CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM

MEETING DATE	11/26/2013	
RESOLUTION OR ORDINANCE NUMBER	R-13-103	
AGENDA TITLE	**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR PLANNING SERVICES**	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Gary Bradley	
FISCAL INFORMATION	Cost as recommended:	TBD
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	Authorizes the Mayor to execute an agreement for professional services.	

BACKGROUND	In July 2007, a large part of the eastern portion of the City was heavily impacted by the flooding of the Verdigris River. Subsequently, the City retained a consultant to develop a Comprehensive Plan for the Community. Among the recommendations of that plan was the development of an area plan as a component of the comprehensive plan that focused specifically on the redevelopment of the flood impacted area. Staff has worked with CRNF and CVRR to determine a timeline and projected budget, along with a request for qualifications as outlined in the City's procurement process. Four responses to the RFQ were received, along with three responses from potential vendors indicating that their current schedule and or workload prohibit them from being able to undertake the project. Staff and representatives from CVRR and CRNF ranked the responses, then conducted interviews with three finalists. The interview panel consisted of one representative each from CRNF, the City of Coffeyville, and the Chamber of Commerce. Staff hopes to have a scope of work, schedule, and contract completed on Monday, Nov. 25th. If such items have not been completed at that time, staff would request that this item be tabled for consideration at the first meeting in December.
SPECIAL NOTES	Staff used a qualification based selection process as identified in the City's procurement policy adopted by the Board of Commissioners through Resolution R-13-49. Under such a process, price is not a consideration until after selection of the consultant has been made. Two good analogies exist that help to illustrate the rationale behind the process. If you were arrested for a crime that you did not commit, would you select your defense attorney based on price, or qualifications? Similarly, if you needed lifesaving medical treatment, would you select your doctor based on their price, or their qualifications? Copies of the qualifications provided are included for your information.
ANALYSIS	

PUBLIC INFORMATION PROCESS	The RFQ was provided to area AIA chapters and emailed to firms and educational institutions with an interest in the field of planning.
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Staff withholds recommendation until such time as an agreement on scope of work, project schedule, and fees has been reached.
REFERENCE DOCUMENTS ATTACHED	

Coffeyville

KANSAS

PROFESSIONAL PLANNING SERVICES
FOR THE DEVELOPMENT OF THE

East Coffeyville Redevelopment Plan

OCTOBER 201

PEC

SCIENCE APPLIE

PROFESSIONAL ENGINEERING CONSULTANTS, P.

PEC
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

October 24, 2013

Mr. Gary Bradley, City Manager
City of Coffeyville
102 West 7th Street
Coffeyville, KS 67337

Reference: Request for Qualifications
East Coffeyville Redevelopment Plan

Dear Mr. Bradley:

As Coffeyville continues to move forward in the era of economic resurgence, the need for creative planning in your community has never been more important. The revitalization of the flood-impacted areas offers an almost blank palette to create a new vision for Coffeyville that will help in both this revitalization effort and the long term.

Professional Engineering Consultants, P.A. (PEC) is uniquely poised to provide the City with the "solid recommendations" outlined in your request for qualifications. PEC has been involved with a number of successful projects of similar scope for both public and private sector clients. So, we understand the importance of this project to your community.

Investing can be risky business in locations where community revitalization is underway. Developers need assurance that the risks are manageable. Schaefer Johnson Cox Frey Architecture (SJCF) and Martens Appraisal have been invited to our team specifically to provide that assurance. As one of the region's premier architecture firms, SJCF will offer support in the areas of development aesthetics, design standards, technical feasibility and graphic visualization. Their guidance will create design consistency within the study area, which will protect property values well into the future.

Martens Appraisal will provide the market and housing analyses to maximize development return on investment. Their guidance will provide economically feasible recommendations – a critical component in managing private development risk and making wise taxpayer investments in infrastructure and incentives.

Thank you for this opportunity. We look forward to discussing this project with you in the near future. Please let us know of any questions you may have.

Sincerely,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Bruce D. Remsberg PE
Principal/Pittsburg Office Manager

Scott A. Dunakey AICP
Project Manager/Senior Planner

104 SOUTH PINE PITTSBURG, KS 66762 620-235-0195 FAX 620-235-1011 www.pec1.com

City of Coffeyville
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337
Phone: 620-252-6128

TITLE-SIGNATURE PAGE
REQUEST FOR QUALIFICATIONS

The City of Coffeyville, Kansas, invites you to submit a proposal and statement of qualifications for professional planning services for the development of the East Coffeyville Redevelopment Plan.

Nine (9) SIGNED PROPOSALS

Plus One (1) unbound copy for a total of ten (10) copies

MUST BE RECEIVED BY:

4:00 P.M. on October 25, 2013

PLEASE MARK YOUR SEALED PROPOSAL "EAST COFFEYVILLE REDEVELOPMENT PLAN" AND SEND IT TO:

City of Coffeyville

Attention: Cindy Price, City Clerk
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

Company Name Professional Engineering Consultants PA	Authorized Person (Print) Bruce D. Remsberg PE
104 South Pine	
Address	Signature
Pittsburg, KS 66762	Principal
City/State/Zip	Title
620-235-0195 620-235-1011	October 24, 2013 48-0699643
Telephone # Fax #	Date Tax ID #
Bruce.Remsberg@pec1.com	Corporation
E-mail	Entity Type

Coffeyville

KANSAS

TABLE OF CONTENTS

SECTION 1
Firm Profile and Office Locations

SECTION 2
Similar Project Experience

SECTION 3
Staff Qualifications
ORGANIZATION CHART + RESUMES

SECTION 4
Project Approach

SECTION 5
Anticipated Project Schedule

SECTION 6
Professional Liability Insurance

PEC
SCIENCE APPLIED

Professional Engineering Consultants, P.A. (PEC) is a nationally recognized design firm with multi-discipline capabilities and a midwestern work ethic. PEC was established in 1965 with the merger three firms specializing in mechanical, structural and electrical engineering. Today, PEC is a full service firm with Professional Engineers licensed in 50 states. Our multi-discipline staff of over 255 employees includes Surveyors, Landscape Architects, Certified Planners and 20+ LEED Accredited Professionals. PEC is ranked among the top 500 design firms nationwide by *Engineering News Record* Magazine.

PEC MISSION + VISION

PEC's people are dedicated to finding solutions for tough problems. We like fixing things. Making things work better, more efficiently, more effectively, less expensively, more productively. We want to make the traffic flow smoothly. Deliver plentiful and pure water. Help communities grow. We want to design a more productive factory. A more functional airport. **And we want to do it all responsibly.**

What do we value at PEC? Creative, workable designs that fulfill our clients' needs. We think it's important to preserve natural resources and protect the environment. And we think it should all be done without much fuss. **We value economy.** We believe that once you've been treated honestly and your project is completed successfully, you'll become more than just a PEC client. We'll have a relationship. **We value that most of all.**

PEC PLANNING SERVICES + SPECIALTIES

PEC offers a full range of planning related services. This is a natural outgrowth of the engineering services we have always provided. Our planning staff is augmented with more than 200 experts in fields ranging from Landscape Architecture to Geographic Information Systems to the traditional engineering disciplines. Working with you we can plan manage and design projects of any size and scope.

- Comprehensive Plans
- Corridor Plans
- Pedestrian/Bicycle Plans
- Downtown Plans
- Sustainability Planning
- Economic Development
- Geographic Info Systems
- Development Codes
- Wayfinding Systems
- Public Involvement
- Surveys and Polling
- Strategic Planning

Martens Appraisal has been providing commercial real estate services since 1948. Under the leadership of three MAI's (Members of the Appraisal Institute), our appraisal team comprises over 100 years of combined experience.

MARTENS APPRAISAL

We offer expertise in a wide variety of property types including: hotels, medical facilities, office, retail, mini-storage facilities, industrial facilities, multi-family or residential development, as well as commercial properties that might be considered somewhat uncommon.

Martens Appraisal is based in Wichita, Kansas with offices in Lawrence and Overland Park. We serve clients throughout the Midwest with particular emphasis in the Kansas, Missouri and Oklahoma markets.

Our appraisal team strives to provide exceptional customer service, maintain competitive pricing and deliver reliable turn-around times.

Martens Appraisal maintains a broad collection of resources that enable us to value portfolio properties throughout different markets. Our experience includes national hotel chains, restaurants, retail and self-storage properties throughout the state of Kansas, as well as the locations below.

ESTATE/PROBATE PROPERTY APPRAISALS

Martens Appraisal has extensive experience appraising commercial properties for estate planning or estate tax purposes. We work closely with estate lawyers, CPAs and executors to ensure you receive the information you need. We can provide both date of death and six months post date of death valuations for large or small estate portfolios.

EMINENT DOMAIN

Martens Appraisal has prepared appraisals for state and local governments, as well as property owners and/or their legal counsel. Our experience includes complete and partial taking valuations, right-of-way valuations, temporary and permanent easement valuations, strip takings and damage studies.

The Martens Appraisal team includes several appraisers with expert witness experience. We have the ability to follow through with your project from appraising to testifying.

SJCF'S HISTORY AND SIZE

Schaefer Johnson Cox Frey Architecture (SJCF) is a full-service professional design firm. Founded in 1957 as a two-person architectural office, our firm has grown over the years to a staff of 68, becoming one of the largest and most diversified professional design service providers in this region of Kansas. With offices in Wichita, Kansas and Albuquerque, New Mexico, SJCF offers the following in-house services and capabilities:

- Architecture
- Energy Analysis
- Bond Issue Services
- Interior Design and Space Planning
- Site Analysis
- Feasibility Studies
- ADA Compliance Studies/Design
- Master Planning
- Cost Estimating
- Plan Management
- LEED Certification

At Schaefer Johnson Cox Frey Architecture, our first commitment is to our clients. Our goal is to deliver a product of extraordinary quality — one that meets the client's needs and vision, produced on time and within budget.

SJCF is dedicated to design and committed to community. For our efforts, our projects have been selected for more than 80 state, regional and national design awards. We believe this attests to our reputation for producing innovative, functional, and cost-efficient architecture. SJCF was also the first architectural firm to be honored with the Over The Years Award from the Wichita Area Chamber of Commerce, "in appreciation for proven dedication to the development of Wichita and for distinguished civic and cultural leadership," certifying our commitment to community service and the design of timeless architecture.

PEC was formed in 1965 when three firms merged to provide mechanical, electrical and structural engineering in one firm. The association added civil engineers and a materials testing lab, creating one of the first full-service engineering consultants in the region. PEC started with less than 30 people. Today, our staff of 255 provides services nationwide.

PITTSBURG, KANSAS
104 South Pine Pittsburg, KS 66762
620-235-0195

WICHITA, KANSAS
303 South Topeka Wichita, KS 67202
316-262-2691

TOPEKA, KANSAS
1263 SW Topeka Boulevard Topeka, KS 66612
785-233-8300

ALLIED LABORATORIES
Allied Laboratories is a Department of PEC
350 South Washington Wichita, KS 67202
316-262-6457

LAWRENCE, KANSAS
616 Vermont Street, Suite B Lawrence, KS 66044
785-842-6464

TULSA, OKLAHOMA
4150 South 100th East Avenue, Suite 401 Tulsa, OK 74146
918-664-5400

OKLAHOMA CITY, OKLAHOMA
10017 South Pennsylvania Avenue, Building C, Suite A
Oklahoma City, OK 73159
405-505-5457

FORT COLLINS, COLORADO
323 West Drake Road, Suite 116 Fort Collins, CO 80526
970-232-9558

SOUTH BROADWAY CORRIDOR PLAN HAYSVILLE, KANSAS

South Broadway is a regional commuter corridor through Haysville, Kansas. It is a portion of U.S. Highway 81 (US-81), which is a continuous route between Texas and North Dakota. Strong community growth and the opening of the Kansas Star Casino south of Haysville were expected to increase traffic volumes and create additional development pressure in the corridor. This anticipated growth generated the need for a detailed study and a plan for enhancing transportation and preserving the long-term viability of the corridor.

PEC was selected to examine traffic congestion, access management, pedestrian accommodations, land development patterns and development quality. Also, the study area includes portions of Haysville and Sedgwick County. The facility is owned and operated by the Kansas Department. Additionally, the entire corridor is within WAMPO's planning area. So, community engagement and stakeholder coordination were major challenges to overcome.

The South Broadway Corridor Plan was approved with the consensus of the stakeholders, corridor property owners and local residents. The plan provides recommendations for traffic congestion, travel safety, mobility, public amenities, future land uses and site design along with a detailed implementation plan. Project implementation was able to begin prior to the plan's formal approval. This quick success is only possible through extensive coordination and the thorough understanding of the relationship between transportation, land use and economic development that PEC brings to each planning process.

2030 COMPREHENSIVE PLAN EL DORADO, KANSAS

Located in Butler County, El Dorado began experiencing a surge of industrial development on the western edge of town near the Kansas Turnpike. The local hospital, community college and public school district were impacted by this rapid growth. The existing Comprehensive Plan did not adequately plan for proper physical and potential development in designated growth areas. PEC was selected to develop a Comprehensive Plan that would provide a blueprint for El Dorado's future growth.

Community visioning was the key to an extensive public involvement strategy. This process captured how citizens wanted El Dorado to look and feel in the future. Televised Planning Commission meetings, community open houses and a comprehensive on-line survey clarified the goals, objectives and strategies of the planning framework.

The El Dorado 2030 Comprehensive Plan is user friendly for citizens and City officials. With a User's Guide explaining planning concepts and a structure that outlines the issues, it has become a reference for the future of El Dorado. This innovation and creativity resulted in the 2009 Pioneer award from the Kansas Chapter of the American Planning Association.

DOWNTOWN STREETSCAPE DESIGN GUIDELINES

WICHITA, KANSAS

The City of Wichita envisioned the Downtown Wichita Streetscape Design Guidelines as a means of implementing a number of previous recommendations and integrating the "complete streets" concept into the Downtown street network.PEC was awarded the project based on a history of professional experience with similar projects.

PEC developed an innovative Implementation Model that integrates context-based design into Downtown Wichita's street environment. The Model uses a series of inputs to determine the basic street design configuration, the types and quantities of street amenities (e.g. benches, street lights and plantings), and the character of the amenity designs (e.g. styles, colors and plant selections). PEC led a highly collaborative stakeholder involvement process.

Historically, Downtown Wichita streetscape design has been piecemeal. The final Downtown Streetscape Design Guidelines developed by PEC provide a cohesive set of principles. These unique guidelines will improve street design well into the future, helping improve the quality of place and the visitor experience in Downtown Wichita. Simple, pragmatic and implementable solutions, like those developed for this project, are core to the planning processes developed by PEC's planning department.

Coffeyville
KANSAS

Gary Bradley
CITY MANAGER

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

PRINCIPAL-IN-CHARGE
Bruce Remsberg PE

PROJECT MANAGER
Scott Dunakey AICP

COMMUNITY + STAKEHOLDER ENGAGEMENT
Scott Dunakey AICP
Mitch Coffman

LAND USE + ZONING
Scott Dunakey AICP
Andy Pfister AICP*
Mitch Coffman

DEVELOPMENT + DESIGN STANDARDS
Charlie Brown PE, LS
Scott Dunakey AICP
Terry Wiggers**

INFRASTRUCTURE + CAPITAL IMPROVE.
Bruce Remsberg PE
Charlie Brown PE, LS

GIS MAPPING + ANALYSIS
Mitch Coffman
Scott Dunakey AICP

ILLUSTRATIONS + PLAN GRAPHICS
Kristen Voth**
Mitch Coffman

IMPLEMENTATION + FUNDING STRATEGIES
Scott Dunakey AICP
Andy Pfister AICP*

MARKET ANALYSIS + FEASIBILITY
Andy Pfister AICP*
Scott Dunakey AICP
Terry Wiggers**

*Martens Appraisal **Schaefer Johnson Cox Frey Architecture

BRUCE D. REMSBERG PE

Principal-in-Charge

Kansas State University, Bachelor of Science, Civil Engineering, 1973

Professional Engineer - States of Kansas, Arkansas and Missouri

American Public Works Association, Past President, 1991
League of Kansas Municipalities State Legislative Policy Committee

For Professional Engineering Consultants: Mr. Remsberg is the Manager of Professional Engineering Consultants' Pittsburg office. He is responsible for design of civil engineering projects including streets, drainage, water treatment and distribution systems, wastewater treatment and collection systems.

Mr. Remsberg's project experience includes:

- Quincy Street Improvements; Pittsburg, KS
- 12th and Main Improvements including Traffic Signals; El Dorado, KS
- 6th and Main Improvements including Traffic Signals; El Dorado, KS
- National Avenue, 6th to 13th; Fort Scott, KS
- 4th and Rouse Intersection Improvements; Pittsburg, KS
- 4th and Walnut Intersection Improvements; Pittsburg, KS
- 3rd and U.S. 69 Traffic Signals; Fort Scott, KS
- 6th and U.S. 69 Traffic Signals; Fort Scott, KS
- Bliss Street and Drainage Final Design; Winfield, KS
- U.S. 69 Widening; Columbus, KS
- 23rd Street, Broadway to Michigan; Pittsburg, KS
- 23rd Street Bridge over Kansas City Southern Railroad; Pittsburg, KS
- 2006 KLINK Project; El Dorado, KS
- City of Pittsburg Consulting City Engineer; Pittsburg, KS
- Atkinson Municipal Airport Runway 3-21; Pittsburg, KS

Prior to joining PEC: Mr. Remsberg served more than 20 years as the City Engineer for the City of El Dorado. While there he was responsible for the design, inspection and administration of a variety of local municipal projects.

More than 40 years design experience.

SCOTT A. DUNAKEY AICP

Project Manager

Missouri State University, Bachelor of Science, Community and Regional Planning, 2001
University of Central Arkansas, Master of Science, Community and Economic Development, 2008

International Economic Development Council, Basic Eco Devo Course, 2004
Institute of Cultural Affairs, Certificate, Technology of Participation, 2009
Colorado State University/ACEC, Certificate, Green Infrastructure and Sustainability, 2011

Certified Planner, American Institute of Certified Planners, Certification No. 022482

Member, American Planning Association, National and Kansas Chapter
Member, Institute of Transportation Engineers

Professional Profile: Mr. Dunakey has a diverse background in the planning disciplines. He strongly believes that high-quality collaboration is essential to gaining a thorough understanding of each project, identifying key issues, developing sustainable yet pragmatic solutions and crafting viable implementation strategies.

For Professional Engineering Consultants: Mr. Dunakey has served as PEC's Senior Planner since 2008 with responsibility over the firm's planning services including land use planning, transportation planning, economic development, geographic information systems (GIS) services, grant writing, community involvement, and meeting facilitation.

Mr. Dunakey's project management experience with PEC includes:

- 2030 Comprehensive Plan; El Dorado, KS
  (2009 Pioneer Award – KS APA)
- Comprehensive Community Plan; Sedgwick, KS
- Joint Plan for Community Collaboration; Kechi, KS and Bel Aire, KS
- Project Downtown: The Master Plan for Wichita; Wichita, KS
  (2011 Pinnacle Award – International Downtown Association.; 2011 Pioneer Award – KS APA)
- South Broadway Corridor Plan; WAMPO and Haysville, KS
- Downtown Streetscape Design Guidelines; Wichita, KS
- Wichita Campus Master Plan and Feasibility Study – Koch Industries; Wichita, KS
- Site Reuse Master Plan – Boeing IDS; Wichita, KS

Previous Professional Experience:

Principal Planner, Wichita Area Metropolitan PlanningOrganization (WAMPO), 2005-2008

- Administered the $230 million four-year regional transportation program
- Project manager for regional plans including the Railroad Master Plan, winner of the 2007 Award for Innovative Planning from the Assn. of MPOs

Community Development Director, City of Siloam Springs, Arkansas, 2004-2005

- Managed 50+ employees in five divisions with a $5 million annual budget
- Oversaw long-range planning and economic development for a community of 15,000

Planning Project Manager, City of Corpus Christi, Texas, 2001-2004

- Managed comprehensive planning projects for a community of over 300,000

More than 12 years planning and community development experience.

MITCHELL A. COFFMAN

Community + Stakeholder Engagement / Land Use + Zoning
GIS Mapping + Analysis / Illustrations + Plan Graphics

University of Wisconsin, River Falls, Bachelor of Science, Land Use Planning, 2005
Wichita State University, Mini Masters of Public Administration (MPA), 2011

Member, American Planning Association, National and Kansas Chapter
Member, Institute of Transportation Engineers

Professional Profile: Mr. Coffman is a proven project manager with a track record of responsibility and success. He possesses superb professionalism with a strong foundation in regional, urban, and community planning. He is considered to be a results-oriented and effective leader with demonstrated ability to coordinate with stakeholders and build consensus around common themes.

For Professional Engineering Consultants: Mr. Coffman recently joined PEC as a Lead Planner. His responsibilities include project management and support for a variety of planning projects including transportation planning, land use planning, geographic information systems (GIS) services, community involvement, meeting facilitation, and grant writing.

Mr. Coffman's experience with PEC includes:

- US-81/K-53 Casino Area Transportation Plan (KDOT); Sumner County, KS
- Pedestrian and Bicycle Facilities Master Plan; Valley Center, KS
- US-54 Expansion (KDOT); Seward County, KS
- Water Demand Assessment; Wichita, KS
- US-69 Corridor Environmental Assessment (KDOT); Crawford County, KS
- US-281 Pedestrian Safety Study; Medicine Lodge, KS

Prior to joining PEC: Mr. Coffman worked for the Wichita Area Metropolitan Planning Organization (WAMPO). His prior experience includes:

- WAMPO Metropolitan Transportation Plan and Regional Travel Demand Model Update (Project Manager)
- WAMPO Regional Congestion Management Process (Project Manager)
- Developed and implemented public and stakeholder involvement programs
- Facilitated committee, stakeholder, and public meetings

More than 8 years of experience in planning and community development.

PEC SCIENCE ► APPLIED

CHARLES S. BROWN PE, LS

Development + Design Standards / Infrastructure + Capital Improvements

University of Missouri-Rolla, Bachelor of Science, Civil Engineering, 1972

Professional Engineer - State of Kansas
Registered Land Surveyor - State of Kansas

National Society of Professional Engineers
Kansas Engineering Society
Wichita Professional Engineering Society

Chi Epsilon National Civil Engineering Honor Society

For Professional Engineering Consultants: Mr. Brown is a Project Engineer in the Municipal Services Division of the Civil Engineering Department. His responsibilities include management of municipal projects including water, sanitary sewer, storm sewer and drainage, streets, and site development.

Prior to joining PEC: Mr. Brown served as the City Engineer/Community Development Director for the City of Derby for 18 years. While in that position he worked with developers, real estate executives and builders. He also managed engineers, planners, building inspectors, code enforcement officers, technicians and administrative support. Other responsibilities include overseeing floodplain management; storm watering permitting; reviewing plan submittals and inspecting facilities construction. He played a significant role in the following projects for the City of Derby:

- Reconstruction of K-15 Highway and reconstruction of Rock Road including plan reviews, project management, land acquisition and liaison with adjacent business owners
- Design and construction management of High Park including roadways and parking, sports facilities, shelters, amphitheater, public art and 10-acre lake
- Project management of new Aquatic Park including design review and inspection of Olympic sized pool, shallow entry pool, lazy river and supporting facilities including concessions, operations, and mechanical facilities
- Project Management of nine Separate Transportation Enhancements and three recreation trail projects along with locally funded projects resulting in a 20-mile bike path system including coordinating private fundraising, landscaping, public art, and land acquisition.
- Design review and construction management of Skate Board Park including coordination with public interest groups
- Planning, budgeting and engineering review of converting Derby's water supply from private source to Connection with City of Wichita including transmission main, metering facilities, elevated storage and distribution system enhancements

More than 41 years of design, project management and planning experience.

MARTENS APPRAISAL

ANDREW J. PFISTER AICP

Land Use + Zoning / Implementation + Funding Strategies
Market Analysis + Feasibility

Saint Louis University, Master of Arts in Urban Planning and Real Estate Development

University of Kansas, Bachelor of Arts, Human Development/Community Development

American Institute of Certified Planners (AICP)
American Planning Association (APA)
Affiliate, Appraisal Institute

Overview — Andrew brings a diverse background of commercial real estate, urban planning and community development experience to Martens Appraisal. He has particular expertise in affordable housing, market feasibility, strategic planning and economic analysis. Andrew has worked on site-specific, community-wide and multi-state projects.

Community Planning — Planning studies completed include community-wide housing needs assessment and economic development plans. Also participated in large-scale planning efforts as a sub-consultant.

