II .....	\$80.00 - \$85.00 per hour
Project Planner I .....	\$70.00 - \$75.00 per hour
Landscape Architect Intern II .....	\$65.00 - \$69.00 per hour
Landscape Architect Intern I .....	\$60.00 - \$64.00 per hour
Draftsperson .....	\$50.00 - \$55.00 per hour
Clerical Staff .....	\$42.00 - \$45.00 per hour

REIMBURSABLE EXPENSES

Filing Fees .....	1.15 x cost
Long Distance Telephone Calls .....	1.15 x cost
Materials and Supplies .....	1.15 x cost
Meals and Lodging .....	1.15 x cost
Mileage .....	\$.56 per mile
Postage .....	1.15 x cost
Printing by Vendor .....	1.15 x cost
B/W Photocopies/Prints 8½ x 11 .....	\$.05 each
B/W Photocopies/Prints 11x17 .....	\$.09 each
Color Photocopies/Prints 8½ x 11 .....	\$.65 each
Color Photocopies/Prints 11x17 .....	\$1.50 each
Large Format Plotting - Bond .....	\$2.50/SF
Large Format Plotting - Mylar .....	\$4.50/SF
Large Format Plotting - Photo .....	\$5.00/SF
Compact Discs .....	\$2.50 each
Booklet Binding (cover, coil, back) .....	\$4.50 each
Foam Core .....	\$8.00 each
Easel Pads .....	\$32.75 each
Electronic Files .....	\$50.00 Each

Effective 3/1/2013

## GENERAL CONDITIONS

**1. PARTIES AND SCOPE OF WORK:** Confluence (hereinafter referred to as "Confluence") shall perform professional services as set forth in Confluence's proposal, the Client's acceptance thereof if accepted by Confluence, and these General Conditions. "Client" refers to the person or business entity ordering the professional services to be done by Confluence. The Client shall designate representatives who are authorized to make all decisions on the Client's behalf when requested to do so by Confluence. If the Client is ordering professional services on behalf of another, the Client represents and warrants that the Client is the duly authorized agent of said party for the purpose of ordering and directing said professional services. Unless otherwise stated in writing, the Client assumes sole responsibility for determining whether the quantity and the nature of the professional services ordered by the Client is adequate and sufficient for the Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom the Client transmits any part of Confluence's work. Confluence shall have no duty or obligation to any third party greater than that set forth in Confluence's proposal, Client's acceptance thereof and these General Conditions. The ordering of professional services from Confluence shall constitute acceptance of the terms of Confluence's proposal and these General Conditions.

**2. SCHEDULING OF WORK:** Confluence will perform professional services with due and reasonable diligence consistent with sound professional practices. If Confluence is required to delay commencement of professional services or if, upon embarking upon its professional services, Confluence is required to stop or interrupt the progress of its professional services as a result of changes in the scope of the professional services requested by the Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of Confluence, additional charges will be applicable and payable by Client.

**3. ACCESS TO SITE:** Client will arrange and provide such access to the site as is necessary for Confluence to perform professional services. Confluence shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its professional services or the use of its equipment; however, Confluence has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires Confluence to restore the site to its former condition, upon written request Confluence will perform such additional professional services as is necessary to do so and Client agrees to pay Confluence the cost thereof.

**4. CLIENTS DUTY TO NOTIFY LANDSCAPE ARCHITECT:** Client represents and warrants that he has advised Confluence of any known or suspected hazardous materials, utility lines and pollutant at any site at which Confluence is to do professional services hereunder, and unless Confluence has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits. Client agrees to defend, indemnify and save Confluence harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to Confluence's performance of its professional services and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof was not revealed to Confluence by Client.

**5. RESPONSIBILITY:** Confluence's professional services shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. Confluence shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. Confluence's professional services or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Confluence has no right or duty to stop the contractor's work.

**6. STANDARD OF CARE:** Confluence's professional services will be performed in accordance with this agreement and with generally accepted principles and practices. In performing its professional services, Confluence will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession.

**7. LIMITATION OF LIABILITY:** Should Confluence or any of its professional employees be found to have been negligent in the performance of its professional services, or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming to have in any way relied upon Confluence's professional services agree that the maximum aggregate amount of the liability of Confluence, its officers, employees, agents, and sub-consultants shall be limited to \$\_\_\_\_\_.

