



REQUEST FOR PROPOSAL

# 10-YEAR PHASED LANDSCAPE DESIGN MASTER PLAN

St. Louis, MO | June 30, 2023





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June 30, 2023

Holly Hills Special Business District (SBD)

PO Box 22166

St. Louis, MO 63116

## ANGIE BUTZ

Beautification Committee Chair

**CONTACT:** 7722 Big Bend Blvd.  
St. Louis, MO 63119  
314.644.5700

1925 Central St., Suite 202  
Kansas City, MO 64108  
816.221.0825

110 E. Market Street  
New Albany, IN 47150  
502.717.1007

**WEBSITE:** [www.swtdesign.com](http://www.swtdesign.com)

**ESTABLISHED:** 1995 (287 yrs.)

**STAFF:** Twenty Eight (28)

**PARTNERS:** Ted H. Spaid, FASLA  
Bonnie Roy, PLA, AICP  
Jay Wohlschlaeger, PLA, MPRA

Angie Butz,

SWT Design is excited to submit our proposal to the Holly Hills Special Business District (SBD) to partner with you on the 10-Year Phased Landscape Design Master Plan.

These are the types of projects we get really excited about. Our core philosophy, Living Design, can serve as both a metaphor and a guiding principle for this project. We see this as a design challenge – one that, if done correctly, can bring a vast multitude of benefits to not only the Holly Hills neighborhood, but the greater South City Park community. Weaving together goals of aesthetic appeal, environmental restoration, biodiversity promotion, and environmental education together in a highly visible streetscape project can not only beautify a street or block, but also help to create a sense of pride and identity to a neighborhood.

**Local Expertise:** SWT Design bring wealth of experience in the creation of streetscape and street beautification projects. Working with the SBD, we will explore design details that enhance the experience and bring added value the neighborhood. We will accomplish this within the timeline, scope, and budget realities established for the project to efficiently and effectively help realize your vision for Holly Hills. As a lifelong resident of the City of St. Louis, former Planning Commissioner, and past member of the horticulture team at the Missouri Botanical Garden, I have a sincere passion for the design of our city and for discovering/sharing knowledge about plants and how they are best suited for the St. Louis region.

**Creativity:** Using the project scope as a foundation, SWT Design will explore concepts for the streetscape experience and how it integrates into the fabric of the Holly Hills Neighborhood. Through this exploration the SBD, we will identify the character and details for the landscape to establish the construction budget. A final design concept and budget will guide future phasing for construction documents and implementation.

**Integrated Design Team:** SWT Design has an internal team that includes landscape architects, civil engineers, land surveyors, planners, and horticulturalists all are designers who will provide a full and complete design team for the SBD. This approach results in an efficient design process and design product that is creative, clear, and implementable. A plan is only as good as its ability to be implemented. SWT Design prioritizes accurate costing and a clear approach for implementation with our integrated team.

These strengths and our collaborative, client-focused, design process will provide a successful design and implementation process to the Holly Hills SBD Landscape Design for the 10-Year Phased Landscape Design Master Plan Project.

We are pleased to submit our qualifications to the Holly Hills SBD and look forward to discussing this project with you in further detail. Please contact us with any questions or additional needs.

Sincerely,

Ted H. Spaid, PLA, FASLA  
Partner-in-Charge  
[teds@swtdesign.com](mailto:teds@swtdesign.com)



## Section 1: Overview & Staffing

**ADDRESS:** 7722 Big Bend Blvd.  
St. Louis, MO 63119  
1925 Central St., Suite 202  
Kansas City, MO 64108  
110 E. Market Street  
New Albany, IN 47150

**PHONE:** 314.644.5700  
816.221.0825  
502.717.1007

**WEBSITE:** [www.swtdesign.com](http://www.swtdesign.com)

**ESTABLISHED:** 1995 (28 yrs.)

**STAFF:** Twenty Eight (28)

**PARTNERS:** Ted H. Spaid, PLA  
Bonnie C. Roy, PLA  
Jay Wohlschlaeger, PLA

**SERVICES:** Landscape Architecture  
Civil Engineering  
Land Surveying  
Sustainable Design  
Green Infrastructure  
Urban Design & Planning  
Complete / Great Streets  
Project Management  
Public Engagement  
LEED™ and SITES™ Certification  
Bikeable / Walkable Communities  
Operation + Maintenance Cost Analysis

## SWT DESIGN, INC.

For nearly 30 years, SWT Design has developed a diverse and award-winning portfolio of outdoor spaces, approaching planning and design as a living, breathing thing with a passion for innovation. Collaboration, vision, and curiosity spur a design process that the firm uses to solve even the most complex and challenging design problems. The firm's team of landscape architects, urban designers, and planners are leaders in their respective professions, creating value with each design while focusing on environmental responsibility, social justice, and economic improvement.

## WELCOME TO LIVING DESIGN®

More than a metaphor, Living Design describes our philosophy, approach and values as a firm. Whether in the office or at home, every member of the team personifies our design principles, and our campus is a living laboratory for sustainable best practices. But more importantly, Living Design describes our process. From the moment we begin a project, we are looking at how the site is performing in its current state. As we progress through concept, design and reality, measurements are set to ensure that the end result can be successfully measured and that the project achieved its goals. For us, design is a living, breathing thing. Vision guides it towards a goal, process moves it forward, and our curiosity fuels it.

**In 2012**, the headquarters of SWT Design became the first design firm in the world to have its own campus certified under the Sustainable SITES™ rating system.



The SWT Design corporate headquarters is a living laboratory for sustainable design best practices.



**Ted H. Spaid, PLA, FASLA**  
**Founder, Partner**

Known around the country for his knowledge of open space planning, landscape design, horticulture, environmental planning, and landscape maintenance best practices, Ted brings more than 30 years to our team and the profession of landscape architecture. Ted has had a successful career in facilitating public-private partnerships, developing projects with long-term implications in our region.



**Bonnie Roy, PLA, AICP**  
**Partner**

Focusing on a distinctive collaboration of landscape architecture, planning, and infrastructure in the metropolitan landscape, Bonnie's interests fundamentally lie in bringing clients economically and environmentally responsible design solutions. Her leadership of multi-disciplinary teams drives an internal process rich with data, benchmarking, and both pre- and post-occupancy evaluations.



**Jay Wohlschlaeger, PLA, MPRA**  
**Partner**

For more than 20 years, Jay has cultivated a portfolio at SWT within the public sector, in large part to his success in helping clients apply for and find funding opportunities for implementation. Jay also leads complex operations + maintenance cost analysis for the firm.

### ADDITIONAL EXPERTISE

(5) *Land Survey Team*  
(4) *Administrative*

### PARTNER INVOLVEMENT:

Our firm's leadership is intimately involved in all aspects of our practice. We have identified one of our partners for the core team whose greatest strengths are design, client management, and engagement. We designate a partner-in-charge for each project. This role not only ensures the appropriate resources are available for each unique project's needs, but also it dedicates senior leadership to understanding the client, developing the narrative, and crafting the vision.

Our partners are enthusiastic to participate in all aspects of our projects. We are committed to on-site participation and face-to-face client engagement throughout all phases of design and implementation.





**Paul Toenjes, AICP, Studio Manager**

Paul has been integral in projects that address many contemporary planning and design challenges, from economic development and transportation, to green infrastructure, placemaking and sustainable site design.



**Chantal Block, PE, Civil Engineering**

Chantal has experience in civil-site design including design of roadways/highways/ bridges, box culverts and precast walls. She utilizes a sustainability approach in all her designs. She brings value to any civil site project because of her understanding of the complex utility processes and all it's safety requirements.