Market Feasibility Analysis — Market feasibility studies completed for proposed and existing housing, retail, office, child care, and senior care developments; highway corridor studies; community planning projects; housing planning efforts; airport master planning studies; and economic development strategies.

Economic Impact Studies — Economic impact studies completed for proposed destination retail developments, electric utility companies, and major public/private investment initiatives. Results included direct and indirect effects, new tax revenue projections, and job creation estimates.

Appraisal — Appraisal assignments have included market rate and affordable multifamily properties (family, senior, and special needs), senior housing (independent living and assisted living), industrial, retail, medical office, condo developments, land, service stations, mixed-use properties, and distressed commercial properties.

Andrew has worked all over the U.S., including Kansas and Missouri, Martens Appraisal's primary markets.

KRISTEN VOTH ARCHITECTURAL ANIMATOR

Illustrations + Plan Graphics

Kansas State University, Bachelor of Science, Interior Architecture and Product Design, 2002

International Interior Design Association

After joining SJCF in 2008, Kristen's unique skill with visual design became immediately apparent. Her ability to transform drawings, schematics or sketches into full-fledged renderings allows our clients a window to visualize the architectural process. As an essential component of the SJCF marketing team, Kristen utilizes all the software, photography and technical capabilities at her fingertips to produce marketing materials of superior quality and style.

Ms. Voth's Project Rendering and Graphics Experience:

- Chapel Hill Methodist Church
- National Center for Aviation Training
- Kansas State University Rowing Facility
- YMCA – all branches
- Junction City High School
- Derby North Middle School
- Wichita State University Clubhouse
- Emprise Bank – Hays
- Wichita Collegiate School
- Quest – Hutchinson
- Mid-Continent Airport Parking Garage
- North High School Addition
- Washington Elementary
- Ware Elementary
- Galena Surgical Hospital
- Grandview Elementary
- Fort Riley Middle School
- Range Oil
- Lewis and South Elementary Schools
- Lincoln Elementary
- Hugoton High School, Middle School and Connecting Link
- Freshman Success Academy
- Dillon Nature Center
- Aviation Museum
- Mulvane Unified School District #263 Bond Issue Projects
- First Choice Credit Union
- Robert D. Love Downtown YMCA - Graphic Design
- Plymouth Congregational Church Daycare - Graphic Design

More than 11 years of rendering and graphic experience.

TERRY WIGGERS AIA

Development + Design Standards / Market Analysis + Feasibility

Kansas State University, Bachelor of Architecture, 1985

Registered Architect in Kansas
Certified by National Council of Architects Registration Boards (NCARB)

American Institute of Architects
Junior Achievement, Board Member
2012 Chamber Leadership Class

Since joining SJCF in 1985, Terry has excelled in architectural design and has been involved with the SJCF team on several award winning projects. His experience ranges from renovations to new construction. Terry's attention to detail, dedication to the aesthetic elements of architectural design and strong technical skills allow him to translate creativity into realistic and cost effective design solutions.

Terry was the Project Architect for the recent construction of the new National Center for Aviation Training and has been involved in the design of numerous educational, auditorium, master planning, and recreational facility/site designs.

Terry's broad base of experience on educational projects, large auditoriums, and working closely with communities and planning teams uniquely qualifies him to perform as project manager for this project.

Mr. Wigger's Relevant Project Experience:

- USD 259; Wichita, Kansas
  - North East Quadrant High School
  - North High School Expansion/Renovation
- USD 260; Derby, Kansas
  - Master Plan
  - Derby High School
- USD 263; Mulvane, Kansas
- USD 315; Colby, Kansas
- USD 234; Fort Scott, Kansas
- USD 411; Goessel, Kansas
- USD 394; Rose Hill, Kansas
- USD 357 Master Plan; Belle Plaine, Kansas
- Skyline USD 438; Pratt, Kansas
- Eck Stadium Home of Tyler Field, Wichita State University; Wichita, Kansas
- Gowans Stadium, Hutchinson Community College; Hutchinson, Kansas
- Carnie Smith Stadium, Pittsburg State University; Pittsburg, Kansas

More than 28 years of design experience.

The PEC Project Team will utilize a four-phased planning process for developing the East Coffeyville Redevelopment Plan.

PHASE ONE – VISIONING

The first phase will identify a common vision for the study area built on a foundation of existing local plans and newly collected data. The visioning effort will begin with reviewing previous recovery/redevelopment activities and validating the study area goals outlined in the Comprehensive Plan and other community initiatives. Next, the Project Team will identify local preferences for redevelopment, such as density, land use mix, site design and aesthetics. Finally, a redevelopment vision will be built around the input received and the initial research conducted.

PHASE ONE ACTIVITIES

- Project coordination with the City
- Stakeholder and community engagement
- Assemble reference documents, existing plans, maps, regulations and previous study area analysis
- Gather initial data and conduct initial research
  - Geospatial data for GIS analysis and mapping
  - Demographic and socioeconomic data
  - Housing data
  - Economic and market data
  - Infrastructure and utilities
  - Environmental characteristics and resources
- Develop project base maps

PHASE ONE DELIVERABLES

- Existing Conditions Report
- East Coffeyville Redevelopment Vision

PHASE TWO – GOALS AND ALTERNATIVES

Data gathering and analysis will continue into the second phase of the planning process. When the analysis is complete, redevelopment goals will be crafted to be centered on achieving the established vision. The goals will be focused on specific aspects of the vision and alternatives will be identified for accomplishing each planning goal. The alternatives will consist of policy and design options for achieving the goals related to land use, capital investment, economic benefit, business development, housing, site design, etc.

PHASE TWO ACTIVITIES

- Project coordination with the City
- Stakeholder and community engagement
- Finalize information and data analysis
- Complete market and housing analysis
- Infrastructure and utilities analysis
- Formulate redevelopment scenarios and alternatives

PHASE TWO DELIVERABLES

- Report of Findings and Analysis
- Market and Housing Study
- East Coffeyville Redevelopment Goals

PHASE THREE – IMPLEMENTATION AND FUNDING

Using criteria such as return on investment, cost vs. benefit, market potential, technical feasibility, public support and sustainability, the alternatives will be evaluated to identify the best options for success. Implementation strategies for each goal will be based upon these results to formulate an action plan consisting of recommended policies, development standards, design criteria and guidelines, projects and investments. This phase will also determine the appropriate funding mechanisms to implement the plan and maintain public infrastructure investments.

PHASE THREE ACTIVITIES

- Project coordination with the City
- Stakeholder and community engagement
- Alternatives evaluation, recommendations and prioritization
- Evaluate potential implementation strategies and funding mechanisms
- Prepare final concept renderings, maps and planning graphics
- Review and gap analysis of codes and regulations
- Assemble and prepare the plan document

PHASE THREE DELIVERABLES

- East Coffeyville Redevelopment Strategies
- Draft East Coffeyville Redevelopment Plan (electronic files and hard copies)

PHASE FOUR – APPROVAL PROCESS

Approval processes can vary in length depending upon the local policies that govern adoption and the degree of coordination with appointed boards, governing bodies, community organizations and other governmental agencies. The full approval process can generally be anticipated to last two to four months. Upon approval/ adoption of the East Coffeyville Redevelopment Plan, the last revisions will be made as necessary and final work products will be delivered.

PHASE FOUR ACTIVITIES

- Project coordination with the City
- Stakeholder and community engagement
- Approval process meetings and hearings
- Final plan revisions and document formatting

PHASE FOUR DELIVERABLES

- Final East Coffeyville Redevelopment Plan (electronic files and hard copies)
- Native format document files, project data files, GIS and technical documentation

STAKEHOLDER AND COMMUNITY ENGAGEMENT

Successful implementation of any community plan requires the buy-in of local residents, business, industry and city officials. Through a common vision and agreed upon strategies, the community will have a clear vision for the future of the area, how to get there, and the impacts on the community.

COMMUNICATIONS STRATEGY

KEY CONTACTS

One of the first steps in the planning process will be to develop a list of key stakeholders, media contacts, community groups and other interested parties. The Project Team will work with the City to create a distribution list of interested parties to received notices about the plan. Once plugged into the local networks, the engagement process can get underway.

PRESS RELEASES AND MEETING NOTIFICATIONS

Periodic press releases will be prepared and distributed to local media to inform the public of upcoming meetings, involvement opportunities and project progress. The Project Team will also prepare meeting notification flyers for print and email distribution. It should be noted that hard copies will need to be available for those without internet access. The Project Team will coordinate with the City to identify the appropriate distribution locations for hard copies.

PROJECT WEBSITE

The Project Team will work with the City to develop and maintain a project website. It will need to be determined if the website should be hosted by PEC as a standalone site or hosted by the City as a page on its website. This website will be a forum for disseminating important project information, documents, contact information and notifications of meetings and other involvement opportunities. The website should also contain tools for receiving input from the public, such as comment forms and social media links.

SOCIAL MEDIA

The Project Team will develop a project Facebook page used to receive feedback, post notifications and link to the more substantive content of the project website. This is an inexpensive and widely used way to provide information and receive input. The general intent is to use the Facebook page as the primary communication tool for driving traffic to the project website, which is used to store information, such as PDF format notifications, updates and graphics.

ENGAGEMENT STRATEGY

The PEC Team will conduct engagement activities at three levels using focus group meetings, targeted stakeholder interviews and public forums to engage the broader Coffeyville community. Each phase of the planning process will utilize all three levels of engagement to gather input, identify local preferences and build consensus.

FOCUS GROUPS

The Project Team will coordinate with the City to convene focus groups representing the three primary local stakeholder constituencies: governments and institutions; industry and commerce; residents and community-based organizations. The focus groups will be the first level of engagement at each phase. Each will serve a critical role for their area of interest by providing information, making recommendations, reviewing work and serving as a sounding board to ensure the content and messages will resonate with the community.

PEC's Project Manager is trained in Technology of Participation (ToP®) facilitation, which will be the primary methods used in facilitating the focus group meetings. ToP® was developed by the Institute of Cultural Affairs based on five foundational values:

1. Inclusive Participation
2. Teamwork and Collaboration
3. Individual and Group Creativity
4. Action and Ownership
5. Reflection and Learning

STAKEHOLDER INTERVIEWS

As the process is conducted, specific details and feedback are needed to ensure accuracy, refine content, develop alternatives and evaluate feasibility. Conducting interviews with key stakeholders, such as business owners, has proven extremely effective. Stakeholders will be able to provide valuable information to the Project Team about their needs and desires, since they will be responsible for implementing and funding the implementation of the plan. The individual stakeholder interviews will provide the opportunity to discuss issues freely in a comfortable setting.

PUBLIC FORUMS

Public forums will be used to identify the degree of public support for various aspects of the plan ranging from the vision to implementation strategies and funding mechanisms. By bringing together the entire community, the information exchange becomes more robust and it offers a chance for the stakeholders to get direct feedback from the public.

During the first two meetings, audience response keypad polling will be conducted to validate findings, identify preferences and weigh support. The results of each poll question are tabulated in real time and shown to the audience. A summary of polling results will be prepared following each meeting, distributed to the project contact list and posted on the website.

The third and final public forum will focus on plan review and consensus building. It will be conducted near the end of the process in an open house format. Display boards will summarize the plan and illustrate how the engagement process influenced planning recommendations. This helps build community consensus, which is critical to successful plan implementation.

PROJECT SCHEDULE AND MILESTONES

The project will be conducted on a schedule that delivers the draft Redevelopment Plan in 12 months and final work products upon completion of the approval process. The graphic below summarizes the anticipated project schedule by phases and milestones. The schedule assumes that stakeholder and community engagement activities will be ongoing throughout the process as previously described.

Client#: 6187 PROFENG

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/18/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
IMA, Inc. - Wichita Division
PO Box 2992
Wichita, KS 67201
316 267-9221

CONTACT NAME:
PHONE (A/C, No, Ext): 316 267-9221 FAX (A/C, No): 316 266-6254
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Nat'l Fire Ins. Co. of Hartford	20478
INSURER B : Transportation Insurance Co.	20494
INSURER C : Continental Casualty Company	20443
INSURER D : Lexington Insurance Company	19437
INSURER E : Continental Insurance Company	35289
INSURER F :	

INSURED
Professional Engineering Consultants,PA
303 S Topeka St
Wichita, KS 67202-4309

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC			C4034141917	10/01/2013	10/01/2014	EACH OCCURRENCE	$1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$300,000
							MED EXP (Any one person)	$15,000
							PERSONAL & ADV INJURY	$1,000,000
							GENERAL AGGREGATE	$2,000,000
							PRODUCTS - COMP/OP AGG	$2,000,000
								$
E	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS X HIRED AUTOS / X NON-OWNED AUTOS			C4034141898	10/01/2013	10/01/2014	COMBINED SINGLE LIMIT (Ea accident)	$1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED X RETENTION $0			C4034141884	10/01/2013	10/01/2014	EACH OCCURRENCE	$10,000,000
							AGGREGATE	$10,000,000
								$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC4034141903	10/01/2013	10/01/2014	X WC STATU-TORY LIMITS / OTH-ER	
							E.L. EACH ACCIDENT	$1,000,000
							E.L. DISEASE - EA EMPLOYEE	$1,000,000
							E.L. DISEASE - POLICY LIMIT	$1,000,000
D	Professional Liability			026154147	10/01/2013	10/01/2014	See Below for Limits and Deductibles	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Professional Liability Limits: $5,000,000 Per Claim; $5,000,000 Aggregate.
Deductibles: $200,000 Deductible Per Claim (includes defense expenses).
Named Insured includes Allied Laboratories, A Department of Professional Engineering Consultants, PA.

CERTIFICATE HOLDER

City of Coffeyville
102 W 7th St
PO Box 1629
Coffeyville, KS 67337

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lori Heffel

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REQUEST FOR QUALIFICATIONS FOR PLANNING SERVICES FOR:

East Coffeyville Redevelopment Plan

PRESENTED BY:

Ochsner Hare & Hare, LLC

1801 McGee St. Suite 101
Kansas City, Missouri 64108
Ph. 816.842.8844
Fx. 816.842.9988
www.ohhkc.com

IN ASSOCIATION WITH:

TranSystems
EXPERIENCE | Transportation

Canyon Research Southwest, Inc.

Submitted October 25th, 2013

OHH # 13-P077

OCHSNER
HARE & HARE
PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS

October 24, 2013

Mr. Gary Bradley
City Manager
City of Coffeyville, Kansas
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337

Dear Mr. Bradley,

The firm of Ochsner Hare & Hare is most interested in helping the City of Coffeyville, Kansas, prepare an East Coffeyville Redevelopment Plan. As you will note from the following pages addressing your Request for Qualifications, OHH is especially skilled in revitalization and redevelopment and has helped numerous small communities solve problems through planning.

We also have enjoyed our relationship in working with the City of Coffeyville on previous planning efforts. We believe this previous work shows our commitment to provide solutions for your community and this experience will be valuable in this project.

We have included information sheets on several communities where we have worked to prepare plans that have helped our clients solve problems, build community support, add amenities and improve housing and downtown areas. In these communities, we worked closely with citizen leaders as they brought residents together to achieve planning goals. We have a long history of working with elected officials to citizen boards, organizations, stakeholder groups and individual citizens. We also understand the importance of preparing economically feasible redevelopment plans and the unique complications involved in the development of public/private partnerships and leveraging public dollars for private investment.

We have included Transystems, Inc. and Canyon Research Southwest as consultants on the OHH team. Transystems will be providing insight into infrastructure and development cost issues. Canyon Research will be providing economic analysis and market supported strategies for the development area.

Should you have any comments or questions about our proposal please let me know.

Respectfully,

Ralph H. Ochsner

Ralph H. Ochsner, CEO

Encls.

KC Crossroads Arts District 1801 McGee Suite 101 Kansas City, MO 64108 816.842.8844 FAX 816.842.9988

City of Coffeyville
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337
Phone: 620-252-6128

TITLE-SIGNATURE PAGE
REQUEST FOR QUALIFICATIONS

The City of Coffeyville, Kansas, invites you to submit a proposal and statement of qualifications for professional planning services for the development of the East Coffeyville Redevelopment Plan.

Nine (9) SIGNED PROPOSALS

Plus One (1) unbound copy for a total of ten (10) copies

MUST BE RECEIVED BY:

4:00 P.M. on October 25, 2013

PLEASE MARK YOUR SEALED PROPOSAL "EAST COFFEYVILLE REDEVELOPMENT PLAN" AND SEND IT TO:

City of Coffeyville

Attention: Cindy Price, City Clerk
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337

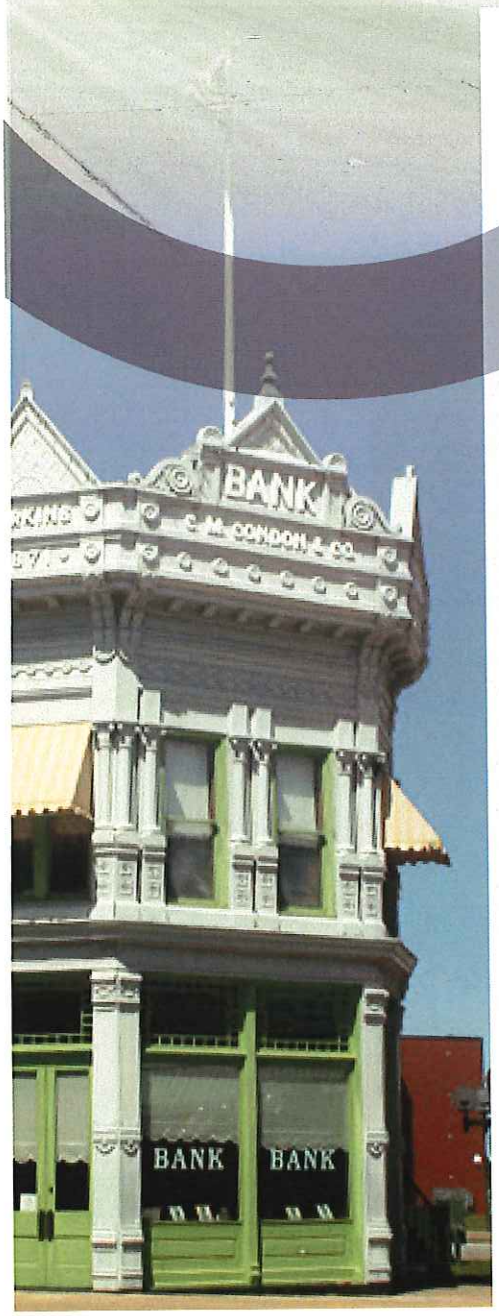
The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

Company Name: Ochsner Hare & Hare LLC
Address: 1801 McGee Street, Suite 101
City/State/Zip: Kansas City, MO 64108
Telephone #: (816) 842.8844 Fax #: (816) 842.9988
E-mail: Ken@ohhkc.com

Authorized Person (Print): Ken Boone
Signature:
Title: Director
Date: October 24, 2013 Tax ID #: 43-1765542
Entity Type: Limited Liability Company