Initials: CONFLUENCE \_\_\_\_\_ CLIENT \_\_\_\_\_

**8. PRICING ESTIMATES:** Neither Confluence nor Client has any control over the costs of labor, materials, equipment, over contractors' methods of determining bid prices, or over competitive bidding, market or negotiation conditions. Accordingly, Confluence cannot and does not warrant or represent those bids or negotiated prices will not vary from any established budgetary constraints. Client may perform its own cost analysis or retain its own cost consultant and shall be solely responsible for the accuracy and preparation of cost estimates at each appropriate stage of the project. Confluence will cooperate and work closely with any cost consultant to help ensure that the project can be constructed within any appropriate budgetary constraints.

**9. ADDITIONAL SERVICES:** Client may request or it may become necessary for Confluence to perform Additional Services in order to further the objectives of the project. Whenever reasonably possible, Confluence will notify Client in advance of Confluence's intention to perform the particular Additional Service, and Client's failure to instruct Confluence not to perform the Additional Service shall be considered Client's acquiescence to the performance of the Additional Service and agreement to pay for it. Notwithstanding any other description of Basic or Additional Services, any services which Client requests Confluence to perform after final payment has been made to the contractor(s) or more than sixty (60) days after the project has been certified to be substantially complete shall be considered Additional Services. Any modifications or changes requested by Client inconsistent with Client's prior approval(s) shall be considered Additional Services. Confluence shall be entitled to rely on the accuracy of any drawings or other information supplied to it by Client, its employees, representatives or other consultants, and any services necessitated because of an error or omission in any drawing or other information supplied by Client, its employees, representatives or other consultants shall be an Additional Service. Additional Services shall be billed at Confluence's normal hourly

rates, and Client shall pay such charges above and beyond any charges for Basic Services set forth in the Proposal.

**10. CONSTRUCTION ADMINISTRATION:** Confluence shall have no responsibility for construction administration unless explicitly described in the Proposal. If construction observation services are performed, Confluence shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction work, for any defects, deficiencies or other acts or omissions of the contractor or any other persons performing any of the construction work or for the failure of any of them to carry out the work in accordance with the plans and specifications, and Confluence visits to the construction site shall be for the purpose of becoming generally familiar with the progress and the quality of the construction work and to determine in general if the work when completed will be in accordance with the plans and specifications, and Confluence is not authorized to stop the construction work or take any other action relating to job site safety. If Confluence reviews contractors' applications for payment, such reviews shall be made to the best of Confluence's knowledge, information and belief based on Confluence's limited observation of the construction work, and Confluence shall be entitled to rely on documentation submitted by the contractor(s) or others which is not inconsistent with Confluence's own observations. If the Client requests in writing that Confluence provide any specific construction phase services and if Confluence agrees in writing to provide such services, then Confluence shall be compensated for Additional Services.

**11. CLAIMS:** Client acknowledges that Confluence is a corporation and agrees to make any claim arising out of or relating to the project against Confluence only, and not against any of Confluence's directors, officers, employees or agents.

**12. INSURANCE:** Confluence shall keep and maintain its current insurance policies, including professional liability insurance and comprehensive general liability insurance, for the duration of the project. If Client desires additional insurance, Confluence shall use its best efforts to obtain the additional insurance, but Client shall reimburse Confluence for any additional premium or other related costs that Confluence thereby incurs. Client will use its best efforts to ensure that the construction contractor(s) name Confluence as an additional insured on their comprehensive general liability insurance policies and agree to indemnify Client and Confluence in language reasonably satisfactory to both Client and Confluence.

**13. TERMINATION:** Either party upon seven day's prior written notice may terminate this Agreement. In the event of termination, Confluence shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services, records and reports as are necessary to place Confluence's files in order and/or protect its professional reputation.

**14. WITNESS FEES:** Confluence's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay Confluence's legal expenses, administrative costs and fees pursuant to Confluence's then current fee schedule for Confluence to respond to any subpoena.

**15. PAYMENT:** Client shall be invoiced as professional services are completed and reported at Confluence's option, either monthly or at end of project. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay Confluence's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees. Confluence shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, and provision wherein Confluence waives any rights to a mechanics' lien, or any provision conditioning Confluence's right to receive payment for its professional services upon payment to Client by any third party. These General Conditions are notice, where required, that Confluence shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of Confluence from any and all claims which Client may have, either in tort or contract, and whether known or unknown at the time.