**Klaus Rausch, PLA, Sr. Associate**

Klaus' experience in urban design and landscape architecture covers site design, planning of urban developments, streetscape design, intensive and extensive roof garden design, and environmental impact statements, to name a few.



**Wes Haid, AICP, PLA, Associate**

Wes is a collaborative team member with complementary degrees in Landscape Architecture and Regional and Community Planning. Using his understanding of design at multiple scales, he has helped to shape the development and implementation of large planning projects.



**Will Metcalf, Designer**

Will brings over 5 years of experience to the industry. His diverse background brings a unique perspective and approach to design. His personal work explores cultural aspects of environmental history, land use, and ecology.



**Briana Coleman, Designer**

Briana is a recent graduate with a Bachelors in Architecture and a Masters of Landscape Architecture. She is passionate about urban design and environmental studies.



**Lance Klein, PLA, Studio Manager**

Lance's experience entails large-scale Landscape Architecture and Urban Planning projects. His experience is focused on linking and enhancing parks, corridors, and nodes that transform communities.



**Scott Runde, PLA, AICP, Associate**

As a professional landscape architect, Scott brings many years of experience to SWT Design. His versatility as a designer lends to a successful project portfolio within the urban environment. Streetscape enhancements, urban plazas, and large scale planning efforts are just a few examples of his diverse experience.



**Leslie Cerny, PE, Civil Engineering**

Leslie brings a vast background to her role with SWT Design. She supports both land surveying and civil engineering. Her expertise lies in planning and designing utility corridors to commercial development ALTA surveys and site and stormwater management design.



**Julian Sabin, Designer**

Julian is a creative and dedicated team member who resolves complex issues with creative, innovative design solutions. His proficiency in site design, computer rendering and graphic design helps clients understand the scope and vision of their projects.



**Zach Snovelle, PLA, Associate**

During his time with SWT, Zach has helped our firm develop a process that supports evidence-based design - a concept whereby research and historic data can influence design decisions.



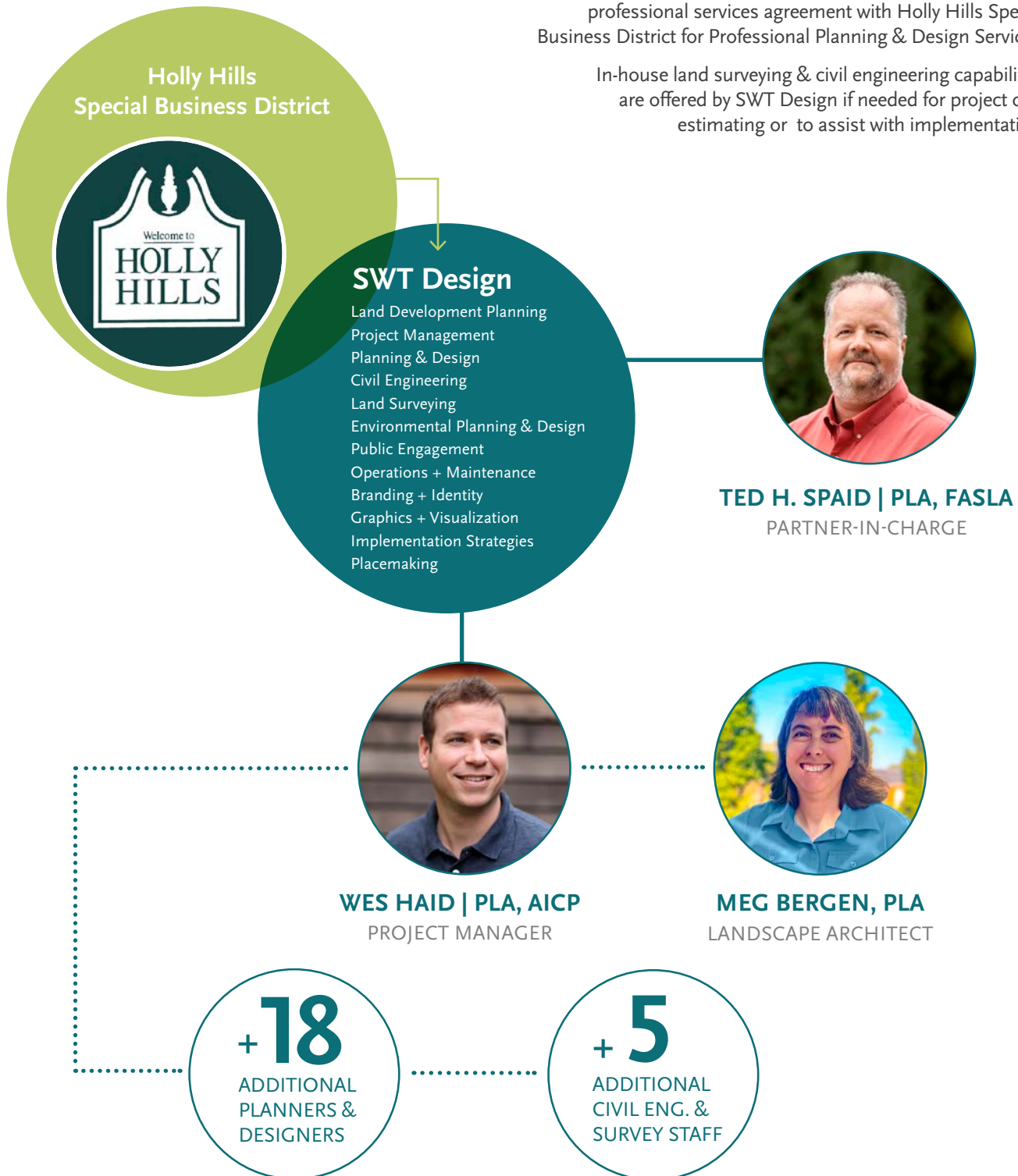
**Mark w. Wiley, PLS, Studio Manager**

Mark Wiley is a second-generation land surveyor with over 40 years of experience. He has extensive knowledge of the United States Public Land Survey system and topography in the St. Louis region.

## ORGANIZATIONAL CHART

SWT Design acknowledges and agrees to execute a professional services agreement with Holly Hills Special Business District for Professional Planning & Design Services.

In-house land surveying & civil engineering capabilities are offered by SWT Design if needed for project cost estimating or to assist with implementation.



### TED H. SPAID, FASLA, PLA, CLARB

Principal-in-Charge | Founding Partner

Known around the country for his knowledge of park planning, open space design, horticulture, environmental planning, and landscape maintenance best practices, Ted brings more than 35 years experience to SWT Design and the profession of landscape architecture. His vision and talent is infused throughout the firm's culture and philosophy of "LIVING DESIGN," ever-challenging accepted standards and methodologies within the design industry.

*"I am fascinated with biomimicry and what it means to understanding sustainability. It sounds simple, but if we just take time to better understand our natural surroundings and how nature works, we can be more impactful designers."*

Prior to co-founding SWT Design, Ted developed an impressive portfolio of public and private work with a large international planning and design firm. In 2013, Ted was awarded the Robert Goetz Award for his career achievements as a landscape architect. Ted was elevated as a Fellow of the American Society of Landscape Architects (FASLA).