TABLE OF CONTENTS



I. FIRM PROFILES

II. RELEVANT EXPERIENCE

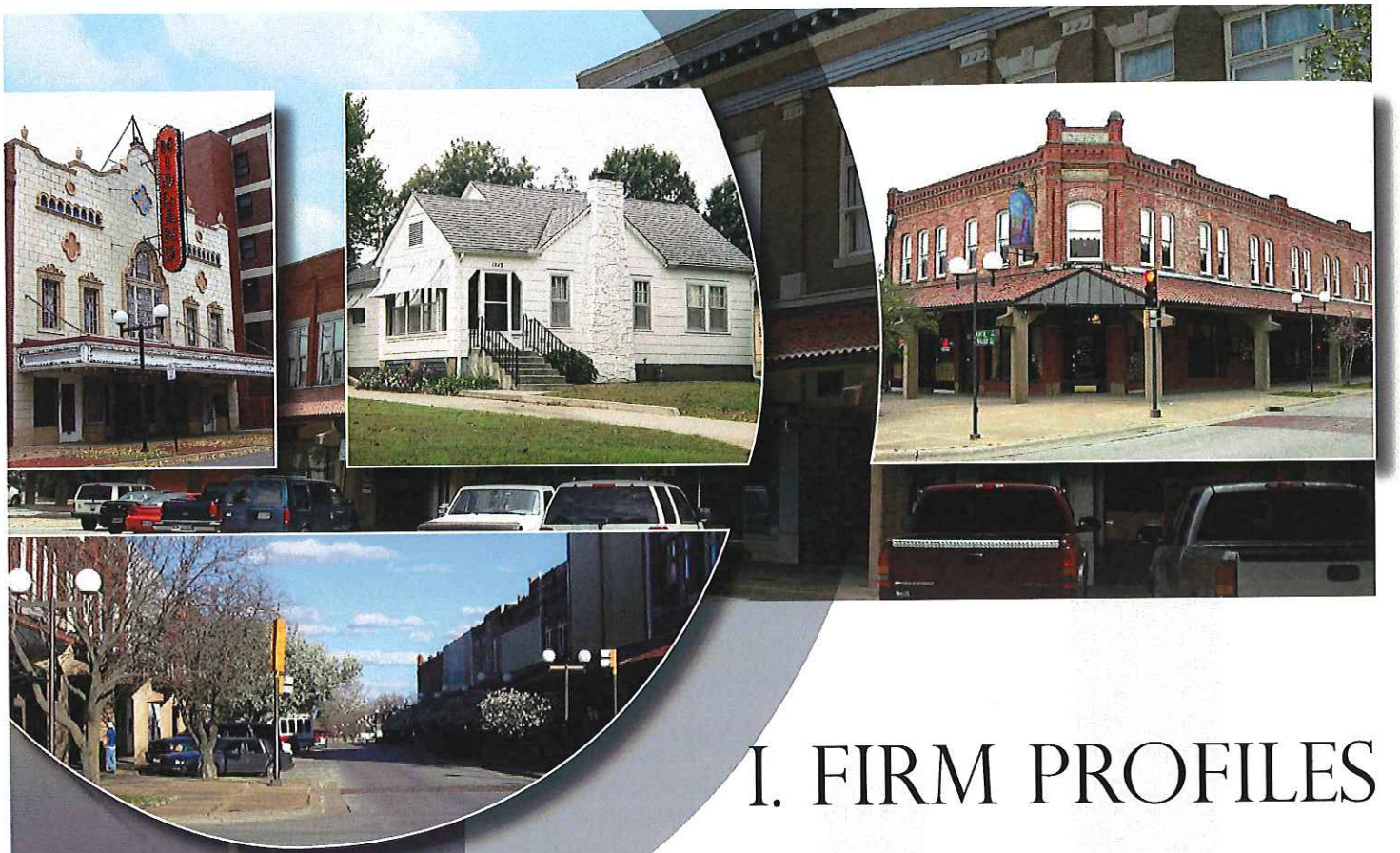
III. KEY PERSONNEL

IV. PROJECT APPROACH

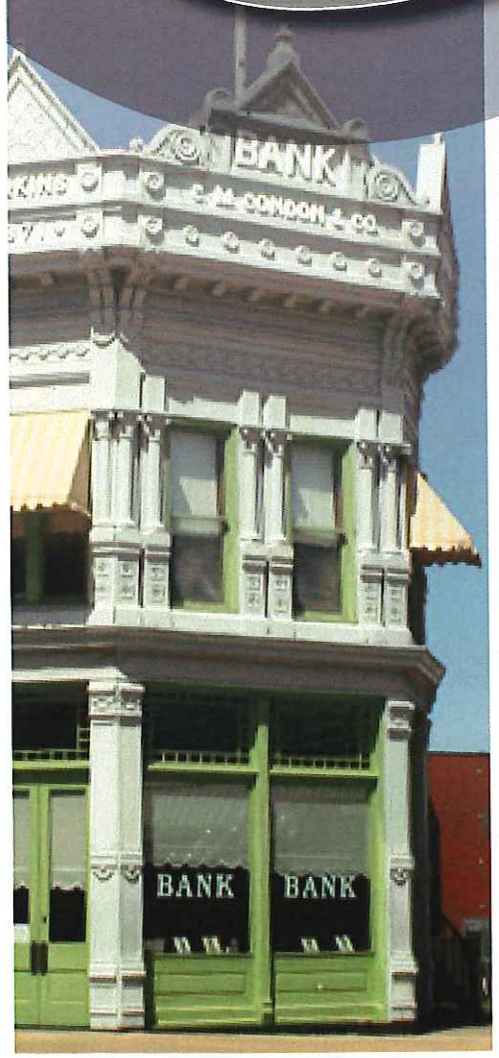
V. PROJECT SCHEDULE

VI. PROFESSIONAL LIABILITY

OCHSNER HARE & HARE



I. FIRM PROFILES



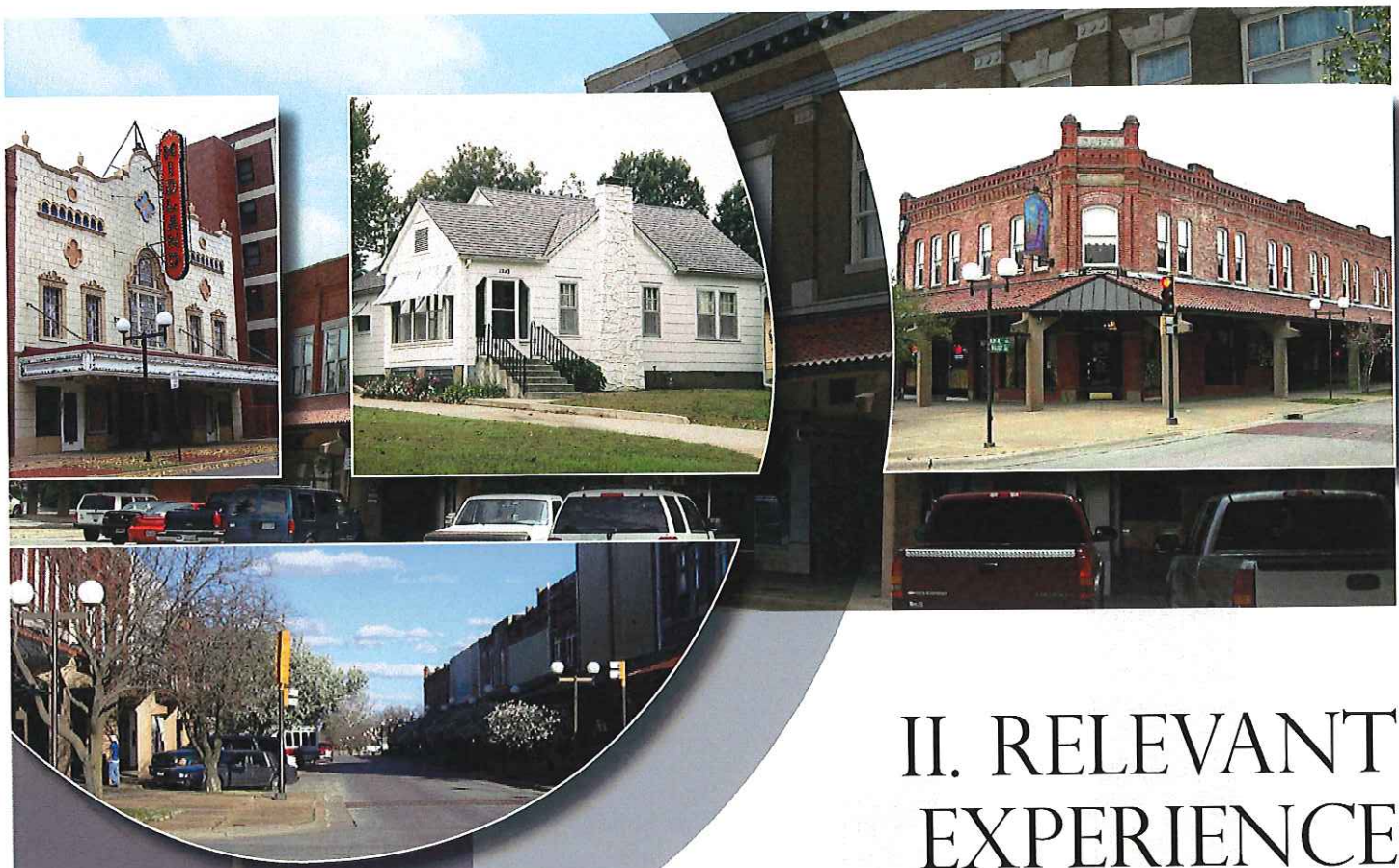
OCHSNER HARE & HARE

The original father and son firm of Hare & Hare, founded in 1910, built a national practice and played a significant role in the development of Kansas City, Missouri. The Hare's collaboration with George Kessler on Kansas City's Parks and Boulevards system and the original Country Club Plaza, along with their designs of residential communities within J.C. Nichols' Country Club District, marked the firm as one of the most prestigious of the region. Hare & Hare also designed a number of projects in over 40 states and several countries.

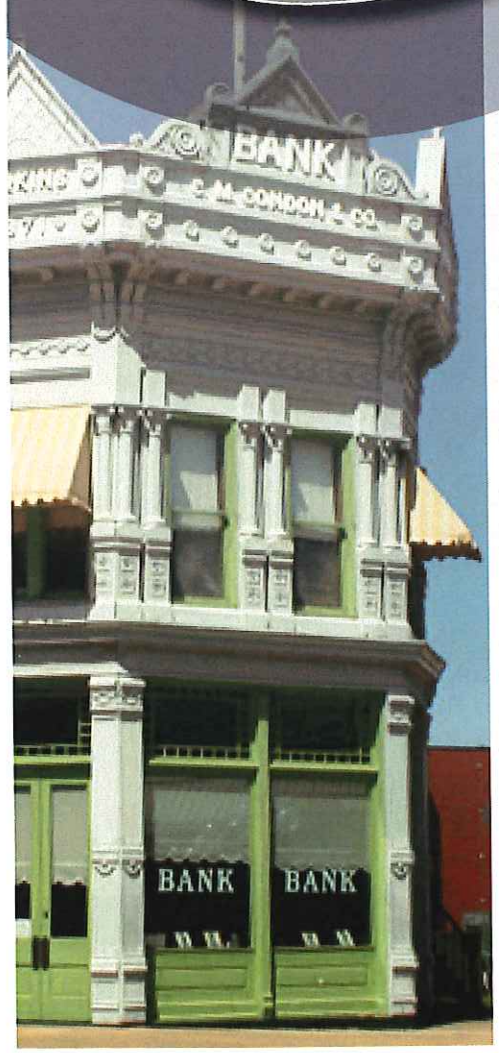
Ochsner & Associates, led by Ralph Ochsner, acquired the firm of Hare & Hare in 1979. Mr. Ochsner added his firm's extensive experience in public policy planning to the already nationally respected portfolio of Hare & Hare. The firms were merged in 1979, creating Ochsner Hare & Hare (OHH).

In 2007, Ralph invited eight professional staff to become owners/members of the company. Currently OHH, as a Small Business, is represented by a team of Planners and Landscape Architects with a wide diversity and depths of experience on unique projects. An established industry leader, OHH continues to display expertise in the following:

- Urban and regional planning and design
- Land planning
- Community engagement
- Community and neighborhood redevelopment
- Parks and recreation planning and design
- Commercial and retail design
- Residential community design
- Full range of real estate development planning services, including market assessment and financial feasibility assessment

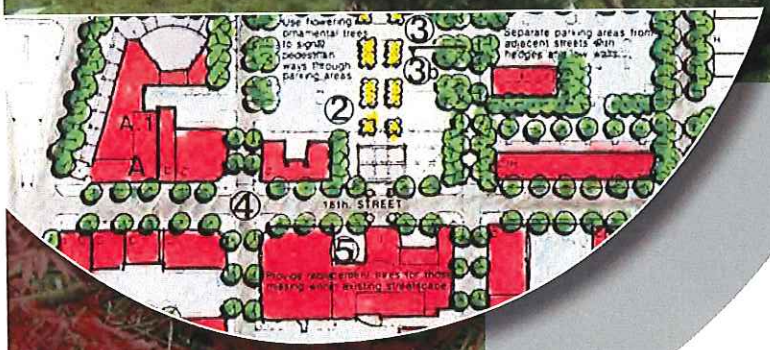


II. RELEVANT EXPERIENCE
& REPRESENTATIVE PROJECTS

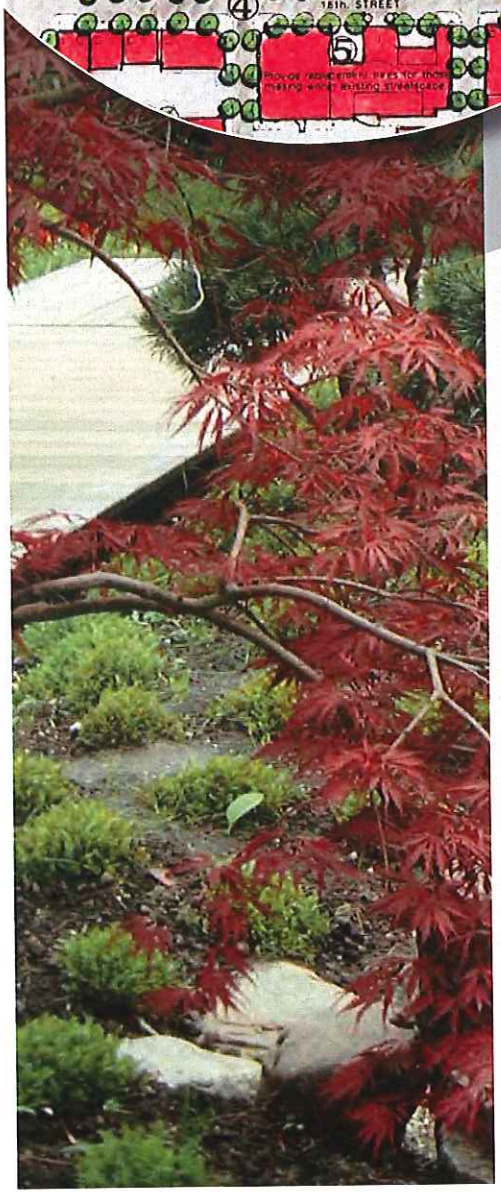


RELEVANT EXPERIENCE

The following section provides a summary of the OHH Team relevant experience and representative projects. Our extensive experience in working with communities on revitalization, master planning, community and neighborhood planning allows us to leverage that experience for success in your community. Our team members are key in providing insight on market conditions, economic impacts and infrastructure needs.



COMMUNITY PLANNING EXPERIENCE



Ochsner Hare & Hare has completed more than 80 comprehensive plans for various localities. The following are just a sampling of plans that have been completed or are in the process by current staff:

MISSOURI:

Pleasant Valley
Belton
Parkville
Lee's Summit
Richards Gebauer AFB
County Club Village
Richmond
350 Highway Corridor Plan
St. Joseph
Grandview
Lexington
Booneville
Platte County
Kansas City - South Development Area
Odessa
Clinton
Nevada
Macon
Branson
Springfield

KANSAS:

Leavenworth County
Coffeyville
Kansas City
Leawood
Lansing
Holcomb

OKLAHOMA:

Stillwater
Oklahoma City - Northeast Quadrant
Guymon
Norman - Porter Avenue Corridor
Yale
Duncan

SOUTH CAROLINA:

Beaufort

A Century of Legendary Places

OCHSNER HARE & HARE

COMMERCIAL REVITALIZATION EXPERIENCE

Ochsner Hare & Hare has helped communities revitalize commercial centers, downtown areas and individual buildings. The firm applies its knowledge of economic incentives to bring new life to outdated areas and new benefits to the community. The firm has assisted communities in developing economic zones, using Missouri's historic, neighborhood preservation and low income tax credits, forming improvement districts, assisting communities with larger projects utilizing tax increment financing, redevelopment corporations and supporting studies.

OHH also has knowledge of Kansas, Missouri and Oklahoma economic incentives. The firm worked successfully with the City of Norman to revitalize an important historic highway corridor by introducing redevelopment concepts, façade upgrades, mixed use development, a new streetscape and gateways. In the City of St. Joseph, OHH introduced an innovative overlay tax increment financing district in downtown St. Joseph, MO, which continues to draw new projects, from mixed use to income-limited residential. The firm consults with architects to achieve façade redesign, reuse of existing buildings and redevelopment.

Similar work has been accomplished in Independence, MO, at the edge of historic downtown, with façade improvements and other economic incentives. The projects have resulted in new revenues for city and county budgets as properties become economically productive once again. Some projects have provided needed housing for the communities' workforces. The firm also assists communities with developer solicitation and selection.

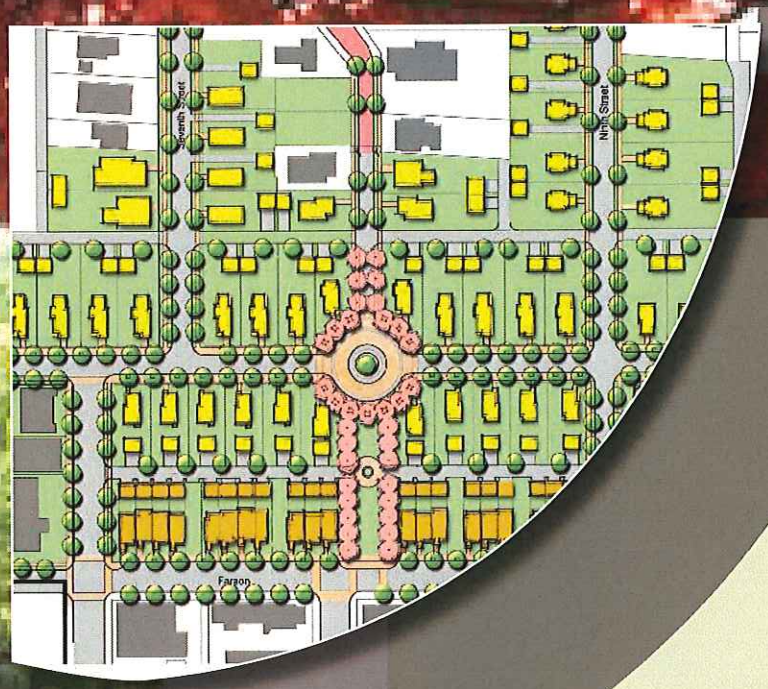
PUBLIC INVOLVEMENT EXPERIENCE

Ochsner Hare & Hare believes that public involvement is a critical part of the planning process. Who knows the community better than the people who live there? There are things that numbers, statistics, surveys and observations can't tell us, and that are only apparent to those who live there. Since each community planning project has unique opportunities and challenges, OHH tailors a specific and structured public involvement process for each project to achieve the community's goals.

As a part of the public involvement process, OHH provides a menu of tools to engage the community throughout the planning process. These tools are used to alert the public and stakeholders of the project milestones and successes, as well the gathering of valuable feedback. Examples include the following:

- Website updates
- Direct mail, e-mail, and e-newsletter outreach
- Social media (Facebook and Twitter)
- Community surveys (including online tools like MindMixer)
- Public meetings and presentations

In addition to the engagement of the community as a whole, it is often important to identify key stakeholders to help guide the plan in the right direction.



UPTOWN ST. JOSEPH

NEIGHBORHOOD REVITALIZATION

FEATURES

OHH is consultant for a $51 million revitalization and redevelopment project bordering historic downtown St. Joseph, MO. The plan encompasses approximately 180 acres and involves historic residential revitalizations, commercial revitalization along historic Frederick Avenue and redevelopment of a 10-acre former hospital campus. OHH developed project incentives, which include two tax increment financing districts and project-wide tax abatement.

SERVICES

OHH provided the project master plan and implementation strategy, developed accompanying TIF and 353 redevelopment plans, managed the developer solicitation and selection process, prepared and manages an overlay TIF district along Frederick Avenue and manages project implementation through a neighborhood office. OHH prepared a comprehensive site-specific plan for redevelopment of the hospital campus and wrote the precise plan (overlay district) for the area.

LOCATION

St. Joseph, MO

CLIENT

Uptown St. Joseph Redevelopment Corporation

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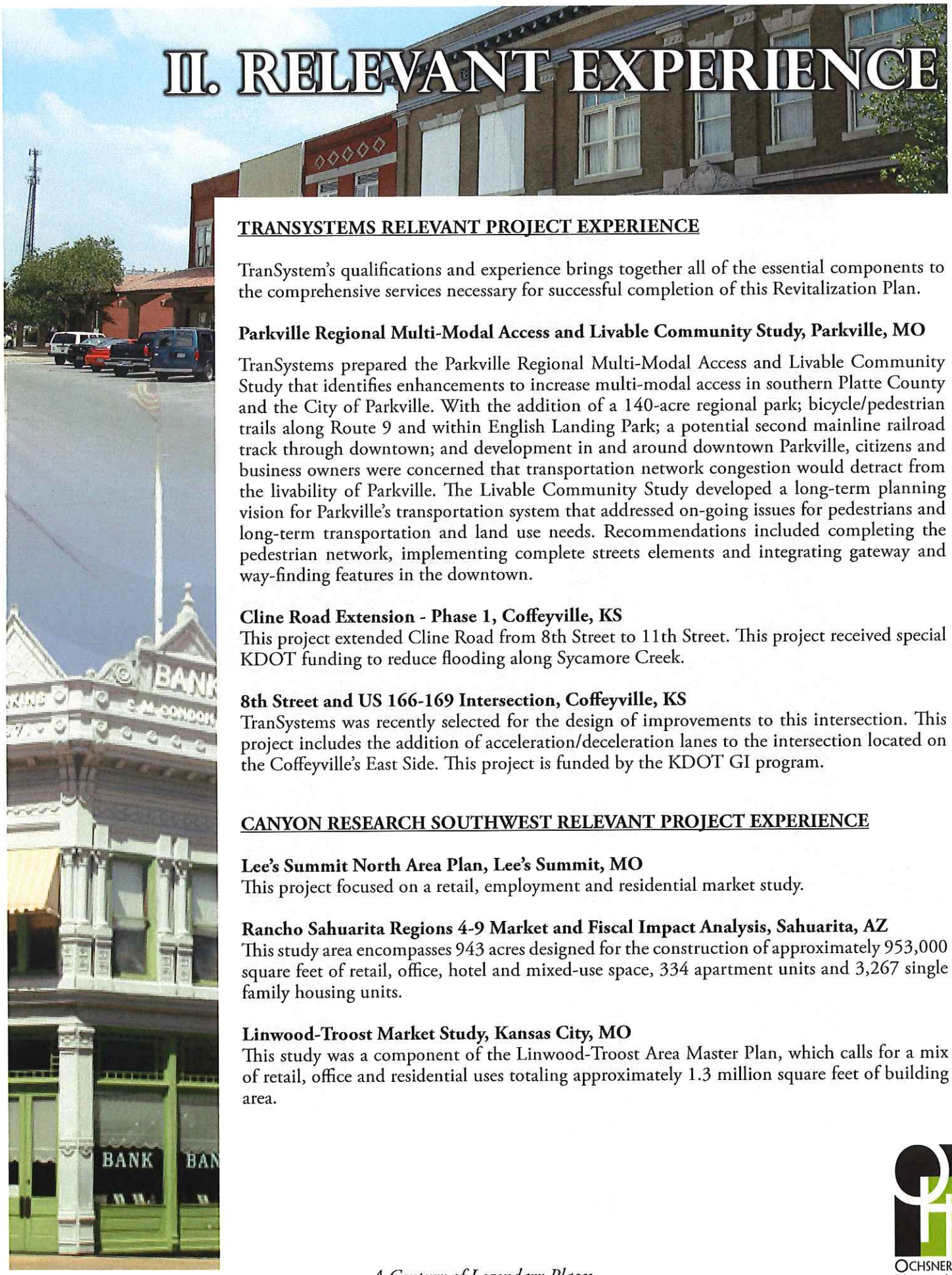
OCHSNER HARE & HARE



II. RELEVANT EXPERIENCE

TRANSYSTEMS RELEVANT PROJECT EXPERIENCE

TranSystem's qualifications and experience brings together all of the essential components to the comprehensive services necessary for successful completion of this Revitalization Plan.

Parkville Regional Multi-Modal Access and Livable Community Study, Parkville, MO

TranSystems prepared the Parkville Regional Multi-Modal Access and Livable Community Study that identifies enhancements to increase multi-modal access in southern Platte County and the City of Parkville. With the addition of a 140-acre regional park; bicycle/pedestrian trails along Route 9 and within English Landing Park; a potential second mainline railroad track through downtown; and development in and around downtown Parkville, citizens and business owners were concerned that transportation network congestion would detract from the livability of Parkville. The Livable Community Study developed a long-term planning vision for Parkville's transportation system that addressed on-going issues for pedestrians and long-term transportation and land use needs. Recommendations included completing the pedestrian network, implementing complete streets elements and integrating gateway and way-finding features in the downtown.

Cline Road Extension - Phase 1, Coffeyville, KS
This project extended Cline Road from 8th Street to 11th Street. This project received special KDOT funding to reduce flooding along Sycamore Creek.

8th Street and US 166-169 Intersection, Coffeyville, KS
TranSystems was recently selected for the design of improvements to this intersection. This project includes the addition of acceleration/deceleration lanes to the intersection located on the Coffeyville's East Side. This project is funded by the KDOT GI program.

CANYON RESEARCH SOUTHWEST RELEVANT PROJECT EXPERIENCE

Lee's Summit North Area Plan, Lee's Summit, MO
This project focused on a retail, employment and residential market study.

Rancho Sahuarita Regions 4-9 Market and Fiscal Impact Analysis, Sahuarita, AZ
This study area encompasses 943 acres designed for the construction of approximately 953,000 square feet of retail, office, hotel and mixed-use space, 334 apartment units and 3,267 single family housing units.

Linwood-Troost Market Study, Kansas City, MO
This study was a component of the Linwood-Troost Area Master Plan, which calls for a mix of retail, office and residential uses totaling approximately 1.3 million square feet of building area.

III. KEY PERSONNEL

OCHSNER HARE & HARE KEY PERSONNEL

The key personnel identified on the following pages will be available throughout the planning and production of the Revitalization Plan. Under the guidance and direction of key personnel, OHH will also utilize our highly skilled and experienced staff of planners and landscape architects as needed to develop the best possible outcome for the project. We believe in leveraging our experience for the best possible solutions for our Clients.

KENNETH W. BOONE

DIRECTOR

Mr. Boone is the Director for Ochsner Hare & Hare LLC. He has twenty years experience in land planning, development planning, site planning, design, and construction management. He has been at OHH for sixteen years. His work has included land planning, master planning, development planning, redevelopment and revitalization design, commercial, institutional, campus, hospital, and corporate landscape design, park design, residential landscape design, planting design, and irrigation design. He also oversees day to day management and operations, and is a member of the OHH Board of Directors.

EDUCATION

Kansas State University - Bachelor of Landscape Architecture

AFFILIATIONS

Urban Land Institute
Irrigation Association

AWARDS

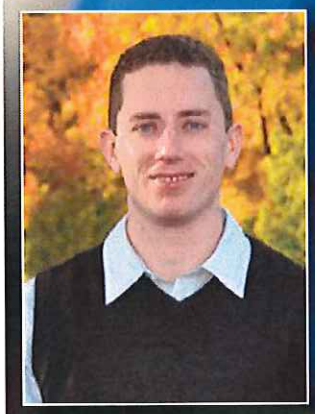
Honor Award(2009), The Legends at Sparks Marina - Nevada American Society of Landscape Architects
Capstone Award (2010), Summit Fair – The Kansas City Business Journal
Capstone Award (2009), One Nineteen - The Kansas City Business Journal
Capstone Award (2009), The Falls - The Kansas City Business Journal
Capstone Award (2009), Raise the Rail - The Kansas City Business Journal
Excellence in Concrete Award (2007), Legends at Village West - The Concrete Promotional Group of Greater Kansas City
Lighting Award, Landscape Lighting Category (2006), Legends at Village West - Kansas and Missouri Electric League
Design Award (1999), Sybil Silkwood Nutter Children's Playground at Hospital Hill Park - Prairie Gateway Chapter, ASLA
Honor Award, Major Contributor, Kansas City Zoo Elephant Exhibit - Prairie Gateway Chapter, ASLA
Honor Award, Major Contributor, Hallmark Kearney Artist Studio - Prairie Gateway Chapter, ASLA

PERSONAL PROJECT EXPERIENCE

Museum of Prairiefire - Overland Park, KS
One Nineteen - Leawood, KS
Hollywood Casino at Kansas Speedway Hardscape, Landscape, Amenity and Irrigation Design - Kansas City, KS
The Promenade at Chenal, Hardscape, Landscape, Amenity Designs - Little Rock, AR
The Legends at Village West, Hardscape, Landscape, Amenity Designs – Kansas City, KS
The Legends at Sparks Marina, Hardscape, Landscape, Amenity Designs - Sparks, NV
The Falls at Crackerneck Creek, Master Planning, Development Planning, - Independence, MO
Aksarben Village Park, Master Planning & Design - Omaha, NE
Aksarben Village Streetscape, Streetscape Development - Omaha, NE
Buchanan County, County Property Land & Development Planning, Developer Solicitation & Negotiation – Buchanan County, MO
I-70/I-470 Retail Development Planning - Independence, MO
Norman High Density Design Guidelines - Norman, OK
Parkville Livable Community Study - Parkville, MO
Noland Road Community Improvement District - Independence, MO
Highway 350 Blue Parkway Corridor Plan - Raytown, MO
Raintree Lake Master Plan Update, Master Planning & Land Use Planning - Lee's Summit, MO
Raintree Lake Master Plan Design Guidelines & Design Review Committee - Lee's Summit, MO
Colonial 353, Revitalization & Redevelopment Planning and Design - St. Joseph, MO

PRIOR EXPERIENCE

Jeffry L. Bruce & Company, Independence, MO
Former TIF Commission Member, Independence, MO



COLLIN CHRISTOPHER
AICP

PLANNER

Mr. Christopher is a planner and landscape designer whose experience includes urban planning and revitalization, transportation corridor planning, site and master planning, streetscape design, and landscape and hardscape design. Collin's passion for sustainable design that promotes an active lifestyle makes him an important asset to the OHH team.