**16. LATE PAYMENTS:** Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% on the then unpaid balance (18.0% true annual rate), at the sole election of Confluence, in the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

**17. ENTIRE AGREEMENT:** This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

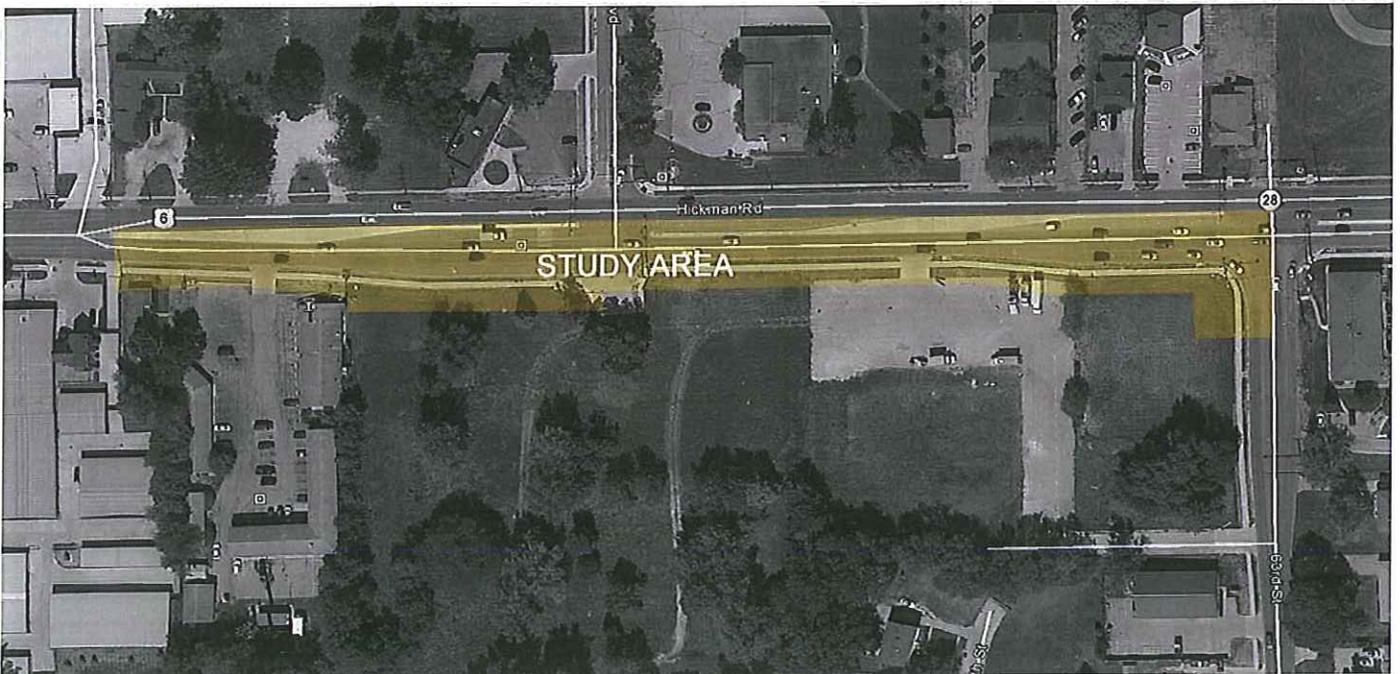
**18. INDEMNIFICATION:** The Client shall indemnify and hold harmless Confluence and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the performance of professional services, provided that any such claim, damage, loss or expense is caused in whole or in part by the negligent act, omission, and/or strict liability of the Client, anyone directly or indirectly employed by the Client (except Confluence), or anyone for whose acts any of them may be liable.

