



MEETING DATE: September 7, 2010

COUNCIL LETTER

REQUESTED BY: Kuehl

ITEM TITLE: (Please use same title as it will appear on your resolution.)

Update on Learning Campus site plans; resolution to move forward with preparation of bid documents by Greenspace Associates at a cost not to exceed \$12,100.00 in total.

VISION: The City of Bettendorf is a premier city in which to live. The City of Bettendorf is the most livable community for families with rich educational, cultural and recreational opportunities where we enjoy a vibrant riverfront and a growing competitive business environment. We take pride in our great community.

Explanation (Background & How it Responds to Vision, Mission or Goals)

Since May, development work has continued on plans for an outdoor programming area at the Learning Campus on the site of the former Eagle Building. An RFP for design was issued with three firms responding. A committee comprised of Council Members Lisa Brown and Dean Mayne, along with Wally Mook, Public Works Director and Steven Neilsen, Library Director, Julia Blazeovic of ISU Extension/Garden Growers, and Tracey Kuehl, Museum Director met twice; once to review the submitted materials and a second time to conduct short Q/A sessions with each of the landscape design firms.

The committee has selected the design submitted by Greenspace Associates and recommends work now be completed to prepare the landscape and irrigation bid packages for the project, with bidding to take place this fall and installation to begin in the spring.

If the matter is not budgeted in the current year, explain why funding is requested and the anticipated source:

List Attachments:

- Resolution (1 page)
- Proposal for Landscape Design Services (2 pages)
- Preliminary Budget/Phasing (3 pages)
- PDF of selected concept (1 page)

RESOLUTION NO. ____-10

Resolution to contract with Greenspace Associates to finish the design and prepare the landscape bid packages for the Learning Campus project.

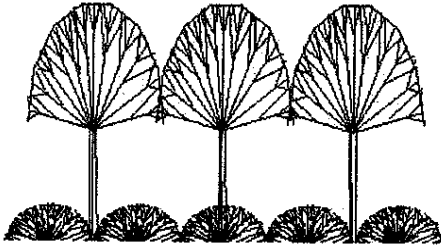
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BETTENDORF, IOWA to contract with Greenspace Associates to finish the design and prepare the landscape bid packages for the Learning Campus Project at a cost not to exceed \$12,100 in total.

PASSED, APPROVED AND ADOPTED this _____ day of September, 2010.

Michael J. Freemire, Mayor

ATTEST

Decker P. Ploehn, City Clerk



GREENSPACE

A S S O C I A T E S

6749 VALLEY DR.
PH: 563-355-8148

BETTENDORF, IA 52722
FAX: 563-355-8115

email: mark@greenspaceassociates.com

To: **Bettendorf Learning Campus**

August 12, 2010

attn: Ms. Tracy Kuehl

Re: Bettendorf Learning Campus – Eagle’s Lot Development

Proposal for Landscape Design Services

Scope of Work

1. Assimilation of all program and site data provided by Owner, Architect & Site Engineer.
2. Site analysis and preparation of a preliminary Landscape Plan for review and comment by Bettendorf Learning Campus committee.
3. Preparation of a “stamped” (by Iowa licensed Landscape Architect) final landscape and irrigation plan, planting details and specifications for competitive bidding.

Services Schedule

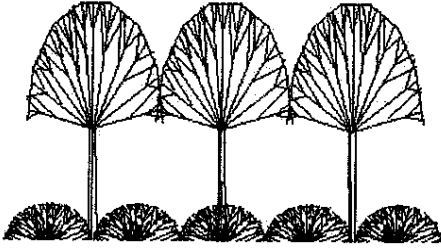
Service

- Work will begin upon acceptance of design proposal.
- Preliminary landscape plan to Bettendorf Learning Campus review.
- Modifications, if any, as per review.
- Discussion of project budget / goals.
- Preparation of Landscape and Irrigation Master Plan
- Final landscape/irrigation plan and cost estimates to Bettendorf Learning Campus for review prior to bidding.
- Modifications/clarifications, if any, as requested
- Prepare landscape and irrigation bid packages

Fee Payment and Schedule.