EDUCATION

Kansas State University - Bachelor of Landscape Architecture

AFFILIATIONS

American Institute of Certified Planners
American Planning Association, Missouri Chapter

AWARDS

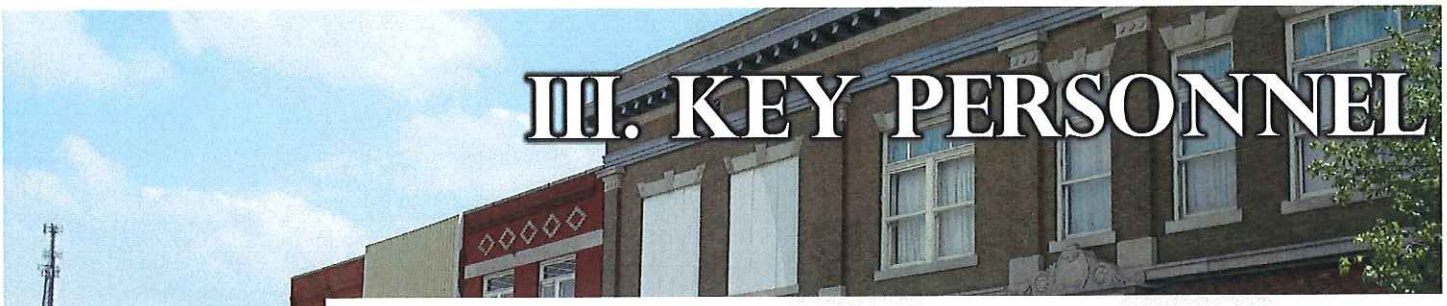
USGBC - Kansas City Emerging Professionals 2011 Design Competition
Capstone Award (2010), Summit Fair – The Kansas City Business Journal
Capstone Award (2009), One Nineteen - The Kansas City Business Journal

PERSONAL PROJECT EXPERIENCE

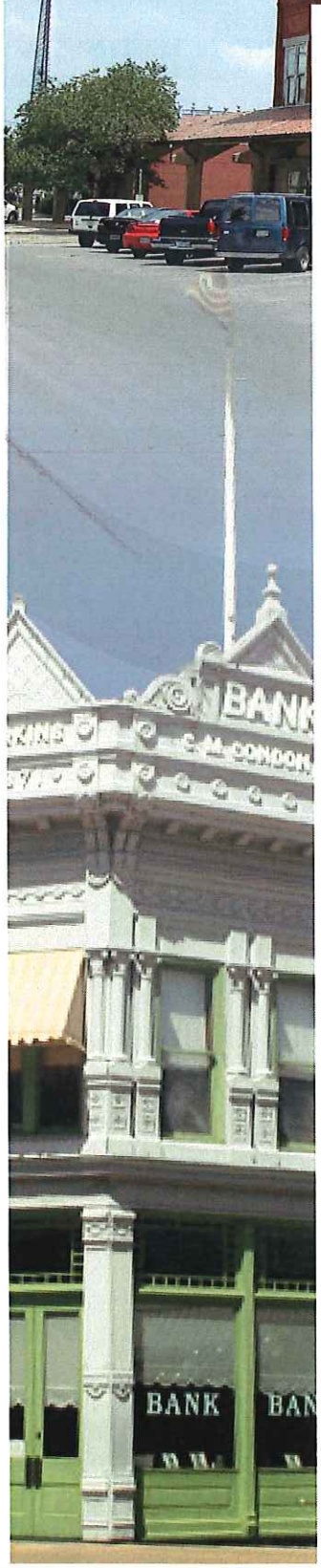
Parkville Livable Community Study - Parkville, MO
Noland Road Community Improvement District - Independence, MO
Original Mile Revitalization Plan - Midwest City, OK
Porter Avenue Corridor Plan - Norman, OK
Coffeyville Zoning Ordinance Update - Coffeyville, KS
Duncan Comprehensive Plan - Duncan, OK
Steadley Trust Strategic Funding Plan Process - Carthage, MO
Alpha Delta Pi Sorority House Master Plan - Columbia, MO
Mission Hills HOA, Monumentation Master Plan - Mission Hills, KS
Palestine Commons Senior Living Facility, Landscape and Irrigation Design - Kansas City, MO
Summit Fair, Hardscape, Landscape and Irrigation Design - Lee's Summit, MO
Shadow Lake Towne Center, Hardscape and Landscape Design - Papillion, NE
Shoppes at One Nineteen, Hardscape and Landscape Design - Leawood, KS
The Legends at Village West, Hardscape and Landscape Design - Kansas City, KS
The Shoppes at North Village Hardscape, Landscape and Irrigation Design - St. Joseph, MO
John Knox Village Pryor Road Streetscape Improvements, Landscape Design - Lee's Summit, MO
Chapel Ridge Mixed Use Development, Landscape Design - Lee's Summit, MO
Kensington Farms Subdivision, Landscape Design - Lee's Summit, MO
Park Ridge Subdivision, Landscape Design - Lee's Summit, MO
47th Street Blues District Revitalization Plan - Chicago, IL
Downtown Rezoning Plan - Riverside, IL
Grayslake Comprehensive Plan Update, Hardscape and Landscape Design - Grayslake, IL
Grayslake Streetscape Enhancements - Grayslake, IL
Neighborhood Village Master Plan - University of Notre Dame- South Bend, IL
South Bend Vision Plan, Conceptual Design, Hardscape and Landscape Design - South Bend, IL
Algonquin Town Center Development, Conceptual Design - Algonquin, IL
122nd & Ashland TIF Development, Landscape Design - Chicago, IL
Monticello Park, Site Plan and Landscape Design - Chicago, IL

PRIOR EXPERIENCE

Camiros, Ltd. Aug. 2002 - Aug. 2003, Chicago, IL



III. KEY PERSONNEL



TRANSYSTEMS KEY PERSONNEL

TranSystems offers regional familiarity and a national record of providing exemplary planning and engineering services. Shawn Turner leads our southeast Kansas office and regularly assists the Montgomery County municipalities of Coffeyville, Independence, Cherryvale and Caney. Shawn will utilize his many years of experience working for the City of Coffeyville along with his knowledge of city processes and standards to ensure the project progresses as smoothly as possible.

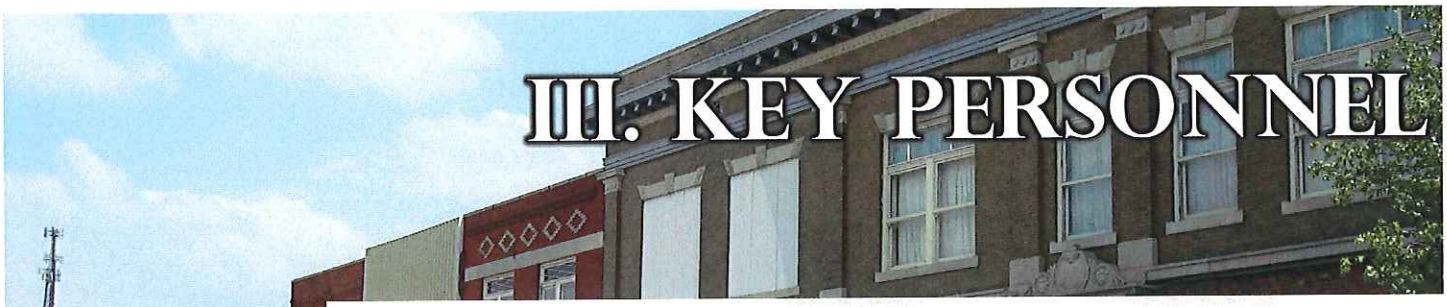
SHAWN TURNER, PE
27 years experience

Shawn joined TranSystems in 2006 after running his own firm for eight years. Prior to starting his own firm, Shawn was employed by a Joplin, Mo. consulting firm. He now leads our Independence, Kansas. office, utilizing his extensive experience in all facets of municipal engineering. Shawn has a great deal of experience managing and designing non-typical projects with a variety of state and federal funding, including TIGER, KDOT, Oklahoma DOT, MoDOT, Oklahoma Department of Environmental Quality, ARRA, EPA, HUD and Economic Development Administration.

City Engineer, Coffeyville, Kansas
Shawn served the City of Coffeyville as a contracted consulting city engineer for approximately three years. He assisted the city with in-house design and replacements as well as providing consulting design services for numerous projects, including two projects to improve and extend Cline Road. He also assisted the city in managing the activities of other consultants for water, wastewater, airport, stormwater and transportation projects, including a $10 million expansion of the wastewater treatment facility and preparation of a Stormwater Master Plan. In addition, Shawn provided consulting services for design and construction administrative services for four phases of an I/I abatement program. Each phase received a $400,000 CDBG and varying amounts of SRF funding. Shawn currently serves as TranSystems' client manager for the city as well as project manager for many of the city's projects.

On-Call Engineering Services, CVR Refinery, Coffeyville, Kansas
Shawn served as client manager and project manager for a variety of design, inspection and QA/QC testing projects for the CVR Refinery in Coffeyville, Kansas. Projects include pavement design, wastewater system expansions, industrial landfill closure, water system improvements, and stormwater management projects. Currently, Shawn is serving as project manager for on-call services.

Various Project, Montgomery County, Kansas
Project manager for a variety of projects for Montgomery County. Projects include KDHE funded wastewater system improvements, KDOT funded bridge improvements, roadway improvements and on-call designs to be constructed by county personnel.



III. KEY PERSONNEL

CANYON RESEARCH SOUTHWEST KEY PERSONNEL

ERIC S. LANDER, PRESIDENT

For two years Mr. Lander was an instructor with the Commercial Real Estate Institute, teaching classes in Market Analysis, Commercial Property Valuation and Land Valuation.

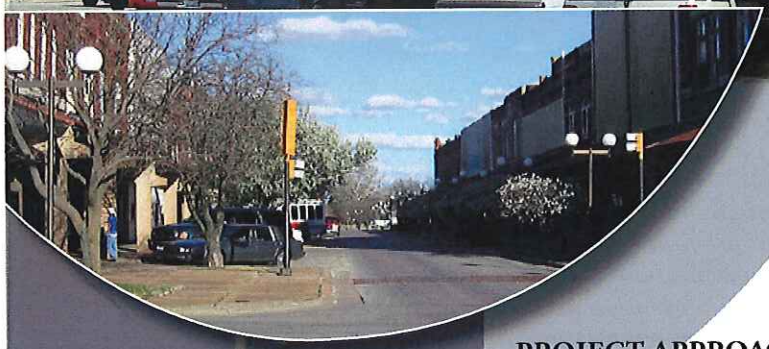
Mr. Lander is Vice Chairman of the City of Buffalo Preservation Board and a board member for the Campaign for Greater Buffalo History, Architecture & Culture.

For public financing offerings, Mr. Lander has prepared revenue forecasts for a large number of mixed-use developments throughout the United States.

Mr. Lander has provided consulting services on downtown redevelopment projects and historic preservation efforts. Examples include a heritage tourism study for the Erie Canal terminus in Buffalo, New York; evaluation of potential office, retail, hotel and arena development in the downtown areas of Glendale and Mesa, Arizona; retail market evaluation and redevelopment plan for downtown Warsaw, Missouri; a downtown master plan for downtown Lee's Summit, Missouri; a redevelopment plans for the 24 Highway Corridor in Independence, Missouri and Porter Avenue Corridor in Norman, Oklahoma.

Mr. Lander has conducted TIF and TDD Revenue Projections for a variety of large-scale retail projects in Missouri and Kansas. Tax Increment Financing and Transportation Development Districts are government-backed funding mechanisms designed to finance project-specific public infrastructure improvement. Funded is provided via the issue and sale of bonds. In the case of Tax Increment Financing the bonds are repaid with incremental increases in property tax and sales tax revenue generated by the designated redevelopment area. Transportation Development Districts involve the levy of an additional sales tax on businesses operating within the redevelopment area.

Mr. Lander has conducted STAR Bond Feasibility and Market Studies on several proposed developments in Kansas, including the Kansas City Tourism District, Legends at Village West, Kansas City Research & Medical Campus, and Rosedale Station Shopping Center. The Market Study evaluates the market positioning, market demand, short-term development potential, and economic impact for the proposed Redevelopment District. Meanwhile, the Feasibility Study provides a STAR Bond revenue vs. costs comparison to determine the ability of the Redevelopment District to cover debt service for the projected STAR Bond obligations throughout the bond maturity period.



IV. PROJECT APPROACH

PROJECT APPROACH

Data Gathering

The initial activities of the project team will include the following: OHH will update project base maps from the 2008 Comprehensive Plan for existing land use and housing condition and in addition will prepare detailed ownership maps and a working file of parcel ownership, market values and assessed valuations. TransSystems will prepare existing infra-structure maps and a preliminary identification of infrastructure deficiencies. Canyon Research Southwest will update data sources from its 2008 Coffeyville Retail Market Feasibility Study and summarize the various economic development incentive programs available to communities in Kansas.

Concurrent with the initial activities noted above, the project team will meet with Coffeyville Resources Refining (CVRR) and Coffeyville Resources Nitrogen Fertilizers (CRNF) representatives to determine the following:

1. CVRR and/or CRNF's needs for either expansion or buffer areas,
2. Their ownership of acquired properties as a result of the flood regarding:
    a. Cost of acquisition, clearance and site cleanup,
    b. Deed restrictions imposed on acquired properties,
    c. Availability of acquired properties for public or private redevelopment by non-CVRR and/or CRNF entities,
    d. Any potential for CRR or CRNF as potential redevelopers or redevelopment partners, and
    e. CVRR and CRNF's desired outcome from the East Coffeyville Redevelopment Plan.

Additionally, the project team will acquire Claritas, Inc. demographic data and the Regional Input-Output Modeling System (RIMS II) from the U.S. Department of Commerce for the Coffeyville economic region. During the data gathering phase, the approach and strategy for public

IV. PROJECT APPROACH

Plan Development

During the plan development phase of the project, OHH will perform the following tasks:

1. The Team will identify redevelopment subareas and develop plans for each.
   a. CVRR and CRNF expansion areas.
   b. Residential revitalization and infill areas (primarily W. of Pine St. and S. of 3rd St., including a transition area W. of Union St. and N. of 5th St.).
   c. Flood area redevelopment plan (primarily E. of Pine and N. of 11th St. to the railroad tracks and E. to Walter Johnson Park).

2. The Team will determine the development potential for the following:
   a. Expansion of CVRR and CRNF
   b. Additional industrial
   c. New retail - by need and type
   d. Residential revitalization potential
   e. Infill housing potential
   f. Walter Johnson Park potential for improvement and expansion

3. The Team will develop and present the results of the Design Workshop (Charette) as agreed upon by the City.

4. The Team will select component projects for further financial analysis and coordinate with the City on the potential for developer solicitation of individual component projects or larger portions of the redevelopment area.

5. The Team will determine overall budgets for proposed component projects for use in the financial analysis of options.

6. The Team will calculate economic impact of the component projects and the collective redevelopment plan area for jobs generated and the economic output.

7. The Team will develop the overall funding strategy for the Redevelopment Plan through the selection of components of the projects for direct public funding, identifying the potential for public/private partnerships, potential economic incentives, and leveraging public dollars for private investment.

IV. PROJECT APPROACH

existing business profile will compared to peer cities in an attempt to identify prospective business and development opportunities. The study will also quantify Coffeyville's short- and long-term need for additional commercial spac e, hotel rooms and housing units as well as examine the ability of the flood impacted area to accommodate future development of a variety of prospective land uses.

Based on the study findings, potential commercial and residential development opportunities for the flood impacted area will be identified. Study recommendations included the following:

- Quantify the supportable inventory of new commercial space and housing units in the City of Coffeyville and flood impacted area through 2030;
- Identify prospective commercial and housing development opportunities for the flood impacted area. Issues such as land use allocation by number of acres, location of prospective land uses, development formats and building yields, and integration with surrounding land uses will be discussed.
- Identify prospective retail and professional business types suitable for expansion into the flood impacted area;
- Suggest supportive infrastructure improvements needed to accommodate commercial and residential redevelopment efforts;
- Identify potential development incentives needed to attract desired commercial and residential development and indicate level of public support by incentive. Identify additional public initiatives needed to support future redevelopment efforts; and
- Benchmarking of strategic goals and objectives.

V. PROJECT SCHEDULE

PROJECT SCHEDULE

The anticipated project schedule for the work outlined in the scope of services is 4-6 months. The variation in time includes a realistic understanding that each community is different in how they embrace and utilize the community engagement process. Meetings with the community, stakeholders and committees can have a significant impact on completing any project. We believe our experience in the community will allow us to quickly move through the project, address critical issues and engage stakeholders in a meaningful way, all in a timely manner. Our assumption is somewhere in the middle of the range indicated above.

VI. PROFESSIONAL LIABILITY

PROFESSIONAL LIABILITY

The following form identifies the amount of professional liability coverage currently held by Ochsner Hare & Hare.

Client#: 122 OCHHARPC

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/19/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Holmes Murphy-Kansas
6300 W. 143rd Street, Suite 200
PC/Prof. Liability-Kansas City
Overland Park, KS 66223

CONTACT NAME: Monica Wilks
PHONE (A/C, No, Ext): 913 660-1220 FAX (A/C, No): 866 501-3940
E-MAIL ADDRESS: mwilks@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Travelers Casualty & Surety of	31194
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Ochsner-Hare & Hare, LLC
1801 McGee St., Suite 101
Kansas City, MO 64108

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY						EACH OCCURRENCE	$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
	CLAIMS-MADE OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
							GENERAL AGGREGATE	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$
	POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					E.L. EACH ACCIDENT	$
							E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			105356838	11/01/2012	11/01/2013	$2,000,000 per claim $2,000,000 annl aggr	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Insured Copy

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Karen Boyer

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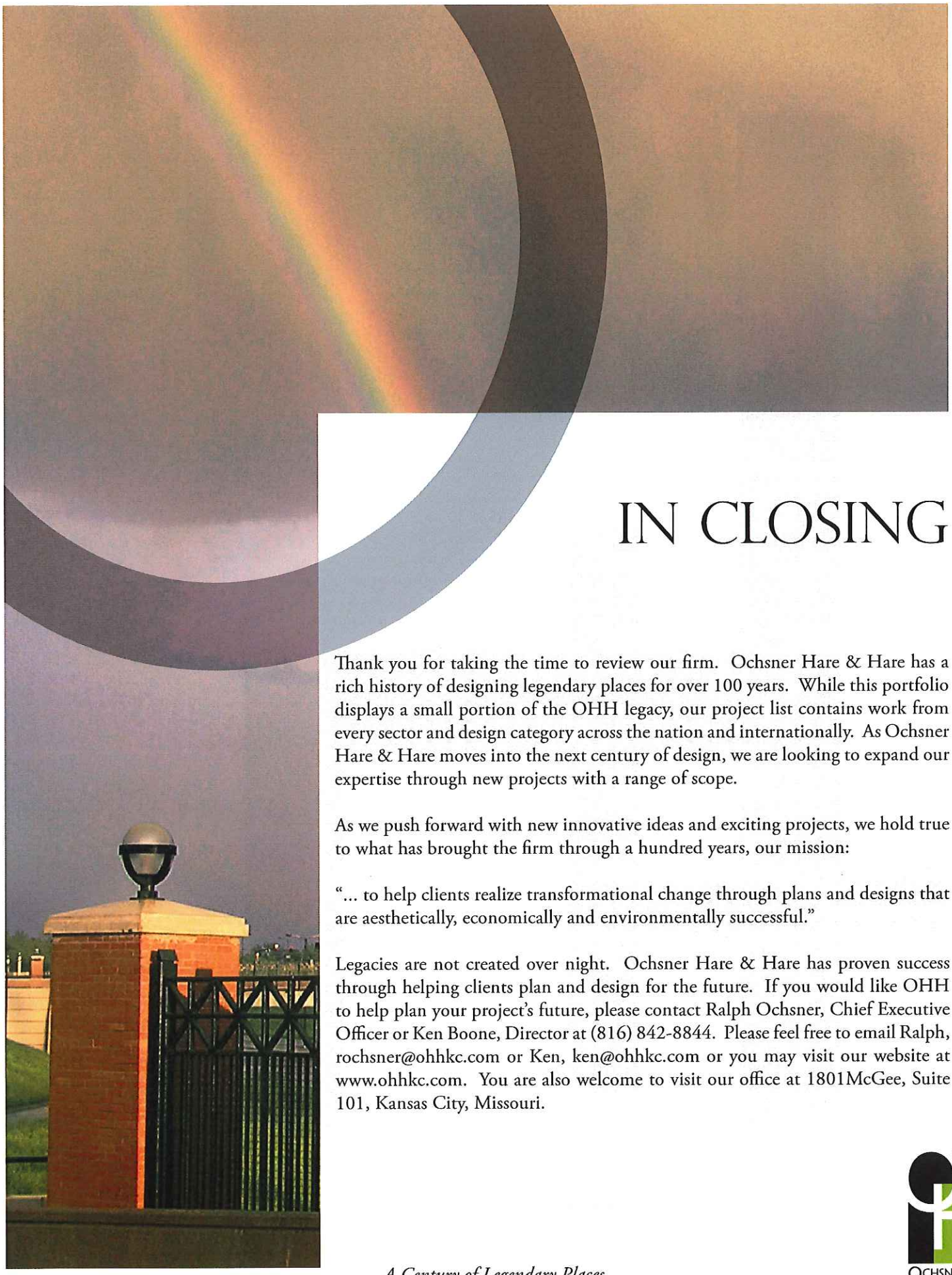


IN CLOSING

Thank you for taking the time to review our firm. Ochsner Hare & Hare has a rich history of designing legendary places for over 100 years. While this portfolio displays a small portion of the OHH legacy, our project list contains work from every sector and design category across the nation and internationally. As Ochsner Hare & Hare moves into the next century of design, we are looking to expand our expertise through new projects with a range of scope.

As we push forward with new innovative ideas and exciting projects, we hold true to what has brought the firm through a hundred years, our mission:

"... to help clients realize transformational change through plans and designs that are aesthetically, economically and environmentally successful."

Legacies are not created over night. Ochsner Hare & Hare has proven success through helping clients plan and design for the future. If you would like OHH to help plan your project's future, please contact Ralph Ochsner, Chief Executive Officer or Ken Boone, Director at (816) 842-8844. Please feel free to email Ralph, rochsner@ohhkc.com or Ken, ken@ohhkc.com or you may visit our website at www.ohhkc.com. You are also welcome to visit our office at 1801McGee, Suite 101, Kansas City, Missouri.