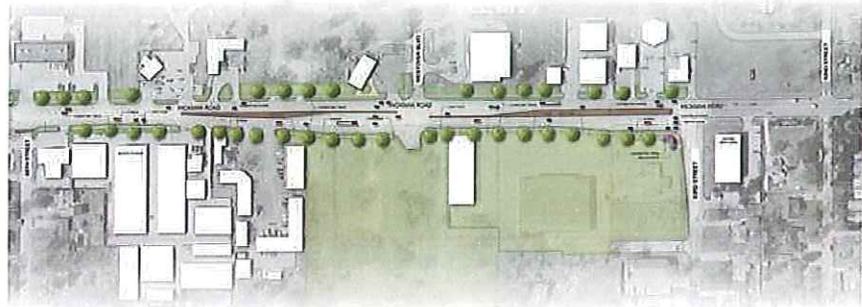
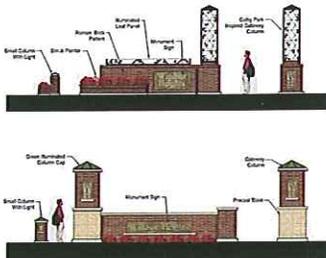
**19. MISCELLANEOUS:** To the extent within Client's control, Confluence shall have the right to take photographs, and make other reasonable promotional use of the project, and Confluence shall be given appropriate credit on all construction signs or other promotional materials concerning the project. Client may accept Confluence's Proposal either by signature, or oral assent, authorizing Confluence to commence providing professional services or making any payments to Confluence in consideration of professional services, and any of the above modes of acceptance shall be deemed to incorporate these Business Terms into the contract between the parties thereby formed.

**20. OWNERSHIP OF DOCUMENTS:** All documents produced by Confluence under this agreement shall remain the property of Confluence and may not be used by the Client for any other endeavor without written consent.

# Exhibit 'A'

Study area from 6600 block east to 63rd and Hickman Road. (South Side Only)





**HICKMAN ROAD STREETScape MASTER PLAN | WINDSOR HEIGHTS, IOWA**

Client: City of Windsor Heights

Contact: Marketa Oliver, City Administrator / 515.279.3662



Confluence prepared a master plan for Hickman Road (US Highway 6) in Windsor Heights. The master plan focused on streetscape and gateway enhancements for the 15 block corridor. Hickman Road, a shared city limit of Windsor Heights and Urbandale, Iowa, needed a master plan that was respectful and representative of both communities but which addressed aesthetic enhancements to visually unify the corridor.



Gateway enhancements feature architectural details that recall the mid-century homes prevalent in Windsor Heights. Gateway signage was designed with horizontal lines and roman brick patterns unique to the community. An illuminated spire was inspired by similar architectural elements found at the City's signature park, Colby Park. Sustainable practices including energy efficient lighting and native plantings are incorporated into the plan. Recommendations specific to each block and a block by block cost opinion are provided in the master plan document.



**Features**

- Master Planning
- Gateway Enhancements
- Stakeholder + Community Involvement
- Sustainable Design Elements



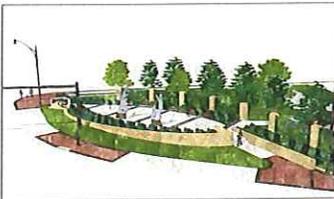
### NW 86th Street Corridor: Phases II and III

Clive, Iowa

Client: City of Clive

Contact: Dennis Henderson, City Manager / 515.223.6220

Confluence was retained by the City of Clive to provide design and construction services for Phases II and III of the NW 86th Street Corridor Streetscape project. The scope of these phases of the project focuses on right-of-way enhancements to the corridor and two public art plazas. Working with a steering committee and adjacent business and property owners, creative yet practical design solutions have emerged through this collaborative process.



The schematic design solution creates a tie to the earlier phase of the corridor improvements through materials connections, but establishes its own identity for the commercial portion of the corridor. The project includes water main replacement and placing electrical distribution lines underground throughout the project area.

#### Features

- IDOT Experience
- Public Plazas
- Public Art Facilitation



### **DRAKE UNIVERSITY 28TH STREET STREETScape AND IMPROVEMENTS**

DES MOINES, IOWA

Client: Drake University

Contact: Jolene Schmidt, Director of Operations and Support Services / 515.271.3957

#### **Features**

- IDOT Experience
- Campus Signage and Wayfinding
- Streetscape Design
- Sustainable Solutions

#### **Recognition/Awards**

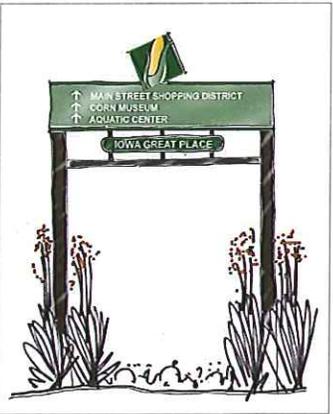
- 2012 Merit Award for Design, Central States ASLA

Confluence was retained by Drake University to design a campus walkway that would serve as a major pedestrian connection through the heart of campus. The existing 28th Street was a service drive with a typical city street cross-section. Pedestrians, as well as service vehicles, utilized this street to access the north and south portions of campus. The appearance of this corridor did not fit within Drake University's vision for their campus.