#### Education:

Kansas State University  
Bachelor of Landscape Architecture,  
cum laude

#### Professional Registrations:

Professional Landscape Architect (PLA),  
Missouri – #LA000162

Council of Landscape Architectural  
Registration Boards (CLARB)

#### Memberships:

American Society of Landscape Architects  
(ASLA)

#### Awards:

Robert Goetz Award, St. Louis ASLA  
Lifetime Achievement Award

2021, O'Day Park, ASLA Central States  
Honor Award

2021, O'Day Park, Missouri Municipal  
League Innovation Award

2015 Echo Bluff State Park Master Plan  
St. Louis Chapter ASLA Honor Award

2008, Indian Camp Creek Park,  
St. Louis Chapter ASLA Honor Award

2009, Indian Camp Creek Park,  
ASLA Central States - Merit Award

#### Project Experience

Forest Park East Waterways  
St. Louis, MO

Brentwood Destination Playground  
Brentwood, MO

O'Day Park & Experiential Play  
Master Plan + Implementation  
O'Fallon, MO

Indian Camp Creek Park & Nature Play  
Master Plan and Implementation  
St. Charles County, MO

Echo Bluff State Park & Nature Play  
Master Plan and Phase 1  
Shannon County, MO

Bernheim Arboretum and Research  
Forest - Nature Play  
Clermont, Kentucky

Mary Institute Country Day School  
(MICDS) - STEM + C4C Expansion  
St. Louis, MO

Audubon Center at The Riverlands  
West Alton, MO

Chapman Plaza and Gardens  
at Shaw Park  
Clayton, MO

Johnson County Park and Recreation  
District (JCPRD) Legacy Plan  
Johnson County, KS

Brightside Experiential Nature Center  
St. Louis, MO

CityArchRiver Operations + Maintenance  
Cost Analysis, and Strategic Alliance Plan  
St. Louis, MO

Novus International Headquarters +  
3-Star SITES Certification  
St. Charles, MO

Tower Grove Park East Stream  
Daylighting  
St. Louis, MO

Washington University, St. Louis  
Arboriculture Framework Plan  
St. Louis, MO

Veteran's Tribute Park Master Plan &  
Implementation  
St. Charles County, MO

Shaw Park Master Plan  
Clayton, MO

Sustainably Redeveloping a Historic  
District, Old North St. Louis  
St. Louis, MO

**WES HAID, PLA, AICP**

**Project Manager | Associate**

Wes is a collaborative team member with complementary degrees in Landscape Architecture and Regional and Community Planning. Using his understanding of design at multiple scales, he has helped to shape the development and implementation of large planning projects that encourage connectivity and enrich the lives of local community members. Wes brings a passion for blending a community's vision with projected trends and smart growth principles to the creation of plans that benefits current and future generations.

*"What drew me to planning was the prospect of being able to have a positive influence on our communities. As planners we're presented with an incredible opportunity to blend a community's vision with projected trends and smart growth principles to develop a plan that benefits us and future generations. It's this collaborative process of taking the expressed needs and desires of a community and molding them into plan that really excites me."*

**Education:**

Kansas State University  
Masters of Landscape Architecture

Missouri State University  
Bachelor of Science in Community and  
Regional Development Planning

**Professional Registrations:**

Professional Landscape Architect (PLA),  
Missouri – #2019041551

American Institute of Certified Planners  
(AICP) – #30529

**Awards:**

2015 Echo Bluff State Park Master Plan, St.  
Louis Chapter ASLA Honor Award

2021, O'Day Park, Central States ASLA  
Honor Award

2021, O'Day Park, Missouri Municipal  
League Innovation Award


**MEG BERGEN, PLA**

**Landscape Architect**

Meg is a skilled landscape architect with experience in various project types. While no particular project type defines Meg's portfolio, sustainability and clear communication have always been the common thread that links them. Growing up in Kirkwood, Meg's curiosity in landscape architecture grew from her interest in drawing, plants, and the outdoors. This curiosity led her to Iowa State University, where she received her Bachelor of Landscape Architecture with a Minor in Environmental Studies.

Meg's passion for design, expertise in a vast array of software, and expertise in native planting are invaluable to ensuring projects are technically sound and functional and inspiring.

**Education:**

Iowa State University  
Bachelor of Landscape Architecture  
(Minor in Environmental Studies)

**Professional Registrations:**

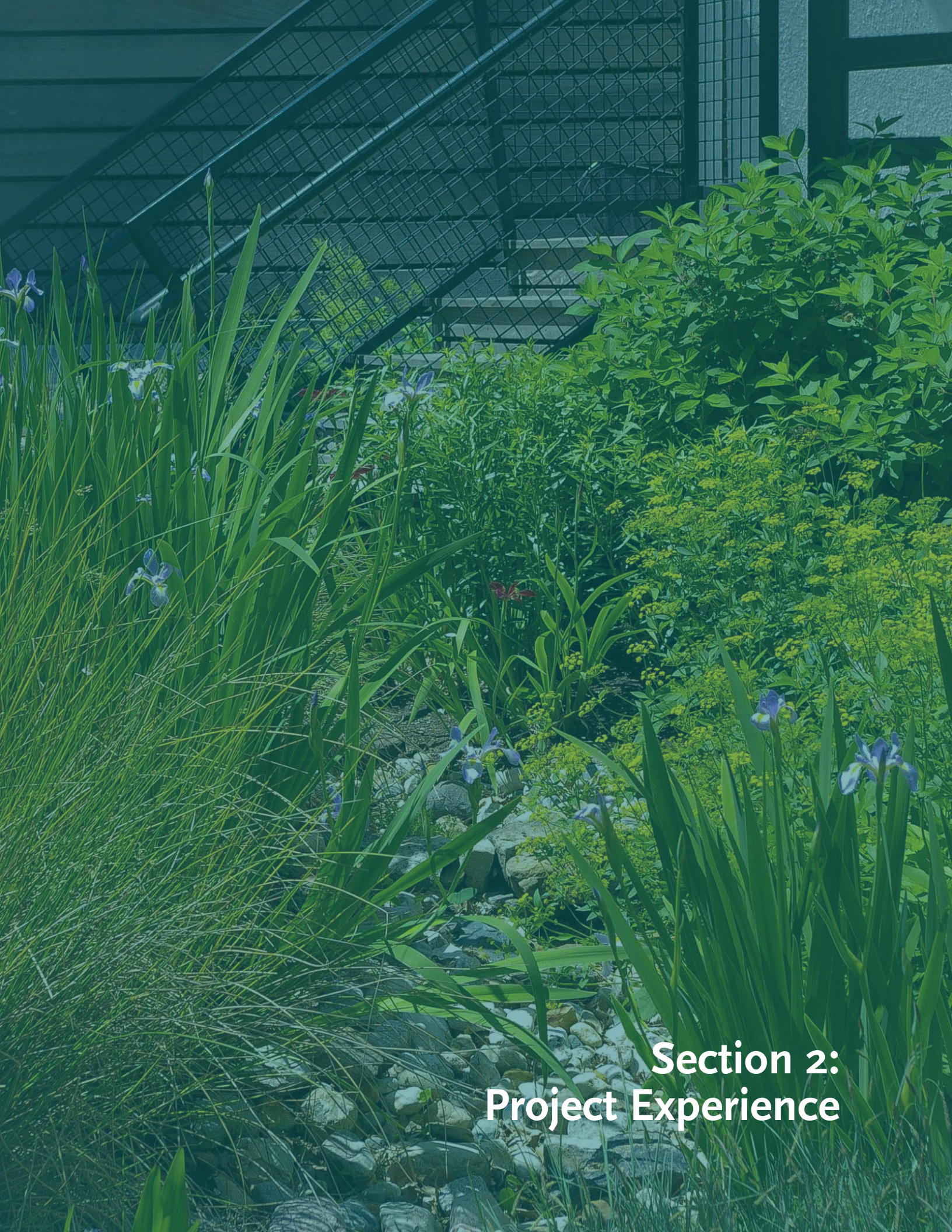
Professional Landscape Architect (PLA),  
Missouri – #2001028924

**Professional Memberships:**

American Society of Landscape Architects  
(ASLA)

Shaw Professional Series Committee





## Section 2: Project Experience

### **From many perspectives – one vista.**

We mediate and connect all points of view, distilling a singular creative vision that's best for the landscape and the people who experience it. We design environments that balance the needs of cities, the evolution of nature and a perspective for all generations.