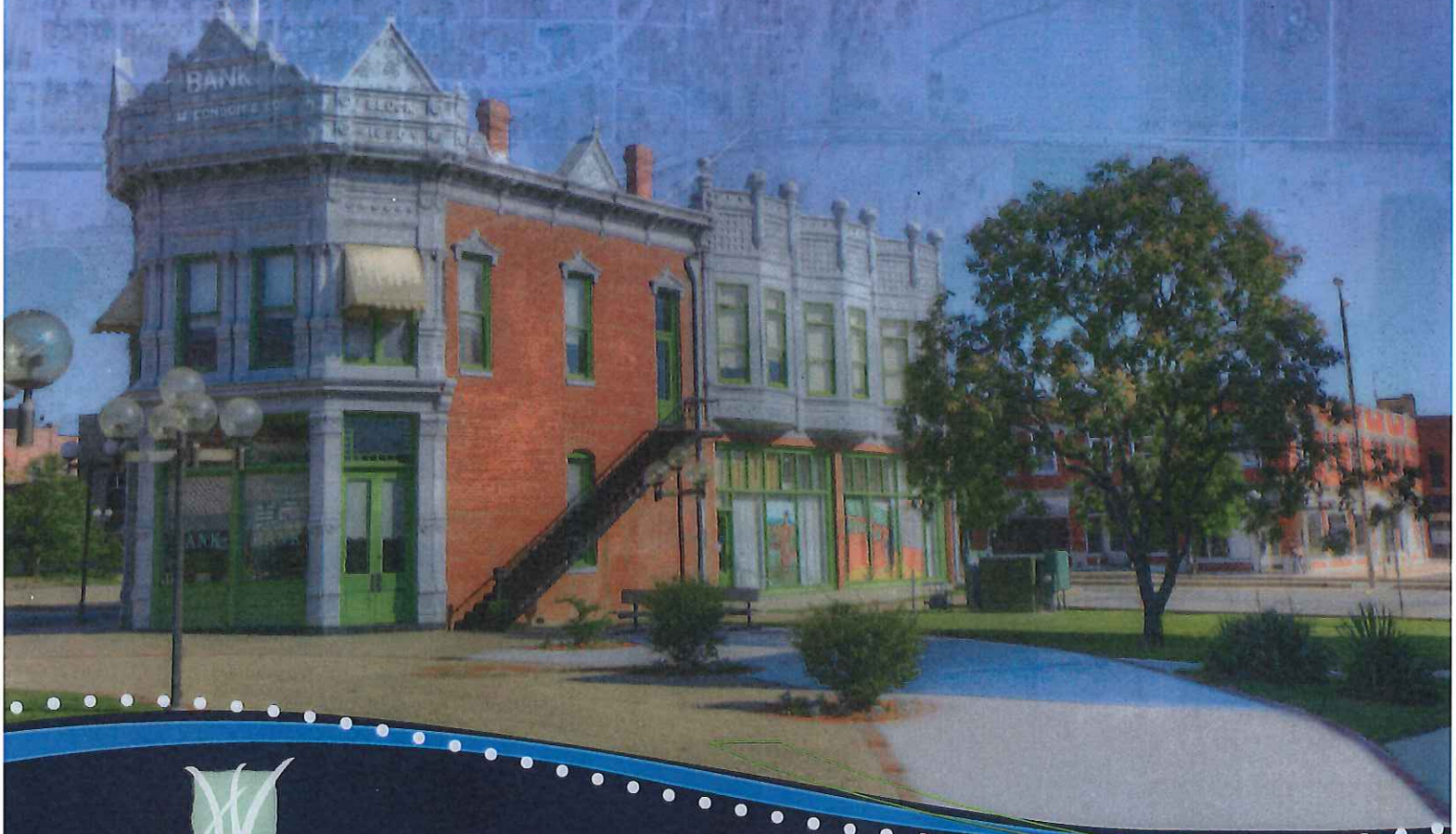
Redevelop Revitalization Recommendation

CITY OF

Coffeyville

KANSAS

The mission of the City of Coffeyville is to provide great service to residents, businesses and visitors



HOEFER WYSOCKI
Architecture

REQUEST FOR QUALIFICATIONS

for Planning Services

23 October, 2013

Mr. Gary Bradley
City Manager
City of Coffeyville, Kansas

102 W. 7th St.
P.O. Box 1629
Coffeyville, KS 67337

RE: East Coffeyville Redevelopment Plan

Gary:

Thank you for the opportunity to respond to this request for qualifications and consideration for the Hoefer Wysocki team to be the City of Coffeyville's master planning partner. Our team is an experienced collaboration with the proven expertise, resources, creativity and dedication needed for this effort. We are advocates of the highly interactive and transparent process that engages the public, stakeholders and decision-makers in a meaningful manner.

The City's aspiration to develop a strategic guide towards a sound, strong and enduring framework for this generation and the next is an important and meaningful component to the long-term sustainability and enrichment of Coffeyville. Our team has the experience, tools and passion needed to create a user-friendly, visionary and practical guide to build upon the established asset of the community and to actively seek opportunities for investment and redevelopment.

In the following pages of our response we have provided a comprehensive summary of our team's experience and qualifications. In addition, we present our thoughts towards creating a highly successful process and products to assist you and other stewards of the community with the resources to accomplish all objectives.

On behalf of the entire project team, we thank you for this opportunity.

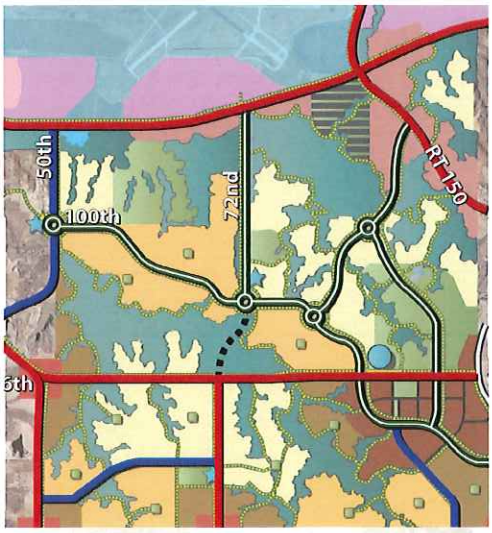
Brian Hamilton, AICP
Director of Urban Design + Community Planning
Hoefer Wysocki Architecture

Applicant

Hoefer Wysocki Architecture

11460 Tomahawk Creek Parkway, Suite 400
Leawood, Kansas 66211
P. 913.307.3700
F. 913.307.3710
www.hoeferwysocki.com

Contact
Brian Hamilton, AICP
Director of Urban Design + Community Planning
P. 913.307.3831
E. brian.hamilton@hoeferwysocki.com



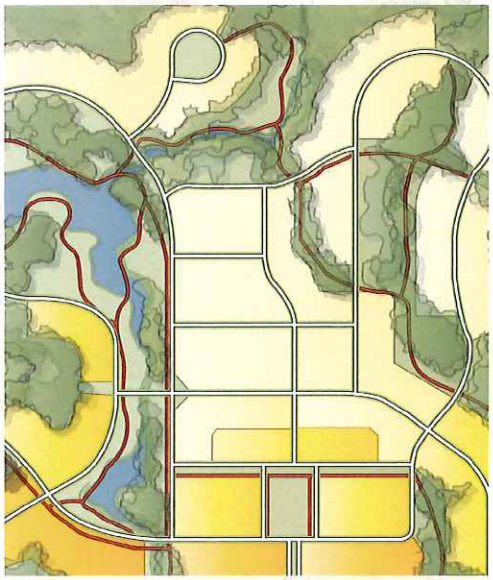


Table of Contents

01 Firm Profile

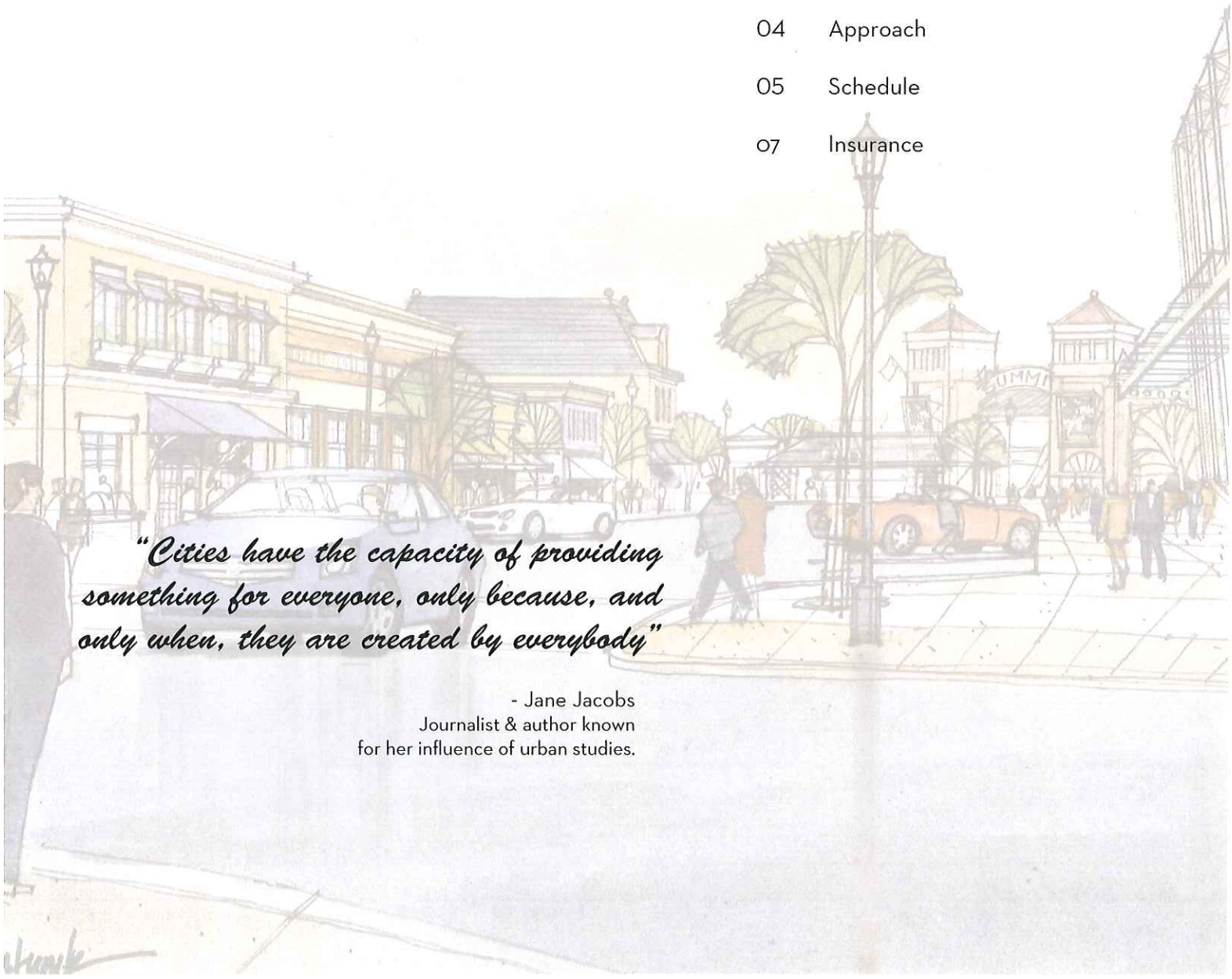
02 Experience

03 Key Personnel

04 Approach

05 Schedule

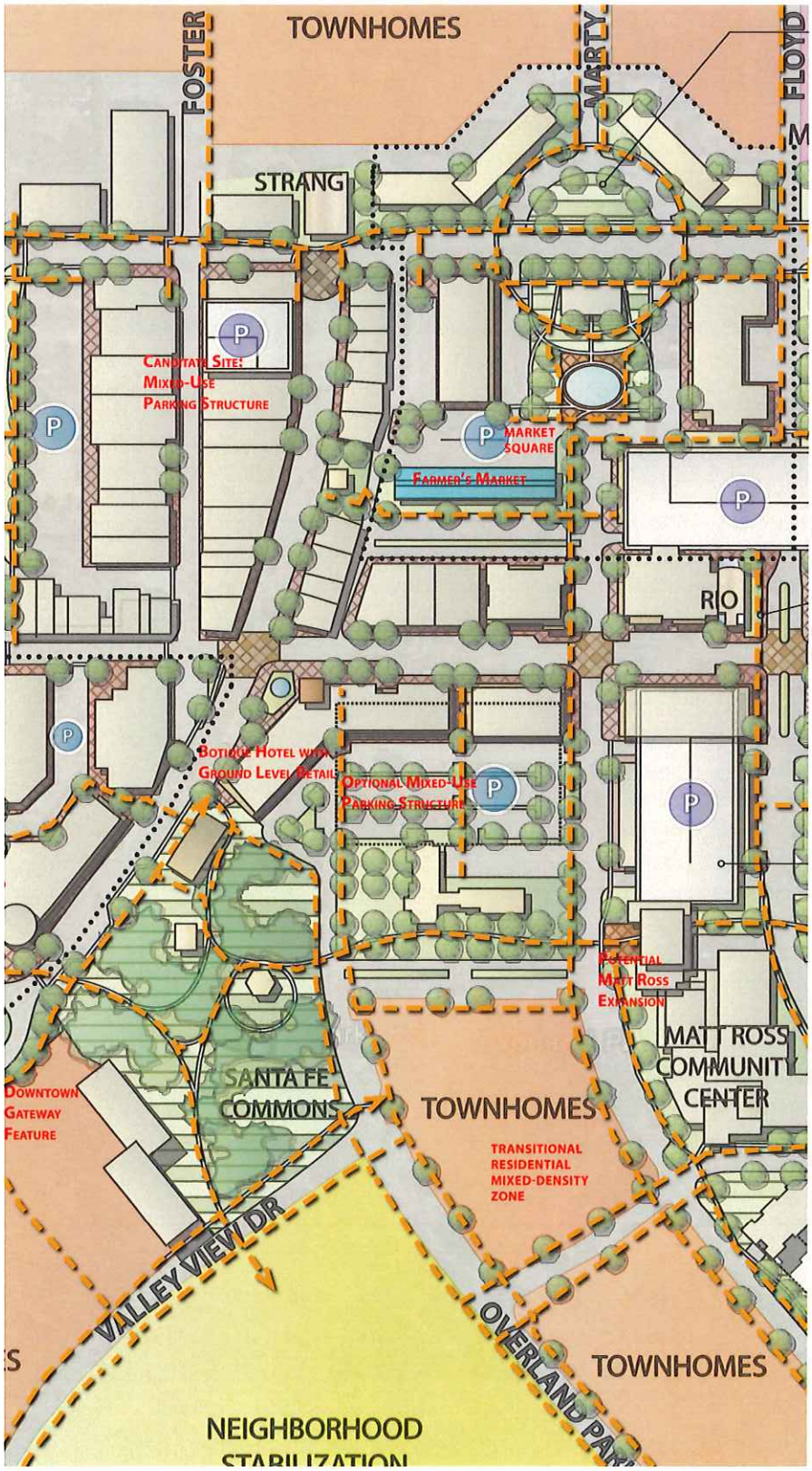
07 Insurance



"Cities have the capacity of providing something for everyone, only because, and only when, they are created by everybody"

- Jane Jacobs
Journalist & author known
for her influence of urban studies.

Firm Profile



HOEFER WYSOCKI
Architecture

HOEFER WYSOCKI ARCHITECTURE

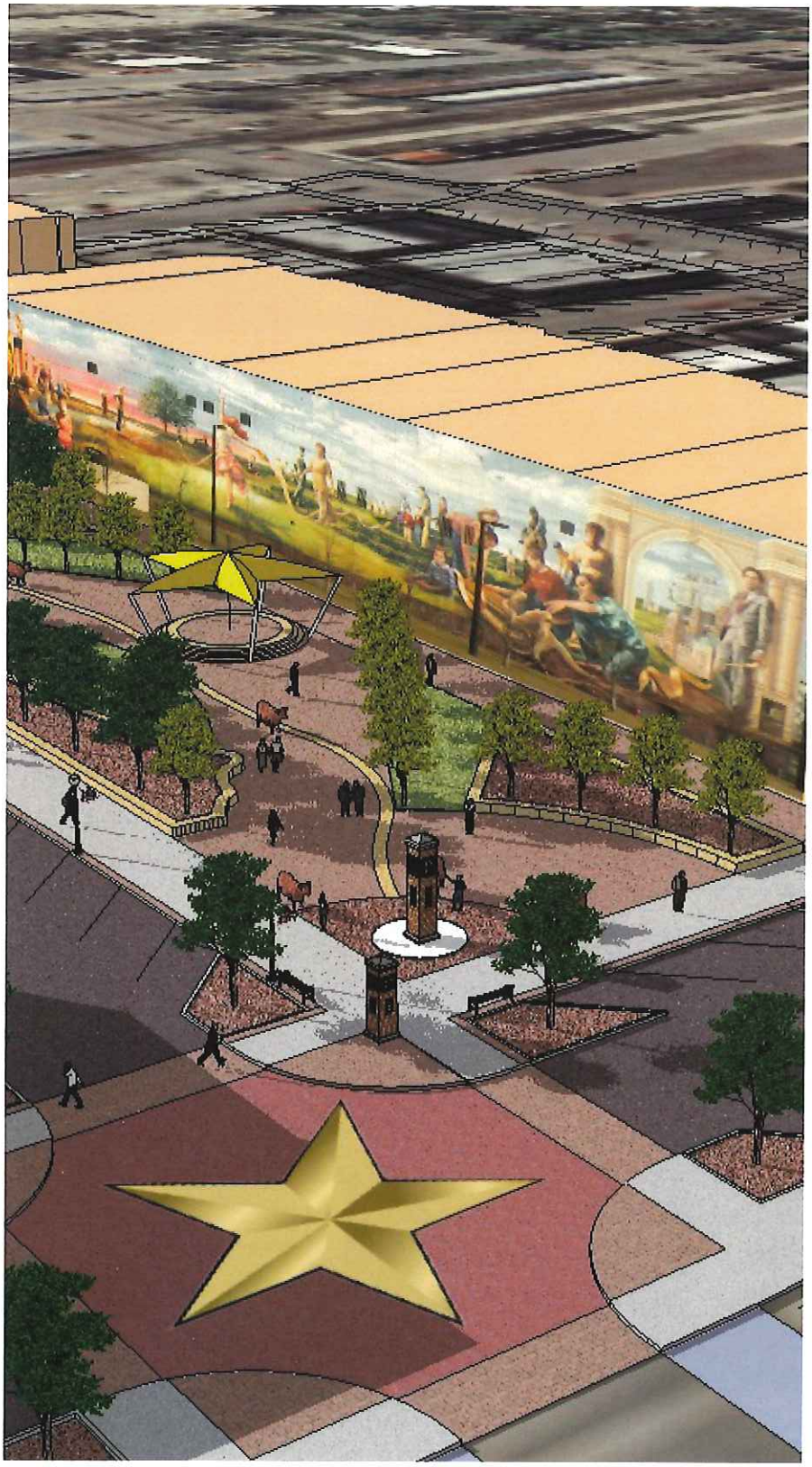
FOUNDED
1996

LOCATION/SERVICING OFFICE
Leawood, Kansas

PROJECT ROLES
Project Management
Community Engagement
Urban Design & Planning
Architecture
Graphic Design
Project Delivery

FIRM SERVICES
Urban Design & Community Planning
Complete Architectural Services
Land Planning
Public Outreach
Graphic Design
Space Programming
Project Management
Interior Architecture & Design

Firm Profile



OLSSON ASSOCIATES

OLSSON ASSOCIATES

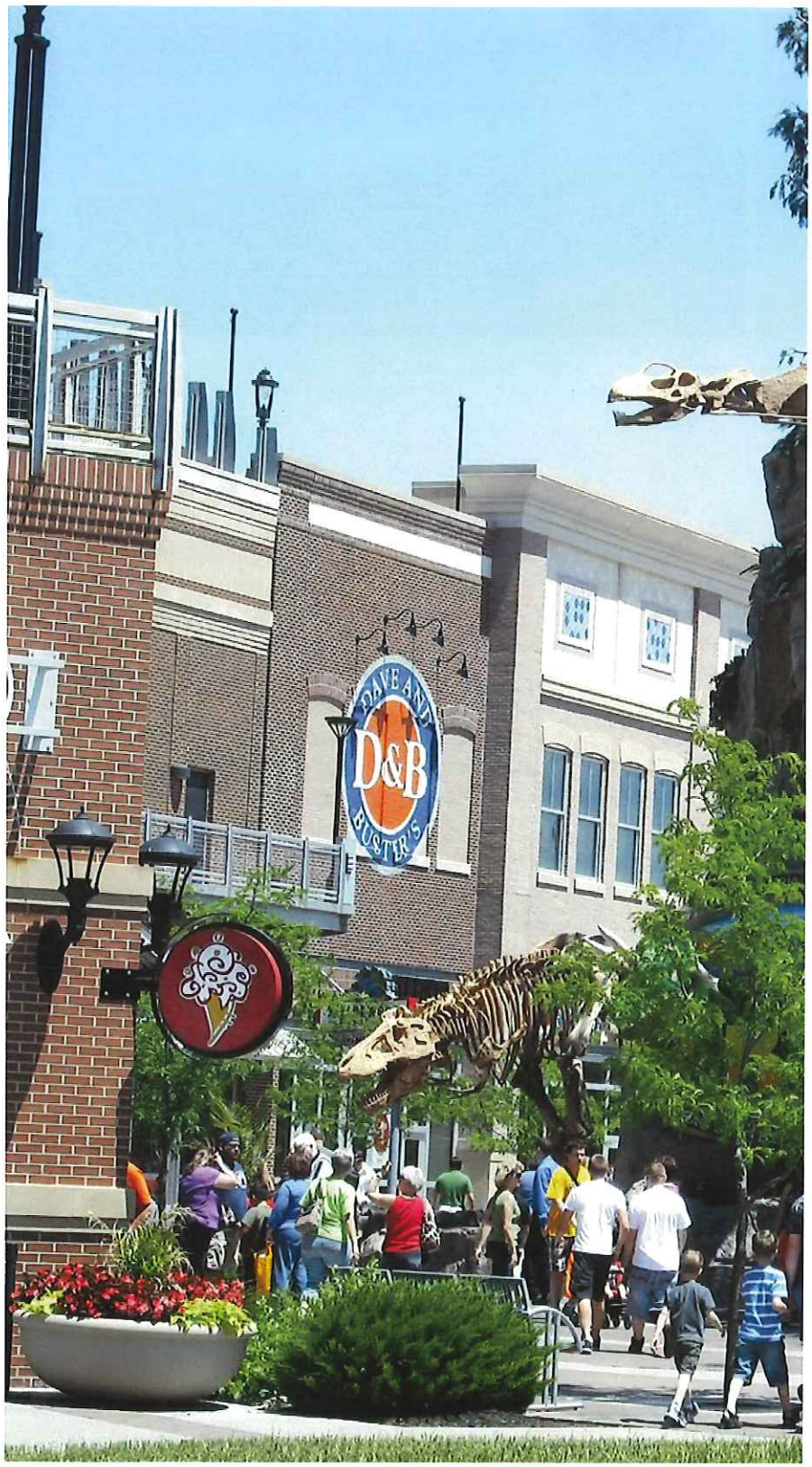
FOUNDED
1956

LOCATION/SERVICING OFFICE
Joplin, Missouri

PROJECT ROLES
Infrastructure
Transportation
Environmental Resources & Compliance
Landscape Architecture

FIRM SERVICES
Complete Engineering Services

Firm Profile



Zimmer
REAL ESTATE SERVICES

ZIMMER REAL ESTATE SERVICES

FOUNDED
1948

LOCATION/SERVICING OFFICE
Kansas City, Missouri

PROJECT ROLES
Market & Economics
Real Estate
Public/Private Partnerships
Finance & Funding
Developers Perspective

FIRM SERVICES
Public & Private Sector Development
Management
Property & Facilities Management
Sales & Leasing
Tenant Representation
Owner Representation
Investment Services
Corporate Services
National Tenant Representation
Lender Solutions
Site Selection

Experience

DIFFERENTIATORS

We believe our team is the right "fit" for Coffeyville and your redevelopment plan for growth and success. The advantages of our team are:

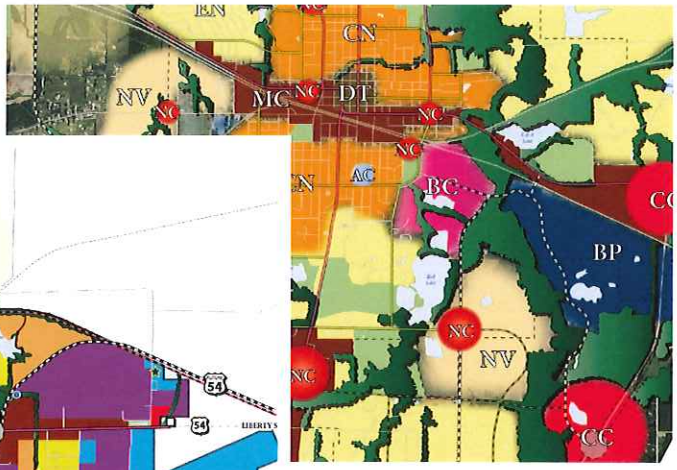
Our professional reputation and expertise. Out team brings an exceptional level of professionalism. Each firm is an award-winning practice with repeat client-base and the resources to address every aspect of the planning effort.

Our team members and firms have an established history of working together and a diverse array of projects. Our team and respective firms have experience in both the private and public sector clients. Collectively, the team and firms have facilitated projects for hundreds of public sector entities at the municipal, county, state and federal level.