Confluence coordinated with university departments and student groups to identify the needs of students, faculty, and maintenance personnel. Improving aesthetics, developing campus wayfinding signage, resolving ADA issues, and incorporating sustainable practices were identified as issues to be addressed in the design.

Confluence developed a cohesive plan that integrated these elements into a functional and aesthetically pleasing design. New campus directories and kiosks were developed and ADA issues were resolved through a comprehensive regrading of the site. Sustainable practices, including 'green solutions' to manage stormwater were incorporated. Because of the funding source, this project underwent the Iowa Department of Transportation review and letting process.

The redesigned 28th Street Walkway will serve the campus body by acting as a main pedestrian friendly connection through the center of campus and by setting standards for "green" friendly future projects on campus. The project sets precedence for sustainable "green" projects on Drake's campus and the Des Moines community as a whole.



### Coon Rapids Streetscape

Coon Rapids, Iowa  
Client: City of Coon Rapids  
Contact: Bradley Honold, General Manager / 712.999.2225

Confluence was part of the team retained by the City of Coon Rapids to master plan and develop construction documents for improvements to South 5th Avenue and Main Street. South 5th Avenue is the main entrance into town and connects to Highway 141. It terminates at Main Street and the downtown business district. The City has been designated an Iowa Great Place and these improvements were part of the projects identified in their Iowa Great Places application. The City has also received an Iowa Arts Council grant for a public art installation.

#### Features

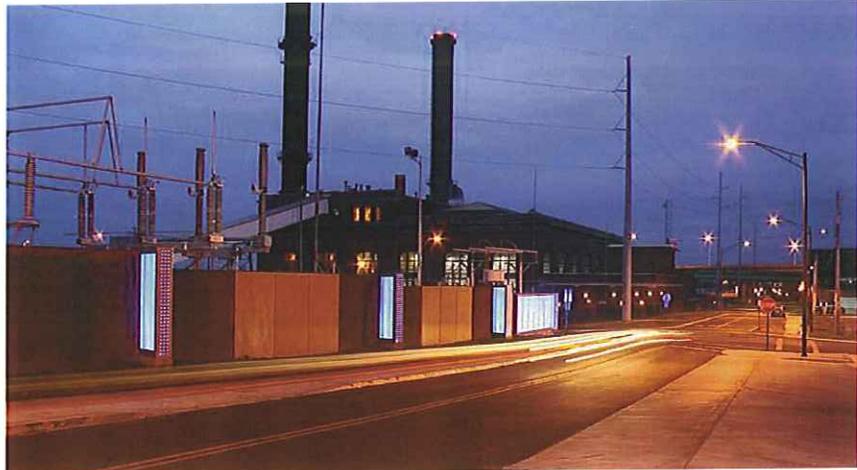
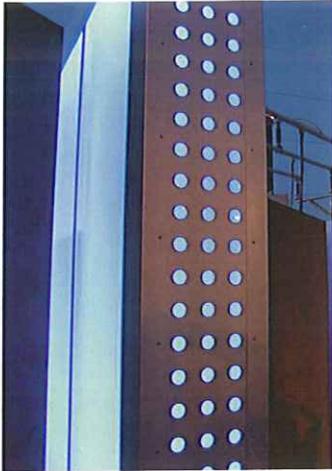
- Master Planning and Construction Document Development
- Create Signature Identity as Tourist Draw
- Public Facilitation

Confluence facilitated a three day on-site charrette process which involved many identified stakeholder groups, the City, and the general public. One of the main desires of the public was to create a signature identity at Highway 141 which would draw tourists to the downtown businesses. Confluence helped the local artist on the team to develop themes and placement opportunities for the public art piece which celebrates the town's real claim to fame, the development of hybridized seed corn by Roswell Garst who founded Garst Seed Company. The plan suggested an opportunity to renovate an unused Garst building on South 5th Avenue and created a small pocket park across the street on land owned by the Garst family.