Today, we spend most of our lives looking through the glass windows of our homes, offices and cars. Now more than ever, outdoor spaces are vital to our physical and emotional wellbeing. At SWT, we reconnect people with themselves and others by drawing them back outside.

Clients come to us for holistic value and substance. Our collaborative process offers the vision of a planner and the creativity of an architect. The knowledge of a horticulturist. The instinct of an artist. The perception of a surveyor and the precision of an engineer. All in one place.



*Webster Groves Sculpture Garden | Webster Groves, MO*

## COMMERCIAL & STREETScape DESIGN

- 2000 N. Broadway Site Development- St. Louis, MO
- Westport Plaza Entertainment Plaza - Maryland Heights, MO\*
- Westport Plaza Landscape Updates - Maryland Heights, MO
- The Ridge at Ward Branch Site Development and Landscape Design - Springfield, MO
- The Village Renovation Landscape Design Ladue, MO
- Maplewood Bus Station Concept Design - Maplewood, MO\*
- First Missouri State Bank Headquarters - Poplar Bluff, MO
- West County Center Landscape Master Plan & - Des Peres, MO
- West County Center West Entry Plaza - Des Peres, MO
- Lumiere Place Casino Streetscape Design - St. Louis, MO
- Plaza Frontenac Landscape Design Updates - Frontenac, MO
- The Meadows Site Development - Lake Saint Louis, MO
- Brick Tops Restaurant Site & Landscape Design - Frontenac, MO
- Worldwide Technology Headquarters Site & Landscape Design Maryland Heights, MO
- The Expo at Forest Park Site & Landscape Design - St. Louis, MO

## LANDSCAPE CODES, GUIDELINES, & STANDARDS

- Panera Bread Landscape Design Guidelines - Nationwide
- Ellisville Landscape Guidelines - Ellisville, MO
- Great Rivers Greenway Design Guidelines - St. Louis, MO
- Crestwood Landscape Code Updates - Crestwood, MO
- Mercy Clinic Site Development Guidelines - Regional

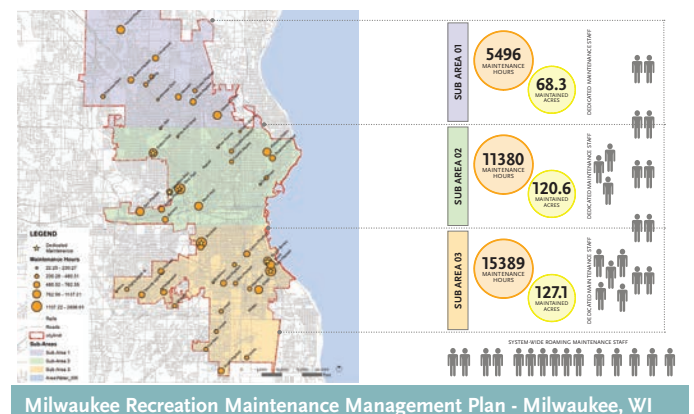
## INDIVIDUAL PARK MASTER PLANS AND IMPLEMENTATION

- Echo Bluff State Park - Shannon County, MO
- Veterans Tribute Park - St. Charles County, MO
- O'Day Park - O'Fallon, MO
- Lake Springfield Vision & Master Plan - Springfield, MO\*
- Jaycee Park Discovery Inclusive Playground - St. Charles, MO
- Sports Complex & Civic Center Master Plan - Odessa, MO
- Ferris Park - Ballwin, MO
- Admiral Trost Park - Columbia, IL
- Backstoppers Park - Oakland, MO
- Grant's Trail Extension - Crestwood, Oakland, Kirkwood, MO
- Greentree Park - Kirkwood, MO
- Park at New Melle Lakes - St. Charles County, MO\*
- Brentwood Park Destination Playground - Brentwood, MO\*

## OPERATIONS & MAINTENANCE MASTER PLANS

- Gateway Arch National Park - St. Louis, MO / NPS
- Forest Park Operations & Maintenance Plan - St. Louis, MO
- Recreation Maintenance Management Plan - Milwaukee, WI
- Great Rivers Greenway District Design Guidelines - St. Louis, MO

\* projects currently active in design or construction



# TOWER GROVE PARK TREE PLANTING MASTER PLAN

St. Louis, MO



## CLIENT:

Tower Grove Park  
4265 Magnolia Avenue  
St. Louis, MO 63110  
Bill Reininger, Director  
314-771-8303  
BReininger@towergrovepark.org

## COMPLETION:

2022

## PROJECT SIZE:

289 Acres

## SWT DESIGN RESPONSIBILITY:

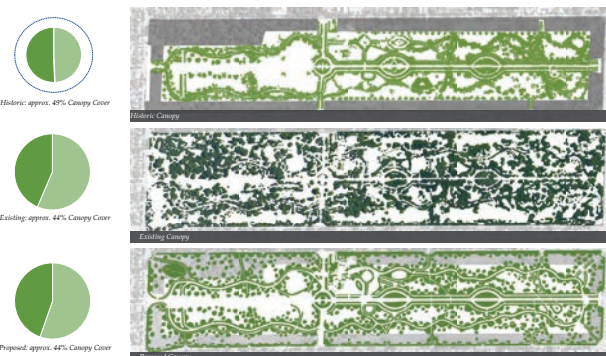
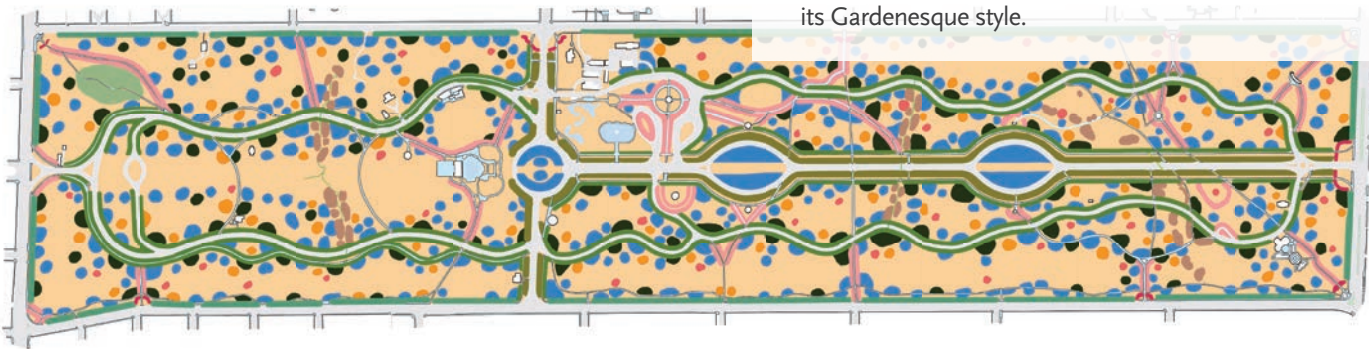
Prime Consultant

## SWT DESIGN SERVICES:

Master Plan, Analysis and Research, &  
Graphics & Visualization

From its founding in 1868 by Henry Shaw, Tower Grove Park in 1868, Tower Grove Park in St. Louis has been a place of experimenting, collecting, and showcasing the amazing diversity of trees in Missouri and throughout the world. Nearly 7000 trees of over 350 taxa make up the canopy, and this is integral to the visitor experience. Shaw's adoption of the Gardenesque style of landscape design, makes the park almost without parallel in the United States and a National Historic Landmark. At the time of this plan, the park's trees had reached a tipping point. Nearly 50% of the canopy is considered in fair or poor condition, with a significant loss in diversity. Without a concerted effort to address this situation and anticipate on-going climate change, the park's canopy would continue to decline at a faster rate than it can be replaced.