Our experience. Beyond our success in downtown planning, we bring a holistic perspective of how integrated systems create a higher degree of community enrichment. This diverse perspective from real estate, economic development, urban design, architecture, infrastructure and landscape architecture will provide valuable in creating a plan that furthers broader community goals. Our planning experience is all-encompassing and includes a depth of knowledge in facilitating these projects from public outreach and input, mapping, facility assessment, design and engineering, site evaluation and selection and project feasibility.

Our qualifications and team members. The Hoefer Wysocki team brings high-level staff to lead innovative, yet practical solutions - not follow unproven trends or theories. Our solutions are grounded to providing real-world applications that will provide the tools to establish a master plan that is enduring, sustainable and meet and exceed the aspirations of the Coffeyville community.

Our approach. The Hoefer Wysocki team is experts in public processes and facilitation. We are advocates of processes that are transparent and build ownership from the start, better empowering leadership and staff to have the tools and direction to meet aspirations of the citizenry. Our approach brings a seamless process that continually builds trust, momentum and leads to positive outcomes.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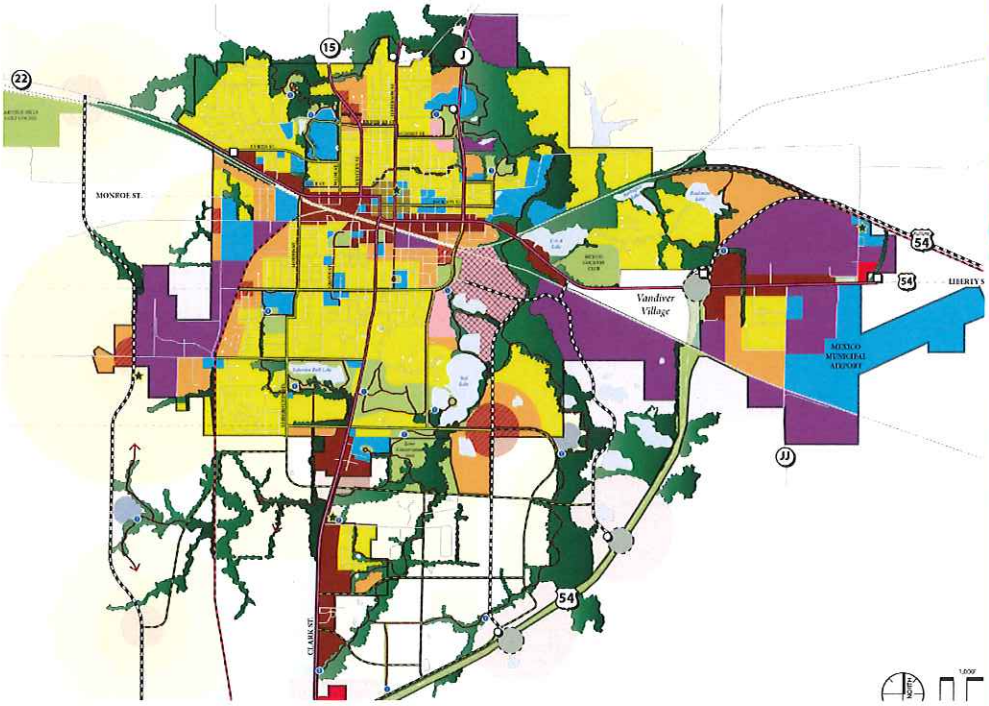
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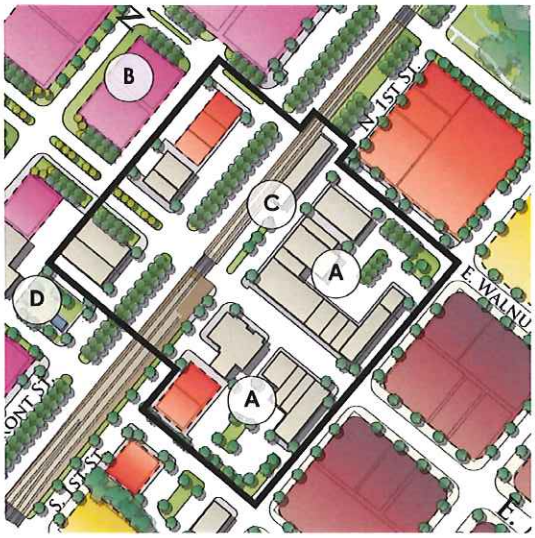
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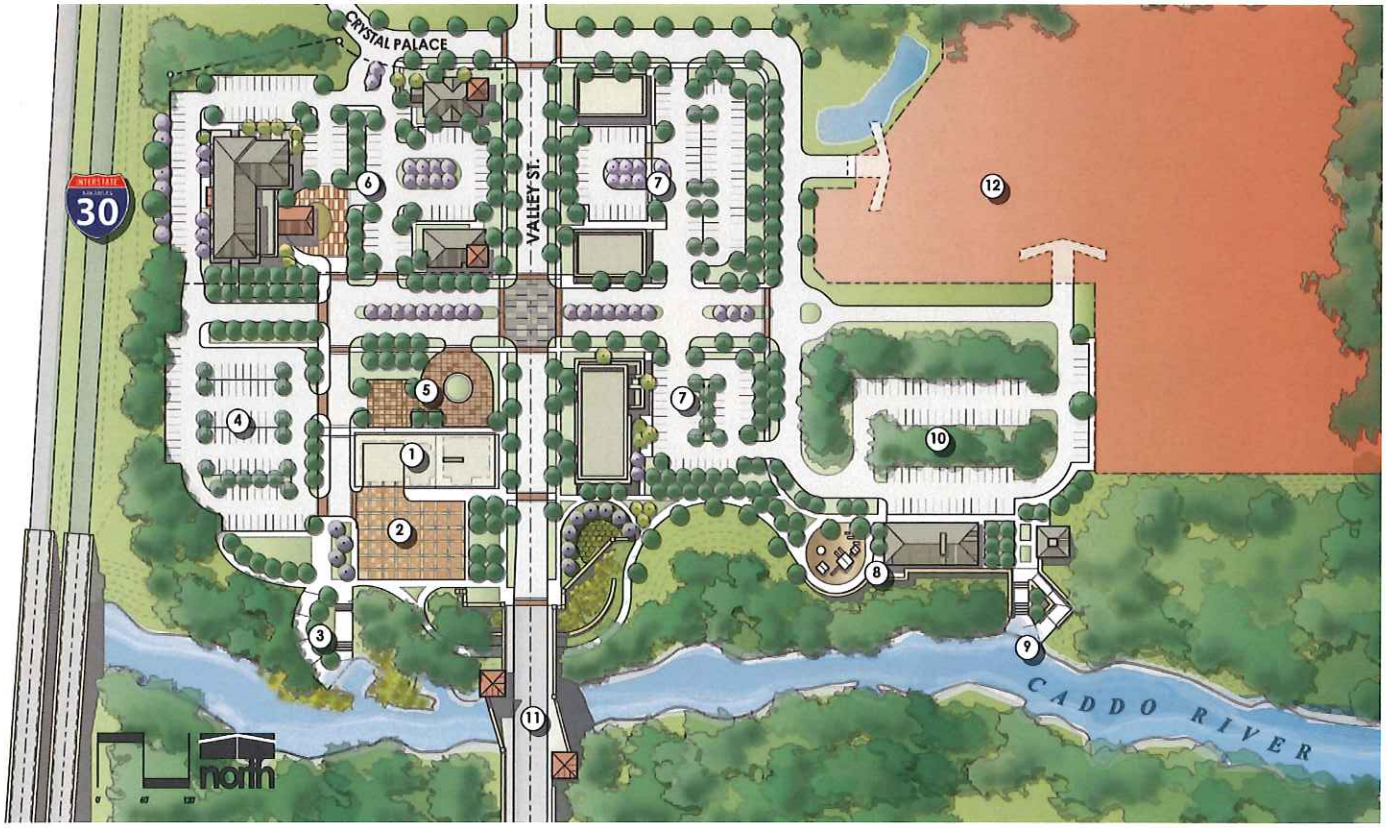
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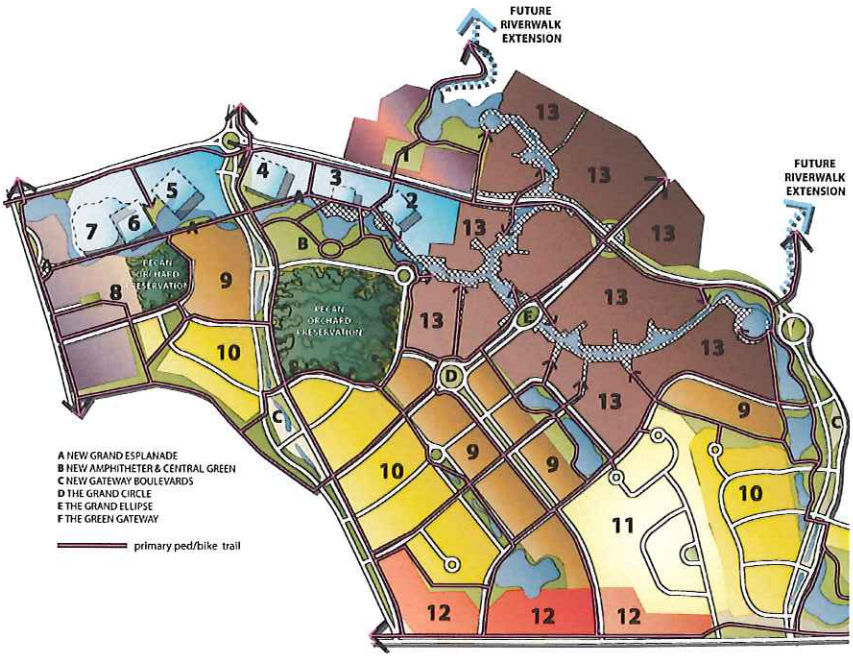
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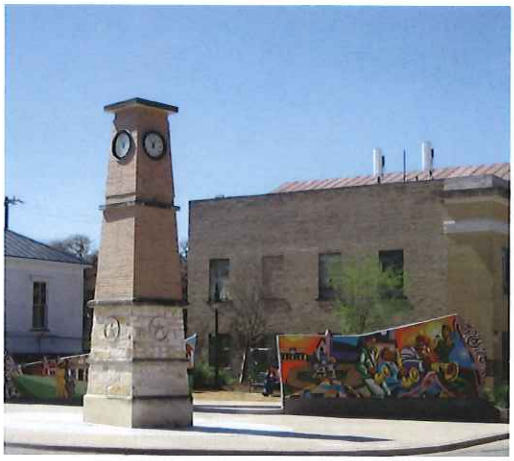
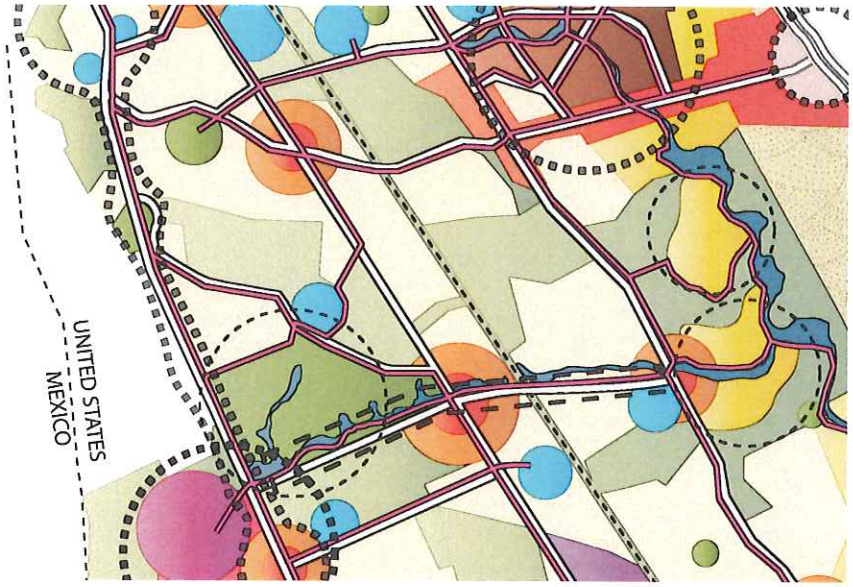
FUTURE RIVERWALK EXTENSION
PECAN ORCHARD PRESERVATION
A NEW GRAND ESPLANADE
B NEW AMPHITHETER & CENTRAL GREEN
C NEW GATEWAY BOULEVARDS
D THE GRAND CIRCLE
E THE GRAND ELLIPSE
F THE GREEN GATEWAY
primary ped/bike trail

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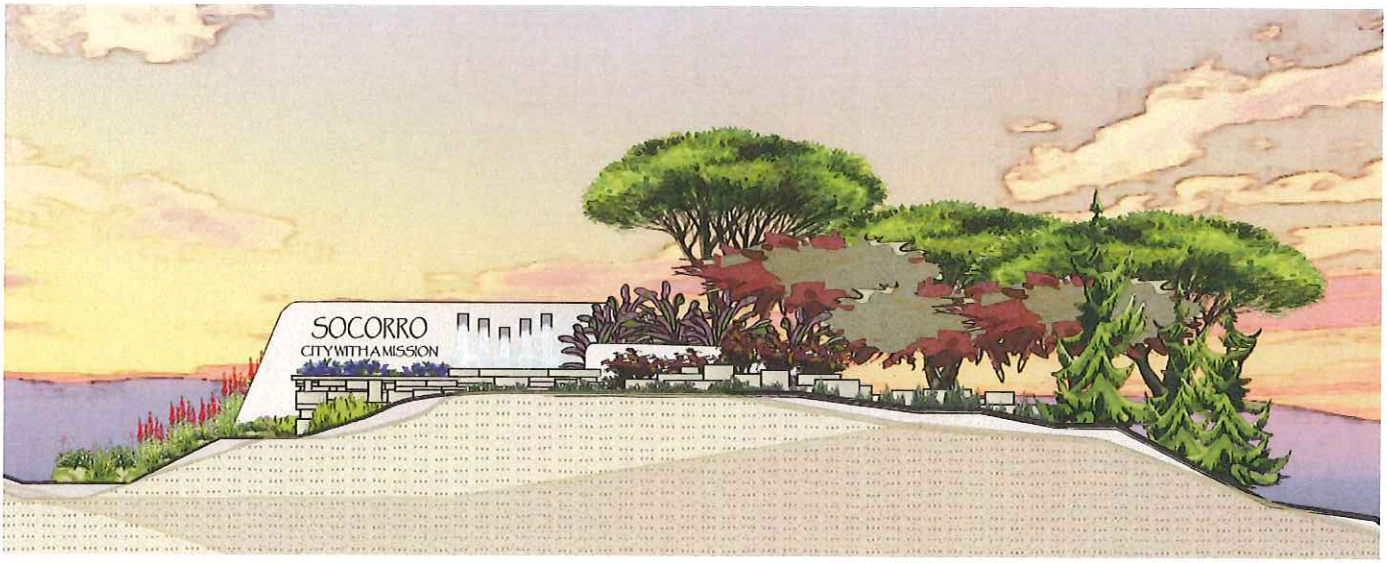
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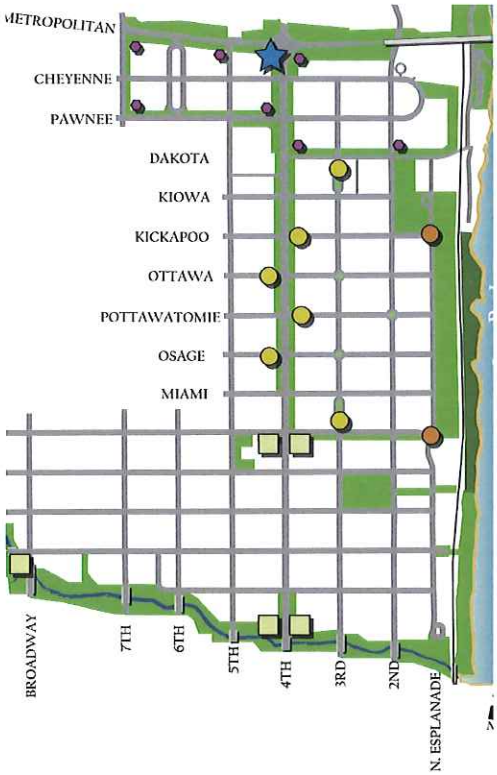
Key Personnel



Master Planning Team
City of Coffeyville, Kansas

PROJECT ROLE

- Project Manager
- Project Master Planner
- Lead Public Facilitator

Brian Hamilton, AICP

For over 20 years, Brian Hamilton has provided expertise and creativity in developing solutions for a wide range of project types throughout the country. His diverse portfolio in urban design, community planning, design guidelines, site design, master planning, parks and trails gives him a unique perspective to meaningful community-building initiatives. Brian began working at Hoefer Wysocki in June of 2010 as the firm's Director of Urban Design and Community Planning.

His diverse roles in project management, public facilitation, design and planning workshops has cultivated a comprehensive understanding of the built and natural environment that translates into practical, yet innovative solutions. Much of Brian's focus and passion has been working in downtown, corridor and parkland environments within the heartland region of the United States.

EDUCATION

M.A. Geography
Regional and Urban Planning
Kansas State University, 1991

B.S. Geography
Environmental Design Studies Program
Kansas State University, 1989

REGISTRATION/AFFILIATIONS

American Institute of Certified Planners
Urban Land Institute

AMERICAN PLANNING ASSOCIATION FEATURED SPEAKER, PRESENTER & WORKSHOP FACILITATOR

(National and State Conferences)
Chicago, IL
New Orleans, LA
Washington DC
San Francisco, CA
San Antonio, TX
St. Louis, MO
Cuyahoga Falls/Akron, OH

Former Member, Westport Special District Board of Directors

RELEVANT EXPERIENCE

- River Drive Corridor Plan, Moline, IL
- The Hill Country Mile/Downtown, Boerne, TX
- University Row Corridor/Downtown, Arkadelphia, AR
- Riverfront Corridor Master Plan, Kansas City, MO
- Avenue of the Cities Corridor Plan, Moline/E. Moline/Silvas, IL
- Broadway Redevelopment Corridor, Green Bay, WI
- I-435 Corridor Plan, Shawnee, KS
- Light Rail Development Corridors Study, Kansas City, MO
- NW 86th St. Corridor Master Plan, Clive, IA
- Lombardi Avenue Corridor & Gateway Plan, Green Bay, WI
- Missouri Riverfront Corridor Plan, St. Charles, MO
- 47th Street Corridor Master Plan, Westwood, KS
- Mexico, MO Comprehensive Plan, Mexico, MO
- Westside Creek Restoration Master Plan: Alazan Creek Trail, Martinez Creek Trail, Apache Creek Trail, San Pedro Creek Trail and Elmendorf Lake Park, San Antonio, TX
- 911 Memorial Park Master Plan, Socorro, TX
- Caddo Valley Riverfront Park Development Master Plan. Clark County Design &Development Initiatives, Arkadelphia, AR
- Bulldog Championship Park Master Plan, Socorro, TX
- Heights Park Master Plan, Richardson, TX*
- Community Pathways Master Plan, St. Charles, MO*
- Missouri Riverfront Plan, St. Charles, MO*

* Project Undertaken prior to joining Hoefer Wysocki Architecture

Key Personnel

Master Planning Team
City of Coffeyville, Kansas

PROJECT ROLE

- Public Infrastructure
- Transportation Planning

Jack Schaller, PE has over 20 years of engineering experience, designing transportation, stormwater, bridge, airport, waterline, sewer distribution, and treatment projects. Jack has experience with large scale, as well as local, transportation projects. He has both designed and managed projects ranging from airports to wastewater treatment.

RELEVANT EXPERIENCE

- City of Coffeyville, Long-Term Pavement Maintenance Plan, Coffeyville, KS
- City of Coffeyville, Aquatic Center Site Plans, Coffeyville, KS
- City of Coffeyville, Multiple KLINK Projects, Rebuilding and Rehabilitation of City/State Roadways, Coffeyville, KS
- City of Carthage, Missouri, Wastewater Treatment Plant Expansion, Joplin, MO
- City of Branson West, New Airport Design, Grading, Paving and Stormwater, Branson, MO

EDUCATION

B.S. Civil Engineering;
University of Missouri-Rolla (now Missouri University of Science and Technology), 1992

PROFESSIONAL REGISTRATIONS

Professional Engineer: Missouri, Kansas

AFFILIATIONS

American Society of Professional Engineers

Transportation Engineers Association of Missouri (TEAM)-Past President

Master Planning Team
City of Coffeyville, Kansas

PROJECT ROLE

- Environmental
- Landscape Architecture

Jane Earnhart, RLA, ASLA, LEED GA has focused her career in master planning and park development. Her 20-plus years of experience encompass projects such as master planning and land development. Types of projects Jane has worked on include parks and recreation plans, trails, golf courses, resorts, and streetscapes.

RELEVANT EXPERIENCE

- City of Houston, The Village Trail of Houston, Phases I,II & III, Houston, MO
- City of Springfield, Boonville Streetscape Phases 1, 2, 3, & 4, Springfield, MO
- City of Bolivar, City Wide Safe Passage Phases I and II, Bolivar, MO
- City of Republic, Hampton and Main Street Streetscapes, Republic, MO
- City of Strafford, Howard Smith Park, Strafford, MO
- City of Ava, City Park Master Plan and Trail Design, Ava, MO

EDUCATION

B.S. Landscape Architecture;
Kansas State University, 1987

PROFESSIONAL REGISTRATIONS

Landscape Architect: Missouri, Kansas

CERTIFICATIONS AND SPECIALIZED TRAINING

Missouri Department of Transportation,
Local Public Agency Basic Training,
LEED Green Associate

AFFILIATIONS

American Society of Landscape Architects
City of Springfield,Tree City

Approach

Kick-Off Meeting

Key Stakeholder Interviews

Data Collection & Analysis

Physical Analysis & Observations

Public Outreach Campaign Event:
Issues, Challenges, Opportunities & Aspirations

Launch web-based participatory tool (optional)

Alternative Scenarios

Public Outreach Campaign:
Open House and Alternatives Review

A:: Work Plan
The work plan is developed to be utilized as a project coordination tool among the client and the consulting team. Develop the project work plan with project leadership (such as advisory or steering committee). Verify tasks, key dates, product delivery and outline roles, responsibilities and other logistics. Facilitate a key leadership, stakeholders and staff work session and interviews.

B:: Fact Finding, Analysis & Goal Setting
This initial phase sets the stage for establishing a shared knowledge base. The phase must include examination of all preconceptions and held perceptions. Ideas are discussed, issues are elicited and facts are established. Shared priorities are set and common goals are formulated utilizing core concerns, exploration of opportunities, analysis and observations, best practices and an overall immersion into the Coffeyville community. This often is accomplished through objective analysis of the physical framework, key stakeholder, staff and leadership interviews, public workshops and other community-outreach tools.

C:: Alternative Approaches
A series of divergent concepts are explored, utilizing community input and our objective observations. Concepts are formulated to draw opinions about the strengths and weaknesses of each approach. The intent is to creatively build a defined direction by identifying the best elements and core principles from several concepts. Typically, a public open house with our team and community leadership allows the citizenry to have meaningful dialogue with the team and their neighbors. These first two phases are critical in building the sense of "ownership" by the community, who are the stewards of this plan.