Greenspace Associates, Inc. will complete the drawings and services as noted above for the lump sum of **\$5,800.00**. The payment for the above services shall be as follows:

Fee	Date Due	Service Completed
\$2,000.00	TBD	• Preliminary Landscape plan submitted to BLC for review.
\$3,000.00	TBD	• Final landscape/irrigation plan and cost estimates to BLC for review prior to bidding.
\$800.00	TBD	• Prepare landscape and irrigation bid packages
\$5,800.00		Total Landscape Design Services Fee



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Additional Services

Accepted	Fee	Service
<input type="checkbox"/>	\$500.00	• Bid review and recommendations
<input type="checkbox"/>	\$1,500.00	• Landscape and Irrigation site inspections / punchlist
<input type="checkbox"/>	\$800.00	• Preparation of Maintenance Services bid package for landscape and irrigation system.
	\$125.00/Hr	• Landscape Architectural Services - Hourly Rate
<input type="checkbox"/>	\$3,500.00	• E & O certificate, if required.

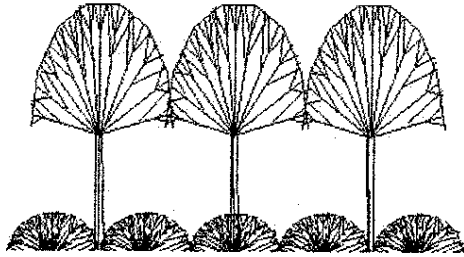
Terms and Conditions

1. Design fees will be invoiced as per the schedule listed above. Payment is due within 15 days of the invoice date.

Client's Acceptance of Proposal: You are hereby authorized by my signature below to commence the work specified on this proposal as per the scope of work, payment terms and conditions as listed above.

Client's Signature: _____ Date: _____

Mark A. Slifka
Registered Landscape Architect
IA #00435
IL #157-000731
Greenspace Associates, Inc.



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To: **Bettendorf Learning Campus**

August 25, 2010

Revised

attn: Ms. Tracy Kuehl

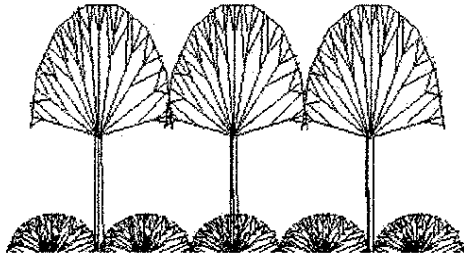
Project: **Bettendorf Learning Campus – Eagle's Lot Development**

Preliminary Budget / Phasing

Phase I Summary (Fall 2010)

- Remove concrete. Selectively trim and thin existing vegetative cover on creek banks and slope. Rough grade slope. (By City of Bettendorf).
- Add topsoil. Shape land forms and modify drainage as needed.
- Finish grade and establish vegetative cover (turf or native prairie)
- Install native oak grove
- Install turf irrigation system (optional)

Service Area	Budget	Comments
Creek Bank Slope (By City)		
<ul style="list-style-type: none"> • 3:1 Grade • Selectively Thin and Trim Remaining Vegetation / Open Views to Campus 		
Maintained Turf / Informal Grass Walkways		
<ul style="list-style-type: none"> • Approx. 74,000 sf. • Locally Grown Sod (if late fall installation) • Open Activity Areas • Grassy Mounds (mowable) to create informal viewing of (future) Pavilion • Irrigated (future) • Informal Maintained Grass Pathways thru Native Prairie Areas. 	\$61,000.00	<ul style="list-style-type: none"> • 1,300 cy. Topsoil at 6" • 8,200 sy. of Sod
Native Prairie Grass / Riparian Buffer		
<ul style="list-style-type: none"> • Approx. 20,000 sf. • Large Expanse of Native Prairie Grass (deep rooted) • Seeded (Spring) with Erosion Blanket Cover 	\$10,000.00	<ul style="list-style-type: none"> • Prep, Seed and Cover with an Erosion Blanket (dormant seed or seed in spring)
Oak Grove		
<ul style="list-style-type: none"> • Mixed Oak Planting (Burr, White & Red) / Iowa Native Tree Planting • Educational • Buffer to Parking Lot & Shade from Afternoon Sun 	\$10,000.00	<ul style="list-style-type: none"> • 22 Mixed Oak Varieties (2" – 4" cal.) • Shredded Hardwood Mulch Saucers