It is within this context that SWT Design prepared this restoration plan. The plan serves as both guide for tree planting and tree removals - that looks to refocus the park around its original historic framework. It approaches trees by better defining the purposes that they serve in creating the spaces within the park - grounded in the historic plan and approach to planting - and prioritized based on how they impact the user experience and adaptation to changing climate. This plan will serve as a map for tree planting for years to come, guiding the restoration of Tower Grove Park's canopy and reintroducing park visitors to the uniqueness of its Gardenesque style.



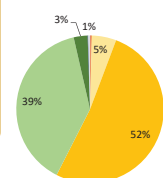
## Priority Order for Restoration

1. Welcome visitors: Ornamental Allees at Entries, Horticultural Displays
2. Show them around: Grand Allee, Secondary Allees, Ornamental Allees
3. Put them in a comfortable room
  - Complete the walls: Allees, Secondary Allees
  - Reinforce the corners: Reinforcing clusters
  - Clean out the clutter: Open up the space
  - Hang some artwork: Clusters, Specimens

## Turkish Pavilion Area

Zone 1 near the Turkish Pavilion is a high priority area. Per the guidance in the recommendations, should planting over several seasons be required for restoring this area, prioritization would be as follows:

1. Allees
2. Reinforcing Clusters
3. Opening up of Open Areas
4. Clusters and Specimens



# THE COMMONS AT CORTEX INNOVATION COMMUNITY

St. Louis, MO



## CLIENT:

Cortex Innovation Community  
4320 Forest Park Avenue, Suite 201  
St. Louis, MO 63108  
Dennis Lower, CEO  
dlower@cortexstl.com

## COMPLETION:

2014

## PROJECT SIZE:

8 Acres

## SWT DESIGN RESPONSIBILITY:

Prime Consultant

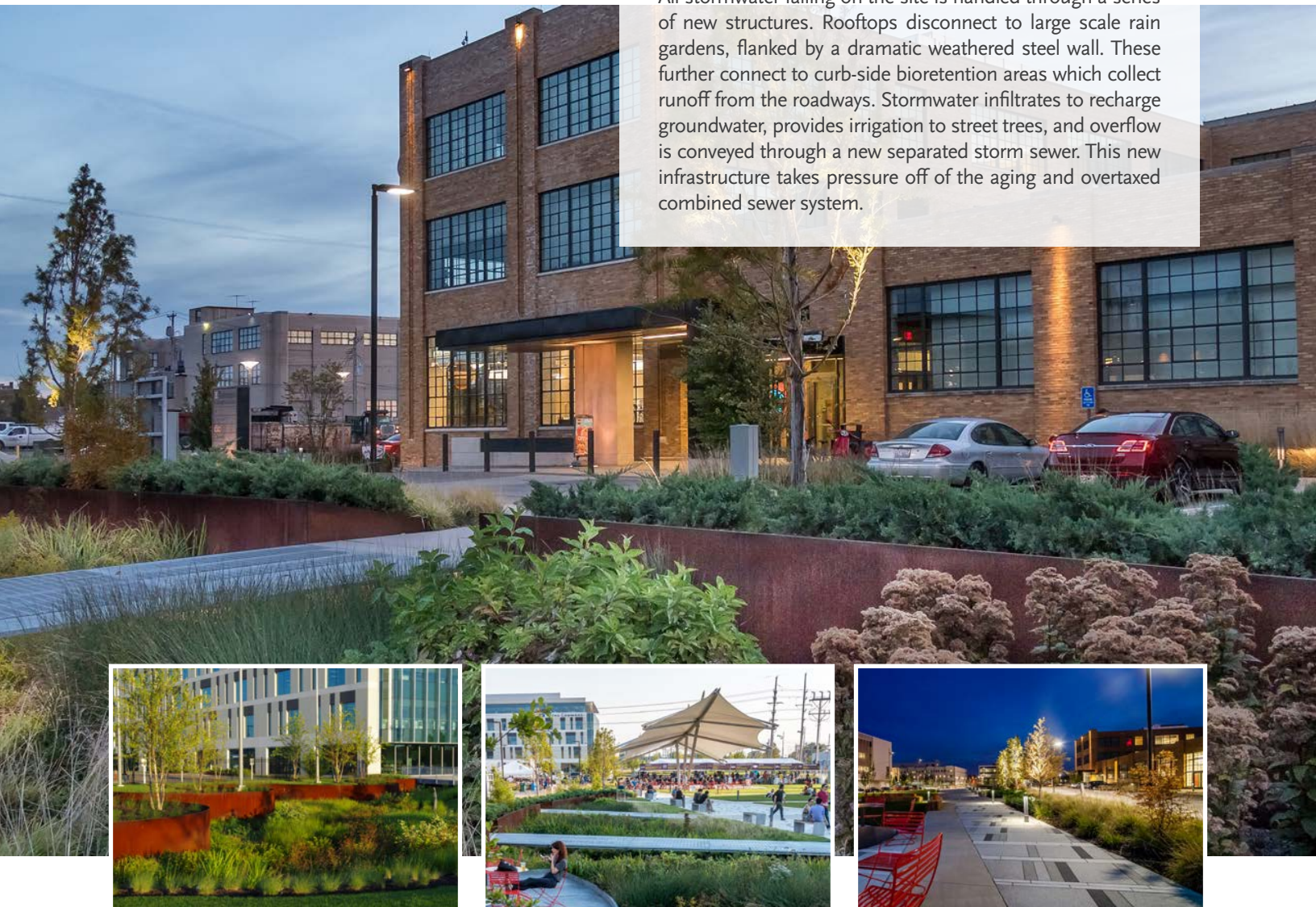
## SWT DESIGN SERVICES:

Planting Design, Irrigation, Grading &  
Drainage, Cost Estimating, Graphics  
& Visualization, Engagement,  
Construction-Related Services

Originally envisioned as a research park, Cortex Innovation Community has quickly developed into a hub for start-up biotechnology companies, urban residences, and street-side shopping in the heart of St. Louis.

In an effort to spur development, SWT Design led a diverse team to develop the first phase of open space improvements for the district, including improvements to several district streets and a central park in the heart of the area, known as the Cortex Commons. Low impact development strategies are emphasized throughout the design, particularly green stormwater infrastructure. The design team worked closely with the client to secure grant funding through a local sewer district program to incorporate bioretention areas, rain gardens, curb inlets, permeable parking and underground stormwater storage.

All stormwater falling on the site is handled through a series of new structures. Rooftops disconnect to large scale rain gardens, flanked by a dramatic weathered steel wall. These further connect to curb-side bioretention areas which collect runoff from the roadways. Stormwater infiltrates to recharge groundwater, provides irrigation to street trees, and overflow is conveyed through a new separated storm sewer. This new infrastructure takes pressure off of the aging and overtaxed combined sewer system.