Schedule

Month 1
A:: Work Plan

Months 1-2
B:: Fact Finding, Analysis & Goal Setting

Months 3-4
C:: Alternative Approaches

Months 5-6
D:: Preferred Direction

Month 6-7
E:: Master Plan Development

Months 7-8
F:: Master Plan Refinement

Months 8-9
G:: Product Delivery

Insurance

ACORD™ # CERTIFICATE OF LIABILITY INSURANCE 2/12/2014

DATE (MM/DD/YYYY): 2/11/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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444 W. 47th Street, Suite 900
Kansas City MO 64112-1906
(816) 960-9000

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Continental Casualty Company	20443
INSURER B: Travelers Indemnity Co of CT	25682
INSURER C: The Travelers Indemnity Company	25658
INSURER D: Travelers Casualty and Surety Company	19038
INSURER E:	
INSURER F:	

INSURED 1362306: HOEFER WYSOCKI ARCHITECTS, LLC
11460 TOMAHAWK CREEK PARKWAY
SUITE 400
LEAWOOD KS 66211

COVERAGES HOEWY01 **CERTIFICATE NUMBER:** 12171600 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	GENERAL LIABILITY	N	N	680-7366P410	2/12/2013	2/12/2014	EACH OCCURRENCE	$ 2,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
							GENERAL AGGREGATE	$ 4,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
								$
B	AUTOMOBILE LIABILITY	N	N	BA7366P618	2/12/2013	2/12/2014	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$ XXXXXXX
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$ XXXXXXX
	X HIRED AUTOS / X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$ XXXXXXX
								$ XXXXXXX
C	X UMBRELLA LIAB / X OCCUR	N	N	CUP-7C902052	2/12/2013	2/12/2014	EACH OCCURRENCE	$ 1,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 1,000,000
	DED X RETENTION $ 10,000							$ XXXXXXX
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	N/A	N	UB-3430T577	2/12/2013	2/12/2014	X WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	PROFESSIONAL LIABILITY	N	N	AEH288392073	2/12/2013	2/12/2014	$2,000,000 PER CLAIM AND ANNUAL AGGREGATE	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES /(Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

12171600

FOR INFORMATIONAL PURPOSES ONLY

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brad J Foster

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Coffeyville
KANSAS

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Planning Services

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October 25, 2013

Gary Bradley
City of Coffeyville, Kansas
102 W. 7th Street, PO Box 1629
Coffeyville, KS 67337

RE: East Coffeyville Redevelopment Plan

Dear Gary:

East Coffeyville Redevelopment – that's the goal, that's the vision. Bartlett & West shares the City of Coffeyville's vision for this improvement and the opportunities that lie ahead for the City in redeveloping the areas in the eastern portion of the City that experienced flooding. We applaud your efforts to develop a plan that provides a comprehensive approach to residential, commercial, and industrial land use in this area. This proactive approach will lead the way to new and exciting growth for the City of Coffeyville, and Bartlett & West is excited to have the opportunity to work with the City in realizing this vision .

Working together with you, City administration, Coffeyville Resources Refining (CVRR) personnel, Coffeyville Resources Nitrogen Fertilizers (CRNF) staff, and the residents of Coffeyville, we will develop a master plan that redefines the area impacted by flooding and is structured to maximize the ability of the civil infrastructure to support future growth and improvements. This plan will encourage new and exciting growth with an eye to bringing in new revenue to the City through future economic development.

After our visit with you and our internal collective brainstorming, we have identified three distinct elements that will guide our master planning work for the City:

- Listening to the ideas and needs of all stakeholders to incorporate their thoughts into the final Master Plan– It's clear that involving the City administration, CVRR, and CRNF to maximize communication between all parties will be crucial to the success and the support of the master plan. We propose using a series of face-to-face meetings with all interested parties to discuss goals and expectations, review progress, and listen to comments and ideas for the preliminary and final plan. This will curtail any surprises and help garner citywide support of the master planning process.
- Planning the civil infrastructure to meet the needs of the Master Plan – A well-developed plan, will not be any more effective than the paper it is written on unless there is adequate infrastructure to serve the redeveloped area. Bartlett & West will take an all-inclusive approach by reviewing the water, wastewater, stormwater, streets, and other utilities, and make recommendations to help safeguard the City's investment and so the infrastructure can meet the requirements to support the development outlined in the master plan.
- Involving the public – Public involvement is critical to the success of any planning effort. We propose holding open public forums which will include inviting all interested residents and businesses within the community. These forums will encourage public participation and educate the residents of Coffeyville on the importance and benefits of the redevelopment plan. This will also help maximize public support of not only the master plan but to any future improvements required to fully develop the area.

As we embark upon this master planning effort together, we will work to enhance the City of Coffeyville and the residents you serve while maximizing the City's existing infrastructure. We will use the experience we've garnered from other successful land use plans, master plan designs, infrastructure review projects, and public involvement projects. We are excited to help you achieve your vision with our skilled and capable team of professionals and we are committed to creating a plan with you that will serve as the City's roadmap to growth for years to come.

Sincerely,
Bartlett & West, Inc.

Brad Pleima, P.E.
Project Manager
Direct Phone: 918.731.4379 Cell Phone: 515.490.8949
Email: Brad.Pleima@bartwest.com

Table of Contents

Page(s)

Title-Signature Page **2**

Project Understanding **3-4**

Project Approach **4-7**
- Kick-Off Meeting 4
- Initial Concept Plan & Infrastructure Review 5
- Plan Review 6
- Final Master Plan 6
- Public Involvement 7

Proposed Project Schedule **8**

Project Team Resumes **9-13**
- Brad Pleima, PE 9
- Wendy Van Duyne, RLA, LEED AP BD+C 10
- Angela Sharp, PE, LEED AP BD+C 11
- Neil Dobler, PE 12
- Scott Gales, AIA—Architect One 13

Bartlett & West Relevant Experience Sheets **14-16**

Team Firm Profiles **17-22**
- Bartlett & West 17-20
- Architect One 21-22

City of Coffeyville
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337
Phone: 620-252-6128

TITLE-SIGNATURE PAGE
REQUEST FOR QUALIFICATIONS

The City of Coffeyville, Kansas, invites you to submit a proposal and statement of qualifications for professional planning services for the development of the East Coffeyville Redevelopment Plan.

Nine (9) SIGNED PROPOSALS

Plus One (1) unbound copy for a total of ten (10) copies

MUST BE RECEIVED BY:
4:00 P.M. on October 25, 2013

PLEASE MARK YOUR SEALED PROPOSAL "EAST COFFEYVILLE REDEVELOPMENT PLAN" AND SEND IT TO:

City of Coffeyville

Attention: Cindy Price, City Clerk
102 W. 7th Street
P.O. Box 1629
Coffeyville, KS 67337

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below. **Respondent is REQUIRED to complete, sign and return this form with their submittal.**

Company Name: Bartlett & West, Inc.	Authorized Person (Print): Brad Pleima
Address: 117 W. 5th Street, Suite 210	Signature:
City/State/Zip: Bartlesville, OK 74003	Title: Brad Pleima, PE
Telephone #: 918.675.0348 Fax #: toll free: 888.200.6464	Date: October 25, 2013 Tax ID #: 48-0770612
E-mail: Brad.Pleima@bartwest.com	Entity Type: Corporation

[1]

Our Understanding

The City of Coffeyville, Kansas (City) desires to create a Master Plan for the East Coffeyville Redevelopment area that will help guide future development for years to come. In 2007, a devastating flood impacted the eastern portion of the City which destroyed a significant number of residential homes and impacted major businesses—including Coffeyville Resources Refining (CVRR) and Coffeyville Resources Nitrogen Fertilizers (CRNF). Since the flood, the City continues to maintain existing water, wastewater, electric, and transportation infrastructure while many of these properties remain underutilized. This current arrangement leaves little room for the City to offset revenue for these expenditures. Having acquired several of the impacted properties, Coffeyville Resources Refining (CVRR) and Coffeyville Resources Nitrogen Fertilizers (CRNF) currently mow and maintain a majority of the vacant properties. However, the area has seen few land-use or zoning modifications and the City would like to encourage redevelopment to help revitalize this portion of the community.

Impact of 2007 flood remains still today.

The City has requested proposals to study the impacted area, work with all stakeholders, and provide recommendations for land use, zoning, and infrastructure changes to fully redevelop this area of the community. Bartlett & West and our team of design professionals will work closely with the City, CVRR, and CRNF to develop a comprehensive Master Plan that will guide the redevelopment of the City's east side for years to come.

The project will be coordinated from our Bartlesville, Oklahoma office, only 35 short miles away from Coffeyville, and led by your primary contact, Brad Pleima, PE. Experienced master planning assistance will be provided by Bartlett & West team members Wendy Van Duyne, RLA, LEED AP BD+C and Angela Sharp, PE, LEED AP BD+C who will help craft your successful Master Plan. Employing his understanding of the intricacies of municipal government and vast experience running governmental divisions, as well as his numerous years in private consulting, Bartlett & West's Neil Dobler, PE will provide the QA/QC oversight of the Plan development. Our company has a fully integrated network of offices and the City will have access to any and all needed resources in our network of over 400 professionals. We have also retained the services of our architectural partner, Architect One, who we have collaborated with on many successful master planning projects. Some of which include: the facility and campus master plan for Seward County Community College in Liberal, Kansas and the facility and land use master plan for Manhattan Area Technical College in Manhattan, Kansas.

Bartlett & West will approach this project utilizing a systematic method that has proven successful on previous master planning projects. The key phases in our scope of work include:

- Kick-Off Meeting
- Initial Concept Plan & Infrastructure Review
- Plan Review
- Final Master Plan
- Public Involvement

Our Approach

Kick-Off Meeting

We recognize that the critical aspects in making this a successful endeavor are listening and learning from those that live it every day - the citizens, businesses, administrators and staff at the City of Coffeyville. We propose an initial Kick-Off meeting with our design team, City Staff, CVRR, CRNF, and other interested parties to help facilitate open communication from the get-go and so all issues and expectations can be discussed and documented. The design team will listen to ideas, comments, and concerns from everyone attending this meeting to help us assist in crafting a Master Plan that addresses all expectations.

We will facilitate and capture information, concerns, and ideas brought out in the Kick-Off meeting.

This initial step of our approach benefits the City in numerous ways. The all-inclusive method provides an opportunity for stakeholders to be heard and also creates common goals for completion of the Plan. Following the Kick-Off meeting, the team will provide meeting minutes summarizing the discussion which will be distributed to all parties the City requests. From this important first task, we will create an initial concept-level plan, complete with detailed maps which will help guide the remaining steps of the master planning effort.

We know this process works because we have utilized it before. Through our efforts in providing master planning services for land use planning projects, regional higher education institutions, and land development projects, we have successfully mastered this approach to incorporate multiple stakeholder input - both as an individual firm and in conjunction with Architect One. In 2011, our design team assisted Seward County Community College in developing their successful facility master plan through thorough site and facilities evaluation as well as with integration of student, staff, faculty and community input. This effort has proven beneficial for the College as they begin to construct new facilities to support the needs of students, staff, and the community at large.

Initial Concept Plan & Infrastructure Review

Utilizing available data, such as utility information from the City's GIS database, will be critical to determine if any conceptual land use can adequately be served by the existing infrastructure. Preliminary infrastructure improvements will be identified during this phase so the City can begin to understand the magnitude of improvements, if any, that could be required for plan implementation.

Reviewing and utilizing existing data is crucial in developing a conceptual land use plan.

Reviewing the current infrastructure for compatibility with the new Master Plan will also be critical to the project's success and its importance should not be understated. We will review the water system hydraulics to evaluate adequate service for any future residential, commercial, or industrial zoning. System improvements may be required based on the results of the Plan. The design team will outline any necessary improvements along with preliminary opinions of probable costs for each upgrade. A similar review will be done with the City's wastewater and stormwater systems. We will review the roadway conditions and provide any recommendations for repairs or upgrades based on proposed land-use or zoning plans that are developed.

We will recommend maintenance strategies to bring each utility up to expectations.

Many key utilities have been sitting unused for multiple years in this area and, even if they are sized sufficiently to accommodate the Master Plan, they need to be investigated and evaluated for performance and functionality. Whether it is a water system flushing plan, sewer televising and cleaning plan, or other operation and maintenance plans for stormwater, transportation, or power, we will recommend maintenance strategies to bring each utility up to expectations. Bartlett & West brings valued experience in sanitary sewer evaluation and inflow/infiltration (I&I) reduction. We have a strategic partnership with Ace Pipe, Inc. a nationwide firm, who can provide sanitary sewer televising and cleaning with state-of-the-art video equipment if required. We also have the ability to integrate the video and testing results directly into the City's GIS making it very easy for all to access the field testing results.

This process will benefit the City in many ways. The City and stakeholders will have a clear and concise understanding of not only the improvements required to support the development plan, but what operational labor and costs will be required to put these utilities back into service after multiple years of non-functionality. Having preliminary cost estimates for future infrastructure improvements also assist the City with budgeting for capital improvements as the plan develops.

This approach was successfully utilized for the City of Chelsea, Iowa, led by your project manager, Brad Pleima, on the flood damaged City. A detailed review and report of the City's sanitary sewer system was completed and improvements were recommended to repair portions of the system and to reduce the impact on the system by future floods. Bartlett & West was involved in all aspects of the project from the review and planning, design, and construction of the improvements which led to a successful outcome for this important project.

Plan Review

After the initial concept-level plan is created, we propose to hold a Plan Review meeting with all interested parties. The design team will facilitate discussion, solicit comments, questions, or concerns regarding the conceptual plan as developed and determine how this feedback is best incorporated into the planning effort.

> "The City administration, as well as representatives from CVRR and CRNF, will review the Plan to provide any final comments... "

Once the comments and ideas from the Plan Review meeting are prioritized, and if applicable, incorporated into the Plan, we propose to hold the first of two public forums. This forum will be open to the general public and will serve two purposes—to present the revised preliminary plan, and to provide an opportunity for questions, comments, ideas, and feedback from the residents of Coffeyville. These comments will be summarized and distributed to the City selected stakeholders. Following the conclusion of the forum, we will work with you to incorporate any public comments or ideas into the final Plan as the City and stakeholders see fit.

After reviewing the Plan with the stakeholders and allowing the public to review the preliminary plan, we will have a unified roadmap to finalize the Master Plan.

Final Master Plan

Incorporating this input from all participants, the team will draft a final Master Plan and assemble a copy to provide to the City of Coffeyville. The City administration, as well as representatives from CVRR and CRNF, will review the Plan to provide any final comments for our design team to address prior to master plan completion. Comments will be incorporated into the final Plan and the design team will then facilitate a second public forum. We will present the final Plan and solicit any final input from residents, business, and industries. To help visually convey the objectives of our presentation, clear, high-quality maps will accompany the Plan.

We will facilitate two public forums to present preliminary plans and address questions.

The design team will also investigate funding mechanisms which could help offset costs for any necessary infrastructure improvements. We have extensive experience helping our clients maneuver the complicated world of funding and grant programs with great success. As shown in project profiles, Bartlett & West introduced the idea of a public Benefit District as a funding mechanism for Master Planning services to Unified School District #501 in Topeka, Kansas. Our team will conclude the master planning exercise with potential implementation strategies and future checkpoints to keep the Plan on its successful course.

Public Involvement

Public communication and involvement is critical to the success of any planning effort. We commit to conducting two, open public forums inviting local businesses, property owners, residents, and other interested groups to give ideas, express concerns, and comment on the Plan. From these public forums, Bartlett & West will record and summarize ideas and comments from each meeting. Working with the City, the team will incorporate ideas into the final version of the Master Plan. As outlined in the potential project schedule, we anticipate a minimum of two open public forums: once during the preliminary development of the Plan and once to review and provide comments for the finalized Plan.

> "...public forums will encourage community participation, garner support and educate the citizens to the critical importance of this project..."

These public forums will encourage community participation, garner support and educate the citizens to the critical importance of this project for the growth and development of the City of Coffeyville. This will help instill a sense of involvement, community, support and buy-in of the Plan as the community is engaged and understands the challenges and opportunities of the redevelopment of the eastern portion of the City.

Bartlett & West has successfully used public meetings and public information campaigns to achieve public support for many other projects. Bartlett & West created a complete public involvement plan for the City of Topeka's recent Topeka Boulevard Bridge reconstruction effort. This included design of a project logo, creation of a project website, production of mail stuffers that were delivered to over 51,000 individual homes and businesses, presentations to local civic organizations, and organized open-house public information meetings. A similar plan to educate and inform the public was successfully implemented for Topeka's water distribution system improvements.

The design team will present the final Master Plan to the City Commission and solicit any questions, comments or feedback. Once finalized, all levels of the City government, impacted industries, City residents and other interested parties will have had the opportunity to review and comment on the Master Plan. This approach will help maximize support and minimize concerns throughout the community.

Bartlett & West is excited to assist the City in moving forward on your vision of redevelopment in east Coffeyville. We will partner with you to develop a Master Plan that fits your needs now and in the future. A Master Plan with the right level of public involvement, knowledgeable and experienced recommendations for improvements, thorough investigation of existing and expected utilization needs and creation of a Plan that will serve as the City's roadmap to growth.

Project Schedule

We understand the importance of adhering to a schedule for any project. Below is a proposed project schedule. While we believe this is a feasible timeline to complete this project, Bartlett & West is also flexible to the needs of the City and we will develop the final schedule with the City and meet any reasonable timeframe developed.

Project Schedule
East Coffeyville Revelopment Master Plan
City of Coffeyville, Kansas

		2013	2014		
No.	Task	Dec	Jan	Feb	Mar
1.0	Kick-Off Meeting				
	City, CVRR, CRNF				
2.0	Create Initial Concept Plan				
3.0	Concept Plan Review Meeting				
	City, CVRR, CRNF				
4.0	Public Forum #1 - Present Preliminary Plan				
	All interested parties				
5.0	Plan Revisions				
6.0	Project Status Meeting				
	City, CVRR, CRNF				
7.0	Final Plan Review Meeting				
	City, CVRR, CRNF				
8.0	Public Forum #2				
	All interested parties				
9.0	Create Final Master Plan				
10.0	Final Presentation to City Commission				

BARTLETT & WEST

Coordination with City, CVRR, and CRNF

During the course of our work with you, we will participate in multiple project review meetings with City Staff, CVRR, and CRNF. These meetings may involve project status, ideas, concerns, potential issues, scheduling, public input, feedback and to exchange information necessary for moving forward on this project. Meeting minutes will be distributed to all attendees after these meetings. Our philosophy is that open communication is the key to successful projects and we will work in partnership with the City of Coffeyville to achieve success.

By allowing input from all stakeholders, we believe our communication-focused approach will lead to a successful plan to redevelop the areas impacted by the floods of 2007. We look forward to working closely with the City of Coffeyville, CVRR, and CRNF in developing your vision for the future on your East Coffeyville Redevelopment Plan.

Brad Pleima, PE

Technical Specialties

- Wastewater Collection & Treatment
- Infrastructure Review and Evaluation
- I/I and SSES Studies
- Pumps & Pumping Systems
- Water Distribution Systems

Education

- B.S. in Civil Engineering, Iowa State University

Organizations

- American Water Works Association
- National Society of Professional Engineers

Registrations

- Professional Engineer: Kansas, Oklahoma, Arkansas, Texas, Iowa, North Dakota, South Dakota, West Virginia

Brad joined Bartlett & West in 2002 and serves as a project manager in our Bartlesville, Oklahoma office. He brings his clients over 10 years of experience with a wide range of engineering services, from preliminary planning and feasibility reports to design, bidding and construction administrations, for a variety of projects. Brad's technical expertise is wastewater collection and treatment systems, pumps and pumping systems, and water distribution systems.

Brad has been involved in several planning and infrastructure review projects including:

- **City of Chelsea, IA – Wastewater System Master Plan & Rehabilitation** – Project manager for a system-wide review of the City's wastewater collection, pumping systems, and treatment facility after significant flooding shut down the City in 2008. Using FEMA grant money, Brad and the project team reviewed the condition of the City's wastewater system, made cost-effective repair recommendations, and led the design and construction of those improvements.
- **Xenia Rural Water District – Capital Improvements & Master Plan Report** – Project manager for a CIP and Master Planning Report for a water district with 10,000 customers. The Report included review of all water and wastewater infrastructure, a review of condition and capacities, recommendations for phased improvement projects, and funding mechanisms to pay for the necessary improvements.
- **City of Piedmont, SD** – Lead engineer for a three-phased approach to construction of a new water distribution system for the growing community of Piedmont, South Dakota.
- **City of Wagner, South Dakota – Water System Master Plan & Rehabilitation** – Lead engineer for the hydraulic analysis and review of the system-wide water distribution system which serves the City's 1,600 residents. The plan reviewed all water system infrastructure and made recommendations for improvements.
- **Warren Water District – Master and Long-Range Planning** – Project manager for long-range master planning for the District's water distribution which serves its 6,500 customers.

Giving back to his community and helping others is important to Brad. He and his wife, co-started the LUNGevity Foundation's (a 5K run fundraiser for lung cancer treatment and research), first ever grassroots event in his previous hometown of West Des Moines, Iowa. Having recently relocated to the Bartlesville, OK area, Brad plans to continue giving back in his new community.

Wendy Van Duyne, RLA, LEED AP

Technical Specialties

- Landscape Architecture
- Healing Garden Design & Horticulture Therapy
- Long-range Land Use Master Planning
- Renderings-Computer generated & hand drawn
- Commercial and Residential Site Design
- Large-scale outdoor recreational facilities and parks
- Multiple software programs – AutoCAD, Arc GIS, ArcMap, Sketch-Up/3-D Modeling, Adobe Photoshop, Adobe InDesign

Education

- Bachelor of Landscape Architecture, Kansas State University, 2006

Organizations

- American Society of Landscape Architects
- Kansas City Commercial Real Estate Women
- Western Nursery and Landscape Association
- Kansas Recreation and Park Association
- United States Green Building Council
- Kansas City Centurions Leadership Program for Young Professionals

Registrations

- Registered Landscape Architect - Kansas
- LEED Accredited Professional

Since joining Bartlett & West in 2006 as a member of the Landscape Architectural team, Wendy has used her fresh approach to landscape architecture to bring a new perspective to her clients. During her time at Bartlett & West, she has garnered experience in coordinating master planning projects, leading public design charettes, and developing both schematic and detailed design ideas for site planning. She also enjoys bringing her projects to life through her talent with computer generated and hand-drawn renderings. Wendy feels that this approach gives her clients a realistic yet stylistic view of their final project and helps them to envision all of the design possibilities they need to gain the fundraising and marketing momentum to bring their projects to reality.

Wendy has also earned the title of LEED Accredited Professional. Understanding that sustainability is an important design factor in today's world, Wendy strives to incorporate her knowledge of sustainable design techniques into every one of her projects. Knowing that it is increasingly important to consider the needs of the future generations, Wendy works to incorporate a sustainable planning approach during each phase of her design work. Wendy has been part numerous project teams including:

- **Campus Master Plan, Washburn University, Topeka, KS** – Project coordinator for Bartlett & West who facilitated site analysis, facilities infrastructure and MEP analysis for campus mastering planning and future improvements.
- **Allen Community College Facilities and Land Use Master Plan, Iola, KS**—Project manager accountable for coordinating site, architectural, and MEP analysis for campus facilities and leading key informational sessions with campus leadership and stakeholders.
- **Seward County Community College Facilities and Land Use Master Plan, Liberal, KS** – Project manager responsible for coordinating all public involvement, regular communication and design activities associated with the master plan.
- **Neosho County Community College Facilities Master Plan, Chanute, KS** – Team coordinator responsible for managing all aspects of design, communication and public facilitation.
- **Citywide Parks and Trails Master Plan, Baldwin City, KS** – Project landscape architect responsible for planning trail connections and trailhead locations as well as compiling design guidelines.
- **Burroughs Creek Corridor Linear Park and Trail, Lawrence, KS** – Project landscape architect working with planning, design and coordination services for a linear park and trail on the site of a previous active rail line.
- **Kanza Fire Innovation Park Master Plan, Topeka, KS** – Project landscape architect responsible for developing sustainable concepts for an innovation and industrial park with the Topeka Chamber of Commerce. Project responsibilities included developing conceptual design options, site master planning, producing project renderings and animated fly-throughs, project branding, and leading project presentations to the Topeka Chamber of Commerce.
- **Kansas Avenue Capital Improvement Project, Topeka, KS** – Project landscape architect responsible for guiding public facilitation and coordinating design ideas and final materials for presentation.
- **43rd Avenue Park Master Plan Study, Hutchinson, KS** – Project Coordinator responsible for establishing scope, setting timeline, organizing team members and tasks, master plan design, phasing design, public facilitation, information/input gathering, and final master plan publication.

Angela Sharp, PE, LEED AP BD+C

Technical Specialties

- Commercial and Residential Site and Infrastructure Design
- Property Zoning and Platting
- Hydrology
- Hydraulics
- LEED Review and Analysis for Project Certification

Education

- B.S. in Civil Engineering, University of Kansas, 1994

Organizations

- American Society of Civil Engineers

Registrations

- Professional Engineer - Kansas
- LEED BD+C Accredited Professional

Angela joined Bartlett & West with extensive experience in several engineering fields. This experience and knowledge assists her in achieving clients' desired project results. Angela has been involved in many aspects of design, including municipal projects, such as streets, stormwater, and sanitary sewer projects, site plans, platting, zoning, and subdivision design. She works closely with her clients and takes a very aggressive approach to project management, including agreements, cost estimates, design work, computer modeling and public presentations.

In addition to her engineering efforts, Angela believes strongly in giving back to her community. She serves as a member of the Board of Directors, and past president, for the Ronald McDonald House Charities of Northeast Kansas and as a member of the Board of Directors of the American Red Cross, Kansas Capital Area Chapter.