The plan identified trailhead and information opportunities to link to the Town Loop Trail, which also connects to trails in the Whiterock Nature Conservancy. Whiterock is a 5,000-acre preserve just to the south of Highway 141 and is a major draw for eco-tourists and an integral partner in the development of the Iowa Great Places projects for Coon Rapids. Phase 1 construction documents for the development of South 5th Avenue from Highway 141 to the existing railroad tracks just south of downtown have been completed. The City is still putting the funding mechanisms in place to implement Phase 1.

Estimated Phase 1 Construction Cost (excluding art piece): \$750,000

## PROJECT EXPERIENCE



### Features

- Unique Streetscape Amenities
- Expanded Pedestrian Spaces
- Historic District
- Community Involvement
- Adjacent Redevelopment Initiatives
- Integrated Public Art + Plazas
- Public/Private Partnerships

### Recognition/Awards

- 2010 Honor Award – Built: Central States ASLA
- 2009 Honor Award – Design: Prairie Gateway ASLA
- 2009 Merit Award – Design: Central States ASLA
- 2009 Excellence in Construction: Associated Builders & Contractors
- 2009 Outstanding Implementation: Missouri APA
- 2007 Merit Award – Design: Central States ASLA

### SECOND STREET STREETScape DESIGN | KANSAS CITY, MISSOURI

Client: City of Kansas City, Missouri

Contact: John DeBauche, Lead Planner / 816.513.2869

Confluence was selected to implement a previously adopted corridor master plan for the Second Street Corridor in the historic River Market District of downtown Kansas City. Long used for railroad access to the River Market, the corridor presented a unique set of issues and opportunities. While developers had begun converting long abandoned warehouses and factories into residential lofts and office/retail spaces, renewal efforts were delayed due to the lack of a street.

In addition to providing access to these new developments, the goal of the project was to create a pedestrian focused environment to “activate and connect” Second Street within the City’s overall framework and to reinforce the urban industrial character of this corridor. The corridor also presented opportunities to tell the story of the history of the River Market’s development as well as expand on the story of the Town of Kansas, the original settlement on the river that grew into Kansas City through interpretive elements.

In conjunction with recent redevelopment efforts, the creation of plazas and the introduction of public art have brought residents, employees, and visitors to the street and activated this northern edge of the River Market neighborhood. The design embraces the industrial character of the area. Hooded pedestrian lights reflect those historically located over dock doors. Steel post and cable railings separate docks from sidewalks. Massive steel I-Beams are placed throughout the corridor to serve as benches and are contrasted by colorful native plantings and decorative paving to create comfortable pedestrian zones. The streetscape design also integrates public artwork and a unique “light wall” feature placed along the edge of an existing power substation.

THE CITY OF WINDSOR HEIGHTS, IOWA

RESOLUTION NO.14-0419

A RESOLUTION TO AUTHORIZE THE APPROVAL OF A CONTRACT WITH  
CONFLUENCE INC. IN AN AMOUNT NOT TO EXCEED \$45,400.00

WHEREAS, the City Council of Windsor Heights, Iowa proposes to hire an architectural firm to complete Phase 1 of the Hickman Road Streetscape project from 63<sup>rd</sup> Street to 6600 block of Hickman Road; and

WHEREAS, it is the general practice of the City of Windsor Heights to contract for this type of detailed process; and

WHEREAS, an initial proposal for the consultant services has been provided by Confluence, Inc., a reputable provider of consulting and architectural services uniquely suited to provide the City the services it requires for this project; and

WHEREAS, the City Council of Windsor Heights, Iowa finds that adoption of this Resolution is in the best financial interest of the residents of the City,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Windsor Heights, Iowa, that the City Administrator is hereby authorized to negotiate and enter into an agreement with Confluence, Inc. for architectural services consistent with the attached proposal, together with such changes as may be acceptable to the City Administrator and approved as to form, content, and legal sufficiency by the City Attorney, in an amount not to exceed \$45,400.00.

PASSED AND APPROVED THIS 21st DAY OF APRIL 2014.

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Diana Willits, Mayor

Attest:

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Jeff Fiegenschuh, City Administrator/Clerk