# CORTEX-TOWER GROVE CONNECTOR

St. Louis, MO



## CLIENT:

Cortex Innovation Community  
4320 Forest Park Avenue, Suite 201  
St. Louis, MO 63108  
Elizabeth Letscher,  
Former Director of Strategic Initiatives

## COMPLETION:

Ongoing

## PROJECT SIZE:

2.1 Miles

## SWT DESIGN RESPONSIBILITY:

Sub-Consultant

## SWT DESIGN SERVICES:

Master Planning, Analysis/Research,  
Stakeholder Engagement, Graphics &  
Visualization, Cost Estimating

The Cortex - Tower Grove Connector is a critical component in the rebirth of the City. The connector will connect across physical barriers, link neighborhoods, and is an important piece of the urban mobility network.

Creating connectivity between Cortex and Tower Grove Park means more than just connecting the north and south destinations. Vibrant neighborhoods, each with unique character and identity flank the route. The Connector should reflect the uniqueness of each area.

Along with this, the Connector itself should be legible and recognizable as a system of transportation infrastructure, with a consistency that aids in navigation. With these elements in mind, the concept of path and places evolved through the planning process. The path is the Connector itself - linking Cortex to Tower Grove Park, providing safe and low-stress bike and pedestrian connectivity. The places are the moments along the path - destinations for activity that urge users to explore further along the route and provide important amenities.



# WELLS GOODFELLOW NEIGHBORHOOD GREEN SPACE PROJECT

St. Louis, MO



## CLIENT:

Green City Coalition  
1520 Market Street  
Suite 2000  
St. Louis MO 63103  
Laura Ginn, Program Manager

## COMPLETION:

2019

## PROJECT SIZE:

7 Acres

## SWT DESIGN RESPONSIBILITY:

Primary Consultant

## SWT DESIGN SERVICES:

Analysis/Research, Visualization,  
Grading/Drainage, & Cost Estimating,  
Design & Construction Phase Services

This project converts more than 7 acres and 70 parcels to a passive recreation space, weaving around occupied properties to create a greenway between a neighborhood park and water detention basins. SWT Design was consulted to design a phased approach to converting the vacant parcels to a contiguous green space with technical, grading and seeding specifications.

Construction of the first phase of improvements began in Spring 2019. The properties are currently owned by the City's land bank – The Land Reutilization Authority (LRA) - and are in process of being transferred to a community land trust.



# CAPE GIRARDEAU RIVERFRONT AND BROADWAY STREETSCAPE IMPROVEMENTS

Cape Girardeau, MO



## CLIENT:

City of Cape Girardeau, MO  
Old Town Cape, Inc.  
18 Broadway  
Cape Girardeau, MO 63701  
Marla Mills, Former  
Executive Director

## COMPLETION:

2012

## PROJECT SIZE:

9 City Block

## SWT DESIGN RESPONSIBILITY:

SUB-Consultant

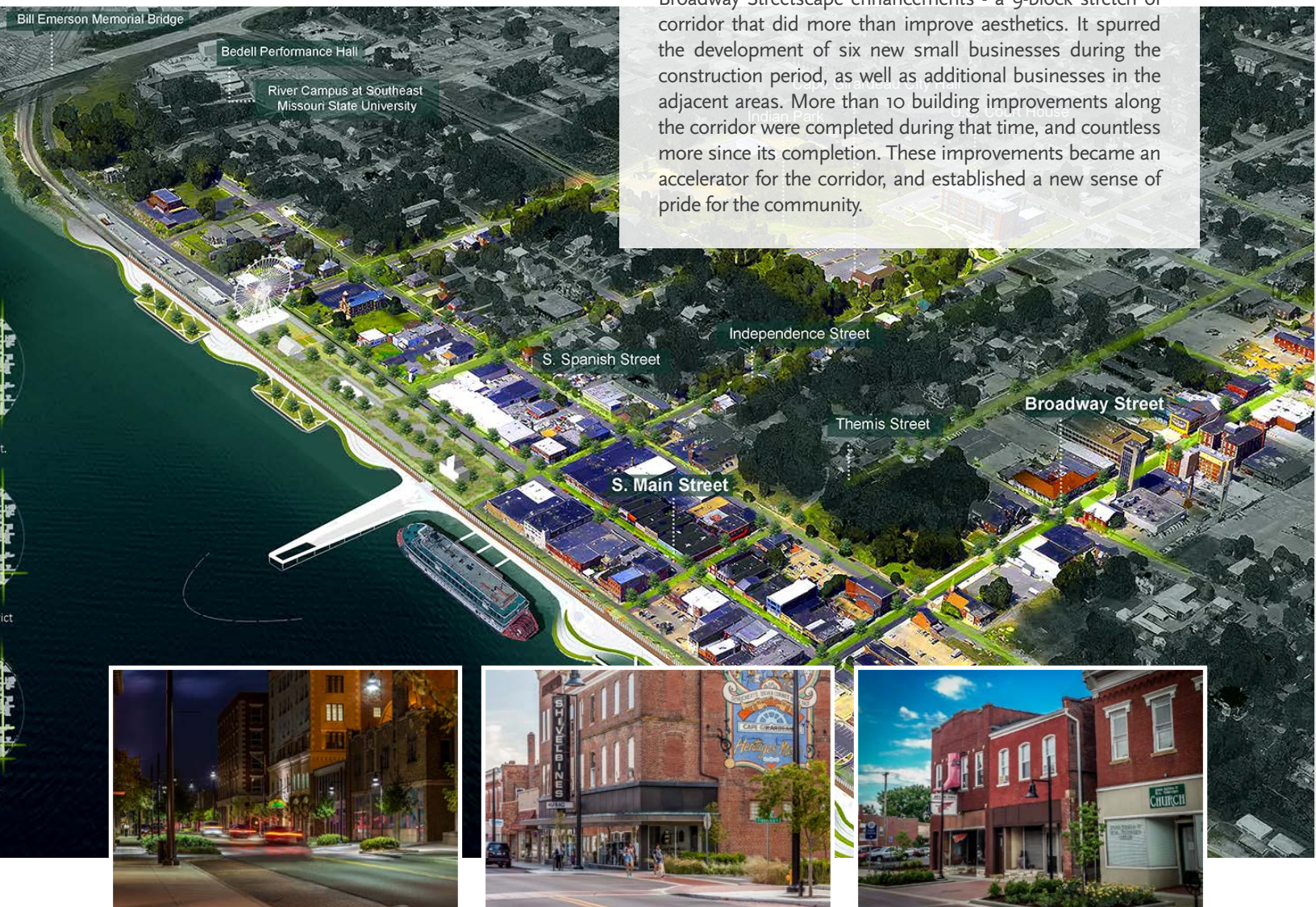
## SWT DESIGN SERVICES:

Master Planning, Analysis/  
Research, Engagement, Graphics &  
Visualization, Cost Estimating, Design  
& Construction Phase Services

Urban revitalization projects have a unique way of bringing communities together, bonded by a common cause to become better than what was. A singular, palpable design gesture can inspire change and reinvigorate a city's innate character. Improvements are tangible. In many cases they are immediately recognizable. The intangibles offer the greatest return, however, providing an economic platform for continual investment in the community.

SWT's visionary approach to revitalizing Cape Girardeau's riverfront district provides the framework for the incremental transformation of a vibrant downtown destination. The concept looked to create a destination along the city's riverfront, addressing the flood wall, and embracing the river as an amenity to bolster regional tourism.

This is further realized in the implementation of the Broadway Streetscape enhancements - a 9-block stretch of corridor that did more than improve aesthetics. It spurred the development of six new small businesses during the construction period, as well as additional businesses in the adjacent areas. More than 10 building improvements along the corridor were completed during that time, and countless more since its completion. These improvements became an accelerator for the corridor, and established a new sense of pride for the community.