Since joining Bartlett & West, Angela has applied her technical proficiency to gain hands-on experience with numerous projects, including:

- **Auburn-Washburn Unified School District #437, Shawnee County, Kansas** – Project manager for the Survey and Civil Engineering portion of all projects associated with the $68,000,000 bond issue including: Building Addition and New Gymnasium, Parking Lot and Bus Lane Improvements for Washburn Rural High School; Major Building Addition and New Gymnasium for Washburn Rural Middle School; Classroom Additions and Security Improvements for six existing elementary schools and construction of a new elementary school. The classroom additions were either FEMA rated or storm hardened for tornado protection.
- **Kanza Education and Science Park, Topeka, Kansas –** Project manager for the Master Planning, platting and zoning services for the 227 Acre park for USD 501 and is providing consulting services for the public infrastructure benefit districts to construct 8,500 LF of streets, 5,000 LF of sanitary sewer, 5,900 LF of water mains to serve the park to make the partnership sites shovel ready for prospects to integrate their capital investment with the educational component of this unique park.
- **East Gate Development, Commercial and Residential Development, Topeka, KS** – Project manager for the project utilized a TIF district to provide financing for the rehabilitation of a 16.9 acre site located directly adjacent to the highway access to I-70 on the east side of Topeka. This inner city site had been deemed as blighted with infrastructure that was sub-standard and aging . Bartlett & West completed the TIF district analysis, platting, zoning, survey and site design for the first phase of the commercial center that was completed in early 2010. This mixed use development includes single family residential, multi-family residential, office and commercial uses. Several meetings were held in conjunction with the Neighborhood Improvement Association to gain input and buy in from residents of the area prior to the public hearings before the Planning Commission and City Council for final approvals.
- **Pioneer Presidents' Place, Senior Housing, Salina, KS** – Project Manager while at Professional Engineering Consultants, PA for boundary and topographic survey, site civil and sustainable design of the first LEED Certified project in the State of Kansas. The project converted two historic school buildings that encompassed a full city block into a 61 unit sustainable housing development that includes a large scenic landscaped courtyard. The project has received numerous historic preservation awards.

Neil Dobler, PE

Technical Specialties

- Project Management
- GIS/GPS
- Stormwater System Engineering
- Transportation Engineering
- Urban Infrastructure

Education

- Masters of Public Administration, University of Kansas, 1998
- BS in Civil Engineering, Kansas State University, 1982

Organizations

- National Society of Professional Engineers
- Kansas Society of Professional Engineers
- American Public Works Association

Registrations

- Professional Engineer - Kansas

Neil joined Bartlett & West in 2006 after serving over 20 years with the City of Topeka and with private firms. Neil's work in both the private and government sectors affords his clients a unique perspective on the projects he is involved. His ability to circumvent challenges that may arise by different parties involved in a project has earned him high praise and respect throughout the industry.

His work with the City of Topeka began as a project engineer with the Public Works Department where he was responsible for transportation and stormwater projects. Neil served as project manager for the development of a stormwater utility for the City and managed the project from conception through implementation.

Neil served as the deputy director of the Public Works Department for two years and was responsible for the management of the Engineering, Street Maintenance and Traffic Engineering departments. After taking a five year break from the public sector with a local firm, Neil returned to the City as the Director of the Public Works Department. As Director, Neil was charged with the responsibilities as department head of the organization of approximately 400 individuals, including Water, Wastewater, Transportation, Engineering, Development Services and Facility Maintenance Divisions. Neil also served as Acting City Manager, transitioning the City from a strong mayor-council to a council-city manager form of government.

Throughout his career, Neil has been involved in numerous high profile projects including:

- Project manager for the formation of a storm water utility for the City of Topeka and subsequent stormwater modeling efforts
- City of Topeka's project manager for the I-70/I-470 Interchange and the Oakland Expressway – Topeka, KS
- Project manager for the N. Kansas Avenue arterial project – Topeka, KS
- Project manager for the Topeka Boulevard/Huntoon arterial project – Topeka
- Project manager for the Ford Avenue improvements – Pittsburg, KS
- As Public Works Director, Neil helped formulate the ½ cent sales tax for Shawnee County for infrastructure/economic development projects.

Scott E Gales *AIA-LEED AP*, Architect—Vice President

Scott received his Bachelor of Architecture from Kansas State University in 1993. At KSU Scott was awarded first prize in the prestigious William Van Allen International Design competition. Before joining Architect One in 1993, his professional experiences includes internships with architectural firms in Concordia, KS and West Lake Village, CA. Scott was granted licensure in the state of Kansas in 1996. He became a partner with Architect One, PA in 1998. His twenty years of experience includes numerous master-planning projects, historic renovation, tax-credit & multi-family housing developments, commercial development, medical & professional offices, educational facilities, retail, and restaurant design. Scotts Leadership is driven by his passion for creativity, vision, and collaboration.

Technical Specialties

- Registered Architect: Kansas & Missouri
- Certified, National Council of Architecture Review Board
- LEED AP— Accredited, Green Building Certification Institute
- Building Design
- Project Management
- Construction Administration
- Historic Renovation
- Master-planning—College and Office Campus Settings
- Space Planning / Programming

Education

- Kansas State University, Bachelor of Architecture 1993

Organizations

- Go Topeka Economic Development Board of Directors -Secretary
- AIA Topeka-Past President
- Historic Jayhawk Theatre Board of Directors
- 2011 Leadership Kansas
- 2003 Leadership Topeka
- Downtown Topeka Rotary Club
- TARC Foundation —Past President
- Topeka Active 20/30 Club —Past President

Hyde Park Apartments, Kansas City, Missouri
Scott was the Principal in charge & Project Architect for the renovation of an existing nine story, 72,450 square foot historic hotel built in 1905 and converted to Senior Housing with Tax Credit financing. This project consisted of the historic restoration of the existing lobby and construction of: new leasing office, new public restrooms, new elevator, ADA accessibility throughout, and seventy-five fully renovated apartments. Architect One provided project management and construction observation services during construction.

Aldersgate Village—Manchester Building Dining Room & Kitchen Remodel, Topeka, Kansas
Scott was the Principal in charge & Project Architect for the remodel of an existing 1,200 square foot commercial kitchen and 2,800 square foot dining room. This project included the re-design of an open kitchen layout to better suit the needs of food production, and re-design of the dining room to provide better circulation throughout the space, separation between kitchen and dining room that acts as a display wall, and new action station. Additionally he provided project management and construction observation services during construction.

TARC, Inc - Topeka KS
Scott is the Principal in charge & Project Architect for a 11,000 square foot Senior Day Care facility for TARC. Facilities will include a new HydroWorx therapy pool, clinic facilities, day-care facilities for patients with Dementia and development disabilities. This project is underway and scheduled for construction in February of 2014. Scott also was Project Architect for TARC's 10,000 sf Administration addition in 1999.

Kanza Fire Commerce Park
Multiple Services
Topeka, Kansas

In August 2009, Bartlett & West was selected by GO Topeka, the economic development arm for the Greater Topeka Chamber of Commerce, to initiate a site investigation of three potential locations of 500-1,000 acres to be considered for the development of a leading industrial and technology park. The report was assembled to record the collected information as well as to present two design concepts that were innovative, attractive, and flexible.

Upon site selection, Bartlett & West completed the annexation, platting and zoning for the first phase of the park that included many public hearings to gain approvals from the City and County governing bodies. Bartlett & West continued with the design of lot layouts, infrastructure considerations, and development codes that would provide the framework for future development by corporations and industries seeking to locate facilities in Topeka. With the success of the first phase, Bartlett & West moved forward with assisting GO Topeka with the largest privately initiated zoning action in Shawnee County history with the re-zoning of the second phase property and other surrounding areas to proactively plan for development in the South Topeka corridor. Countless stake holder, property owner and public meetings were held prior to the submittal of the zoning case, and then four Planning Commission and three County Commission public hearings were conducted that concluded with the adoption of zoning in 2012 that will not only allow the orderly development of the South Topeka Economic Development Corridor, but also addresses the concerns of the majority of the stake holders and property owners in the surrounding area.

To meet both the short term and projected long-term needs of the occupants of the Kanza Fire Commerce Park, significant improvements to the City of Topeka water distribution system and sanitary sewer collection system, as well as extension of the high pressure gas main were necessary. Bartlett & West worked closely with the City to develop a plan to meet the immediate and future water and sewer needs of the area, and designed the first two phases of both the water system and sanitary sewer system improvements for the City and the gas main extension for Kansas Gas Service. The water system improvements consisted of 8,100 L.F. of 18-inch ductile iron and 3,090 L.F. of 12-inch PVC transmission piping .
The sanitary sewer improvements included a duplex lift station, nearly 3,400 L.F. of 18-inch pipe, 1,070 L.F. of 10-inch pipe, 1,440 L.F. of eight-inch pipe, and 12,220 L.F. of six-inch forcemain. The high pressure gas extension included 16,865 L.F. of 12-inch steel, fusion-bonded epoxy coated, high-pressure natural gas pipeline and 3,050 L.F. of six-inch pipe.

HIGHLIGHTS
- Innovative, Attractive, & Flexible Concepts
- Cooperation between many stakeholders to achieve desired solution

Lead Design Firm
Bartlett & West, Inc.
785.272.2252

CONTACT
Doug Kinsinger
President & CEO
Greater Topeka Chamber of Commerce & GO Topeka
785. 234. 2644

THE TEAM
John G. Ladson, PE
Project Coordinator

Neil Dobler, PE
Principal in Charge

Angela Sharp, PE, LEED AP BD&C
Civil Project Manager

Steve LaCasse, PE, LEED AP
Site Project Manager

Wendy Van Duyne, LEED AP
Project Landscape Architect

Additional Bartlett & West team members as necessary

Seward County Community College/Area Technical School

Liberal, Kansas

Bartlett & West and Architect One recently completed work with SCCC to create a Comprehensive Campus Facilities and Land Use Master Plan to guide Seward County Community College's future. The school has merged with the Area Technical School in Liberal, and is in need of both immediate and long-term growth plans for indoor and outdoor spaces. During a four-day design charette, the design team worked with several stake-holding groups including students, staff, alumni, and community members to assess individual and group needs in relation to the Facilities and Land Use Master Plan. The design team has utilized a proven process consisting of public meetings, questionnaires and a project website. Using the feedback collected from these outlets, Bartlett & West was able to incorporate the needs of the stakeholders while creating a comprehensive master plan phasing options, and cost estimates to assist Seward County Community College plan for their future growth and development goals.

Seward County Community College has a guide for future campus growth and the community of Liberal Kansas has a vision for a college that will support their needs.

HIGHLIGHTS

- A facility master plan will guide future development of campus
- Both immediate and long-term solutions for campus-growth
- A detailed phasing plan will be developed to facilitate implementation of the campus master plan

CONTACT
Dr. Duane Dunn, President
Seward County Community College/Area Technical School
620.624.1951 ext. 1010

THE TEAM

Darron Ammann, RLA, LEED AP
Project Manager

Wendy Van Duyne, RLA, LEED AP, ASLA
Project Landscape Architect

Karen Dunbar, RLA, LEED AP
Project Landscape Architect

Casey Colbern, EIT
Project Engineer

Roger Watson
Designer

Unified School District #501
Topeka, Kansas
Kanza Education and Science Park

Bartlett & West worked directly with Superintendents Dr. Kevin Singer and Dr. Julie Ford along with Larry Robbins, Deputy Superintendent of Operations, in creating a Comprehensive Master Plan for their 100+ acre property surrounding their existing regional amenity, the Hummer Sports Park. The property, once the home of the Topeka State Hospital, is a beautiful campus setting with existing buildings inviting re-purposing and an arboretum with international planting species. The district envisions building on these amenities to create a regional hub incorporating alternative energy and other evolving technology sector's design and implementation with educational mentoring components. The first step toward this goal was the installation of a wind turbine and electrical substation (appropriately named the Education Station) on the site that were both designed by Bartlett & West. In the early stages of the Master Plan process a Design Charette was held at Bartlett & West to garner ideas from the USD 501 staff and Board of Education, State office holders and community leaders. We blended those concepts with the USD 501 vision to produce the Master Plan that we then carried forward through approvals as plat and zoning documents by the City of Topeka as the Kanza Education and Science Park. We incorporated measures within the PUD zoning document that require large areas of green space, walking trails and partnerships with USD 501 to provide mentorship and career catalyst opportunities for our students.

Bartlett & West completed topographic surveys and we are in the final stages of the design for the replacement of all of the infrastructure within the park. The project includes 8,500 LF of streets, 6,400 LF of storm sewer, 5,000 LF of sanitary sewers and 5,900 LF of water mains. The infrastructure has been designed to retain the vast majority of the mature trees in order to further enhance the beautiful campus setting that exists. We introduced the idea of a public Benefit District as the funding mechanism for the infrastructure project, and met with and secured approvals from adjacent property owners benefitting from the improvements, thus reducing the overall cost to USD 501. We are also under contract for all construction administration services associated with the project.

In addition to our work with Westar Energy, we have also partnered with Valeo Behavioral Healthcare and Stormont Vail Healthcare in designing new facilities on the campus. We have completed design on a new Crisis Center for Valeo and are in the final stages of design for a new three-story Orthopedic surgery, clinic and rehabilitation center.

Highlights

- Master Planning
- Platting and Zoning
- Infrastructure Improvements

Contact
Larry Robbins, SPHR
Deputy Superintendent of Operations
USD 501 Topeka Public Schools
624 SW 24th Street
Topeka, Kansas 66611
785.295.3063

Numbers
Infrastructure Benefit District: $5,700,000

Completion Date: 2014

The Team
Angela Sharp, P.E., LEED AP
Project Manager (Civil)

Wendy VanDuyne, RLA, LEED AP ND, ASLA
Charette Leader,
Master Planning

Bartlett & West

PURSUING INNOVATION, DEVELOPING ENGINEERING AND TECHNOLOGY SOLUTIONS, AND STRENGTHENING OUR COMMUNITIES TOGETHER.

& you

Our employee-owners deliver engineering and technology solutions to a wide range of public and private clients and have since we opened our doors in 1951. How can Bartlett & West and you solve your challenges together?

With a portfolio of professional solutions—from engineering to landscape architecture, from GIS to information management, from field services to sustainable development—our people bring a total perspective to our clients' challenges.

Everyone at Bartlett & West is committed to giving our clients world-class service and work to deliver our clients' service *and* solutions. We know what our clients want. We asked them. They're looking for clear understanding of their needs. They value accessibility and responsiveness, integrity, quality and proactive communication from their professional services partners. These are values our employee-owners practice every day.

Our firm has grown steadily from a small two-person partnership in 1951 into the current multi-disciplined firm of over 350. A rich mix of professional, technical, administrative and support staff provides professional services to governmental agencies, municipalities, private industry and individual clients. Year after year, Bartlett & West is ranked among the top design firms by industry trade publication ENR (Engineering News-Record).

Our Purpose

To lead our communities to a better tomorrow.

Our Values

Earning Trust—through doing what is right even when doing so is difficult.

Delivering Quality—through pride in our work and an attitude of continuous improvement.

Serving Others—through caring for our clients, our community, and each other.

Crafting engineering and technology solutions together

Bartlett & West &connect

Our clients access the full range of Bartlett & West services through our fully-integrated network of offices. Through this network of resources, each office is empowered to deliver engineering and technology solutions to meet our clients' needs.

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Contact: Joe Caldwell, PE

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Kansas City, KS 66102
888.200.6464
Contact: Mike Flynn

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Jefferson City, MO 65109
866.869.8031 - 573.634.3181
Contact: Bob Gilbert, PE

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Lee's Summit, MO 64063
866.869.8030 - 816.525.3562
Contact: Casey Patton, PE

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888.200.6464
Contact: Neil Dobler, PE

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Bismarck, ND 58503-0737
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Contact: Jame Todd, PE

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3470 Gabel Road, Suite 1
Billings, MT 59102
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Contact: Bruce Hattig, PE

Sioux Falls, South Dakota
5900 S Western Avenue, Suite 101
Sioux Falls, SD 57108
888.200.6464 - 605.274.7415
Contact: Brian Hoellein, PE

Ft. Worth, Texas
4500 Mercantile Plaza, Suite 301
Ft. Worth, TX 76137
866.869.8035 - 817.306.1980
Contact: Allan Pickering

BARTLETT & WEST

888.200.6464 ■ www.bartwest.com

Energy Industry

Bartlett & West professionals serve the energy industry with a deep toolbox of solutions.

- Pipeline routing and design
- Facility & site design and planning
- Topographic, property, and legal surveys
- As-built surveying and recordation
- Easement and land acquisition services
- Water intake, distribution, and storage design
- Water treatment plants and pump station design
- Waste water disposal
- Construction observation & inspection/testing
- GIS based data management
- Regulatory and permitting services
- Environmental compliance

GIS & Information Management

Our information specialists deliver a full range of spatial technology services to exacting standards.

- Geographic Information Systems (GIS) needs assessment, development & implementation
- Web hosting
- Application development
- Map, data and document integration
- Map plotting & production
- Document imaging
- Data loading and reconciliation

Landscape Architecture

Bartlett & West landscape architects enhance the built environment.

- Land use master planning
- Parks, trails & greenways
- Environmentally sensitive design
- Streetscapes and plazas
- Healing gardens & rain gardens
- Planting selection and irrigation design
- 3-D color renderings and animation
- LEED Accredited Professionals
- Public information programs
- Design charettes & group consensus building

Mechanical, Electrical & Plumbing Design

The MEP professionals at Bartlett & West deliver a broad spectrum of building services. .

- Plumbing design: waste, vent, water compressed air piping
- HVAC design
- Lighting design: building, roadway, parking lot, landscape lighting
- Power distribution design
- Emergency power generation
- Uninterrupted power systems
- Utility power design
- LEED Accredited Professionals

Rail Services

Bartlett & West rail experts provide a wide range of services to their clients.

- Full-service engineering
- Design/Build
- Positive Train Control data/change management
- Track chart automation
- Enterprise GIS/application development
- Real estate GIS implementation
- Property acquisition
- LiDAR for design, as-builts, and clearances
- Mobile application development
- Construction management

Right-of-Way

Bartlett & West provides support to all our client sectors with sophisticated, proprietary technology and systems to manage survey permissions, easements, land acquisitions, permitting, and records management.

- GIS database of projects
- Existing right-of-way, plat and title research
- Environmental impact studies
- Easement negotiation
- Lease/option agreements negotiation
- Land purchase negotiation
- Land owner research and meetings
- Acquisition documents
- Strip maps
- Construction staking
- Project/exhibit map preparation
- Site locations
- Taxation records
- Vesting deeds
- Survey permissions

Roads & Highways

Our transportation engineers provide safety and efficiency for the motoring public.

- Corridor studies
- Road and highway design
- Interchanges and roundabouts
- Traffic signal improvements
- Stormwater management
- Bridge structural analysis and design
- Hydraulic and hydrologic modeling
- Traffic control analysis
- Right-of-way and legal descriptions
- Landscape architectural design and erosion control
- Pedestrian and bicycle path design

- Lighting
- Construction sequencing
- Public information programs

Site Planning

Our site specialists support developers, architects, businesses, and institutions in navigating planning, zoning, permitting, drainage, paving, and building considerations of a particular location.

- Land use planning
- Platting
- Zoning and permitting
- Feasibility studies
- Drainage studies
- Site plans
- Grading design
- Utilities design and coordination
- Traffic impact analysis
- Construction administration
- LEED Accredited Professionals

Stormwater Management

We work with the natural environment to reduce erosion and maintain water quality.

- Watershed studies
- Drainage design
- Hydraulic and hydrologic modeling
- Flood control
- Channel stabilization
- Environmentally sensitive solutions
- LEED Accredited Professionals

Strategic Planning

Bartlett & West planning professionals use a unique strategic planning process to help clients identify and achieve their future vision.

- Proprietary electronic planning tool
- Detailed SWOT analysis
- Success driver orientation
- Focused gap analysis
- Proven visioning process
- Fully engaged planning team
- Practical, actionable plan

Structural Engineering

Providing the necessary analysis and design to support their client's vision is the goal of our structural experts.

- Structural investigations and reports
- Commercial/industrial/educational/institutional design
- Specialty structures and historical renovations
- Concrete, steel, wood, and aluminum structures

Survey & Construction Observation

Field professionals supply their clients with critical survey data and construction observation services.

- Surveys
- Geographic Information Systems (GIS) and Global Positioning System (GPS) services
- Platting and Construction staking
- Field construction observation and coordination
- Materials testing
- Construction administration
- Utilities coordination
- Construction quality control services

Sustainable Design

Bartlett & West LEED Accredited Professionals are meeting today's needs while conserving for tomorrow.

- LEED Accredited Professionals
- Livable communities planning
- Lifecycle analysis
- Energy-efficient design
- Green infrastructure design
- Sustainability reporting
- Public information programs

Wastewater Collection & Treatment

Bartlett & West wastewater experts help communities as well as industries protect the environment and manage their water quality.

- Wastewater studies
- System planning and facilities design
- Sewers and pump stations
- Treatment plants
- Residuals management
- Regulatory compliance strategies and Permitting
- Public information programs

Water Supply, Treatment & Distribution

Bartlett & West water specialists help communities provide the basic building block of life.

- Municipal, regional, rural and wholesale systems
- Preliminary, feasibility, and design reports
- Rate analysis, studies, reports and funding application aid
- Short- and long-range system planning
- Regulatory compliance strategies and planning
- Water source—well, intake, purchase contracts
- Water treatment design and operational analysis
- System analysis, design, and modeling including piping, pump stations, controls, and storage
- Construction phase engineering services
- Federal, state and local permitting

Company Background

You know us by our work.

Areas of Expertise:

- Architecture
- Interiors
- Master Planning
- Programming
- Sustainable Design
- LEED AP Accreditation
- 3D Modeling

Founded in 1988, Architect One, PA is a full service Architecture, Planning and Interior Design firm providing complete professional design services to Kansas and much of the central states region. Our success was conceived on the vision clients want the intimate relationship a small design firm provides, with the technology and experience you used to only find in larger, corporate firms. **For twenty-five years, our relationship-based approach has brought us growth and much success and afforded us the opportunity to team with our consultants and clients to continuously bring affordable, well –designed facilitates to fruition.**

Architect One , P.A. takes great pride in our work and the manner in which it is executed. We believe that personal attention to our clients, their budget, and the project details by our dedicated staff has been the foundation of our success for over twenty-five years.

Our completed project portfolio ranges from small remodels to multi-million dollar office buildings, health facilities, and multifamily residential facilities. Our portfolio shows our Team has partnered with a wide variety of private businesses, public institutions and industry leaders, including ***Aldersgate, Brewster Place, USD 501 Topeka Public Schools, Allen Community College, Westar Energy, and TARC, Inc.*** **These successful partnerships have allowed us to develop a broad spectrum of experience and acquire the knowledge to facilitate planning & building projects in a responsive, thorough, and professional manner.**

We look forward to the opportunity for our Team to work closely with the Leadership, Staff, and Stakeholders of Midland Hospice Care to connect the vision and compassion of its Founders with the successful realization of its future!

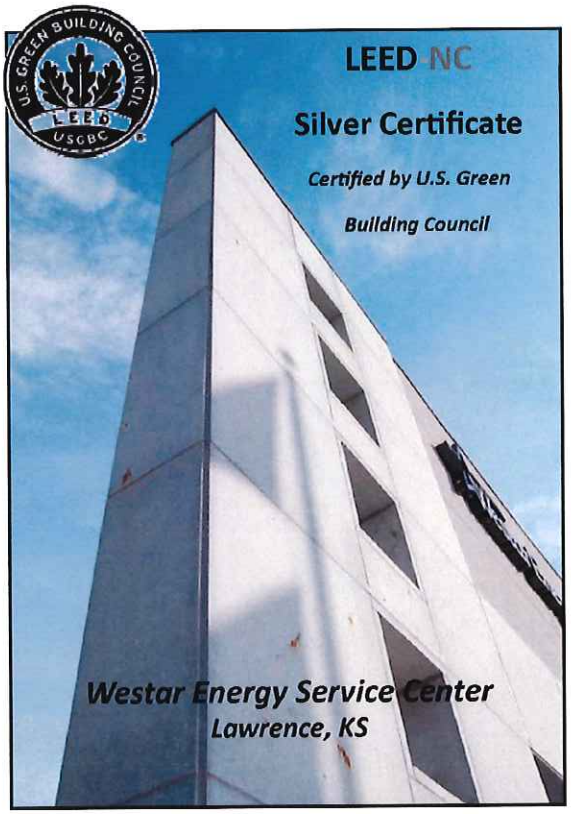
Company Background

You know us by our work.

"2008 Topeka Small Business of the Year"

Owners Scott Gales with his wife Cheryl, and Mike Wilson with his wife Maria

Greater Topeka Chamber of Commerce



Midland Hospice Care - Master Planning Proposal