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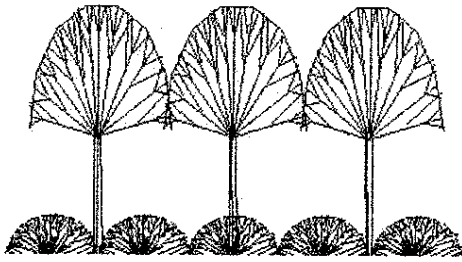
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Future Phases Summary

- Install Sail Pavilion, Marketplace Entry and Walkways.
- Install Rain Garden / Bio-Swale
- Install themed perennial gardens and artwork nodes
- Install native conifers to shelter pavilion.
- Install pedestrian bridge connection to library.

Service Area	Budget	Comments
Sail Pavilion		
<ul style="list-style-type: none"> • Wind Sail Cover (bright colors to match library) • 40' x 40' Activity Pad (concrete) 	\$65,000.00	<ul style="list-style-type: none"> • 1000 sf. Sail / 8 Anchor Posts • 1600 sf. Concrete Pad
Marketplace Court & Entry Walk		
<ul style="list-style-type: none"> • Approx. 4,000 sf. • Permeable Paver Courtyard for Open Air Market / Displays • Permeable Paver Walkway to Pavilion (8' wide to allow for temp. vehicle access, large pedestrian groups, ADA accessible) 	\$100,000.00 See price options for brick pavers or concrete	<ul style="list-style-type: none"> • 4,000 sf. Permeable Pavers • 400 tons of Drainage Gravel Base (approx. 24" depth) <p>Note:</p> <ul style="list-style-type: none"> • If not permeable pavers (no drainage) - budget would be \$60,000.00 • If concrete - budget would be \$25,000.00
Rain Garden / Bio-Swale		
<ul style="list-style-type: none"> • Approx. 5,000 sf. • Educational Display Area • Parking Lot Buffer 	\$23,000.00	<ul style="list-style-type: none"> • Bio-Swale Seed Blend / Erosion Blanket Cover • 300 cy. of Soil Mix (compost, topsoil, sand) • Shredded Hardwood Mulch
Artwork Nodes		
<ul style="list-style-type: none"> • 7 - 6' x 6' Display Pads • Consistent with Learning Campus Artwork • Themed Perennial/Shrub Gardens Around Each Display (Butterfly, Cutting, Herb, White, Native, etc.) • Reduced Mowing Maintenance at Intersections 	\$8,000.00	<ul style="list-style-type: none"> • Concrete Display Pads • Mixed Perennials / Shrubs / Orn. Trees for Theme Gardens • Shredded Hardwood Mulch
Conifer Buffer		
<ul style="list-style-type: none"> • White Pine (native) • Create Windbreak to NW • Frames View of Library 	\$15,000.00	<ul style="list-style-type: none"> • 40 White Pine (6' – 10' hgt.) • Pine Straw Mulch Bed

one or the other



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Special Note:

The numbers listed above are for budgeting purposes only. They are based upon historical cost studies by Greenspace Associates, Inc. Each project, however, presents it's own uniqueness and in that regard the final cost may vary depending upon final landscape plan and construction details.

Mark A. Slifka
Greenspace Associates, Inc
IA & IL Registered Landscape Architect