# CITY ARCH RIVER: O+M COST ANALYSIS & BUSINESS PLAN

St. Louis, MO



## CLIENT:

National Park Service  
Department of the Interior  
11th North 4th Street  
St. Louis, MO 63102  
Michael Ward, Superintendent  
michael\_ward@nps.gov

## COMPLETION:

2018

## PROJECT SIZE:

440 acres

## SWT DESIGN RESPONSIBILITY:

Primary Consultant

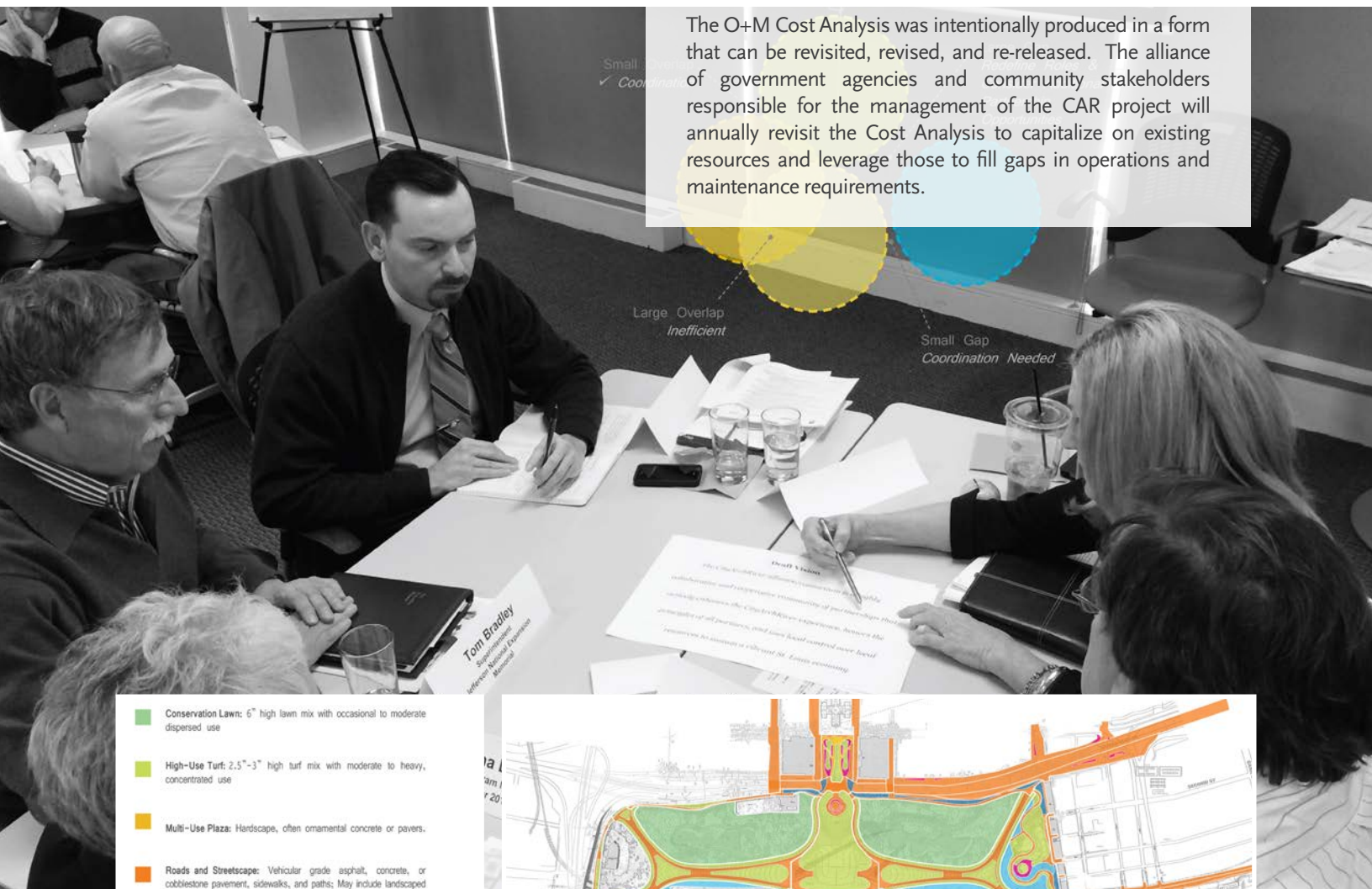
## SWT DESIGN SERVICES:

Capital Planning, Analysis/Research,  
Engagement, O+M Assessment,  
Strategic and Business Planning

These strategic plan documents for the The CityArchRiver (CAR) Alliance focused on bringing existing and new partners together for the long-term success of the Gateway Arch National Park. These plans were developed through open dialogue with the partners and alignment of each partner's strengths within the overall needs of the park to ensure a successful future for each partner as well as the Park.

The Operations + Maintenance (O+M) Cost Analysis was the first of these documents created and is the launching point for the consistent and flexible care needed to preserve the integrity of the park grounds and museum. More importantly, the Cost Analysis is the first step in the long journey to maintain a defined level of care resulting in a CAR project relevant to city residents and visitors who activate downtown St. Louis, attracting more than \$350 million and 4,400 permanent jobs experts estimate may come to the region.

The O+M Cost Analysis was intentionally produced in a form that can be revisited, revised, and re-released. The alliance of government agencies and community stakeholders responsible for the management of the CAR project will annually revisit the Cost Analysis to capitalize on existing resources and leverage those to fill gaps in operations and maintenance requirements.





## Section 3: Process & Approach

## PARTNERS FROM VISION TO COMPLETION

For this project our design team anticipates utilizing the following work plan for the project design process. This process will be utilized by the design team for project tasks, deliverable, reviews, and milestones set forth by the Holly Hills SBD.

A focus on schedule / budget is maintained throughout the project.

### Task 1 – Project Initiation and Initial Design

- a. Kickoff Meeting and Site Visit with the Holly Hills SBD Beautification Committee and Project Partners. Goal of kick off meeting is to introduce project team members, confirm scope and schedule for the project, identify key goals and targets, and to have initial discussions for design strategies. This may also include a tour of the neighborhood to better understand key areas for landscape improvements and desired look. (Meeting #1)
- b. Data Collection and Basemap Preparation. Basemaps will be prepared from available GIS resources and data collected from the City of St. Louis and the Holly Hills SBD. The design team will review previous studies and plans developed for the area that are provided by the SBD and Project Partners.
- c. Site and Programming Analysis. The design team will develop a photographic inventory of existing beautification projects and other possible locations to help identify the District with further landscape and site improvements. A site analysis diagram will be prepared to illustrate the constraints and opportunities that will influence design decision making. The site analysis will also include an initial programming analysis to identify potential and suitable programming for various areas of the Holly Hills neighborhood. Program items may include, raised and inground planting beds, tree canopy improvements, special entry nodes, consideration for traffic calming and design support to compliment graphic branding currently under way with Ten8 Group.
- d. Initial Concept Master Plan. Initial master plan sketches will be prepared to present up to two (2) conceptual options for overall layout and programming of the project site. The sketches provided will be diagrammatic and will be supported as needed by concept imagery.
- e. An Open House meeting will be conducted for the community based on the above findings and concept alternatives. The goal of the meeting is to seek input and establish consensus for possible beautification projects and locations. (Meeting #2)

### Task 2 – Final Master Plan

- a. Design Refinement. Based upon SBD and Open House feedback and direction the design team will develop final Master Plan design for landscape improvements and maintenance considerations.
- b. Conduct a Team workshop meeting with the SBD Beautification Committee and Project Partners to review Open House feedback and design refinements. At this meeting project priorities and phasing will be discussed along with maintenance approach. (Meeting #3)
- c. Based on workshop SWT will refine the design landscape improvements and create a graphic plans, notes, photographs and preliminary cost estimates to help illustrate the 10-Year Phased Landscape Design Master Plan. Deliverables will include:
  - 1) Overall Plan of the District identifying possible Projects
  - 2) Overall Phasing Plan
  - 3) Enlarged Plans of Key Entry Points to the District
  - 4) Photo Images of Proposed Ideas
  - 5) Photo Images of Proposed Plants
  - 6) Maintenance Strategy Brief
  - 7) Cost Opinion to complement the Phasing Plan
- d. Review Draft Deliverables with the Committee prior to final presentation to the community. (Meeting #4 via Virtual)
- a. Make necessary adjustments to the final deliverables and create presentation for final Community Meeting.
- a. Present 10-Year Phased Landscape Design Master Plan to the community for adoption. Presentation will be in a digital format and can be provided to the SBD for further dissemination. (Meeting #5)
- a. Handoff deliverables to the SBD as they look to implement project. The documents are not intended to be for construction but rather serves as a roadmap for further design development or as a guide for design build approach.

Based on a review of the Request for Proposal and available information, SWT Design proposes a not-to-exceed cost for professional services of **\$26,350.00**, not including expenses. However, we would anticipate an in-depth review of the scope and proposal of services with the Holly Hills Special Business District to further refine and adjust the fees to ensure all services and objectives are properly addressed.

**Task 1 – Project Initiation and Initial Design ..... \$10,235.00**

**Phase 2 – Final Master Plan ..... \$16,115.00**

We propose the 10-Year Phased Landscape Design Master Plan fee be a Lump Sum fee by task, billed at percentage completion. Billing for our team fees and reimbursable expenses will be submitted monthly and will require payment within 30 days.

Reimbursable expenses, i.e., report materials, personal car mileage, long-distance phone, photography, printing, delivery service, etc., are not included in the above fees, and will be billed to the Client at actual cost, without markup. Personal car mileage will be billed at the prevailing rate established by the IRS. The total reimbursable expenses shall not exceed **\$500.00** without the prior written agreement of the Parties. If sub-consultants are needed for additional work items, prior to engaging any sub-consultants, the Parties shall mutually agree in writing to such engagement and the terms thereof. Billing for the Consultant’s fees and reimbursable expenses will be submitted monthly. Payment shall be due within 30 days from date of invoice.

### Supplemental Services

Any Supplemental Services not included in the Scope of Work may be provided after execution of this Agreement, without invalidating the Agreement. Any Supplemental Services provided in accordance with this Section shall entitle Our Team to compensation and an appropriate adjustment to the schedule.

Below is a general list, not all inclusive, of Supplemental Services NOT included within this Scope of Work:

- |                                                                                  |                                                    |
|----------------------------------------------------------------------------------|----------------------------------------------------|
| • Soils/Geotechnical Investigation<br>(beyond those identified in project scope) | • Environmental Studies or Reports                 |
| • Architecture/Structural Engineering                                            | • Permit and Review Fees                           |
| • Survey Information<br>(beyond those identified in project scope)               | • Traffic Study or Analysis                        |
| • USACE Permits                                                                  | • Mechanical, Electrical, and Plumbing Engineering |
| • Additional Meetings beyond those identified in<br>the approach / scope         | • Grant Writing and Application                    |

A photograph of a modern house with a solar panel array on the roof. The house has large windows and a wooden exterior. In the foreground, there are green plants with small white flowers. The image is overlaid with a teal color and the text 'Section 4: Additional Information'.

## Section 4: Additional Information

## CLIENT REFERENCES & RECORD OF PERFORMANCE

**Client:** **Don Roe**  
Executive Director, Planning and Urban Design  
City of St. Louis, MO

**Contact:** p. 314.657.3848  
e. roed@stlouis-mo.gov

**Client:** **Ben Grossman**  
Director of Greenway Operations  
Great Rivers Greenway

**Contact:** p. 314.932.4920  
e. bgrossman@grgstl.org

**Client:** **Frank Kartmann**  
Senior Vice President  
Forest Park Forever

**Contact:** p. 314.571.6066  
e. fkartmann@forestparkforever.org

**Client:** **Greg Hayes**  
City Administrator  
Director, Department of Parks, Recreation,  
and Forestry for the City of St. Louis

**Contact:** p. 314.289.5300  
e. hayesga@stlouis-mo.gov

**Client:** **Bill Reininger**  
Executive Director  
Tower Grove Park

**Contact:** p. 314.771.8303  
e. breininger@towergrovepark.org

PROJECT NAME	FEE CONTROL	QUALITY OF WORK	MET SCHEDULE DEADLINE
Emerson Central Fields in Forest Park	Budget: \$690,000 Actual: \$690,000	Exceeded client expectations	Schedule: 16 months Actual: 16 months
The Commons at Cortex Innovation Community	Budget: \$1 million Actual: \$1 million	Met client expectations	Schedule: 16 months Actual: 16 months
Eureka Timbers Phase 1 & Phase 2	Budget: \$72,500/\$117,500 Actual: \$77,500/\$128,600 *Due to expanded services	Met client expectations	Schedule: 8/10 months Actual: 9/13 months
Ferris Park Master Plan and Implementation	Budget: \$56,500 Actual: \$53,767	Met client expectations	Schedule: 12 months Actual: 12 months
Chapman Plaza and Gardens at Shaw Park	Budget: \$485,000 Actual: \$478,000	Met client expectations	Schedule: 10 months Actual: 10 months
Tiemeyer Park Lake Improvements	Budget: \$690,000 Actual: \$690,000	Exceeded client expectations	Schedule: 16 months Actual: 16 months



Proper planning and consistent oversight will keep our team on schedule and within budget throughout the project's lifecycle. We use Deltek Vision and Wrike as planning tools, and all of our project managers are continually educated in project management best practices. Open communication and a comprehensive work plan ensures efficiency and productivity of all project team members. We track project progress internally on a weekly basis, and can provide monthly detailed progress reports of milestones throughout this process.

The goal is to build and reach consensus early with you and any stakeholders that may be involved in the project. We will confirm early the project goals, objectives, and expectations to help guide actions and decisions of the team so that implementation of design recommendations are successful.

The overall goal for the QA/QC process is to minimize errors & omissions of construction documents (including specifications), master plan, or any deliverable leaving our office for the client, contractor, or consultant.

We utilize two different review methodologies:

**Individual Review:** one or two members of our internal team that are not associated with or have minimal knowledge of the project; preferably from a different studio within SWT Design. These individuals will receive a short synopsis or debrief of the project, objectively review the design, and provide the core project team with suggestions and recommendations.

**Studio Review:** At regular intervals throughout the week (or biweekly), our office holds mandatory design pin-ups in which all team members of a given studio (typically 8 to 10 design professionals) openly review and critique a project currently on the books. Members of the project team provide a brief presentation of the project, design goals, and intended outcomes. In many cases, this leads to an open dialogue in a charrette-like setting.

Items to be reviewed include, but are not limited to, content, details, clarification, referencing, organization of materials, design concepts, practicality, cost-efficiency. The QA / QC process occurs when the deliverable is approximately 90 to 95% complete, and the entire process is overseen by the project manager.



Generating reliable and accurate cost estimates throughout a project is a vital component of the SWT Design team's design implementation process. Our diverse team of landscape architects, engineers, planners, and land surveyors take great care to ensure that the overall quality of work performed for our clients is consistent, current, and accurate. As part of our cost, schedule, and quality control procedures, maintaining a project cost opinion appropriate to the phase of work is critical to successfully running bid packages within an overall project budget.

Our team's understanding of and experience in the design and implementation of projects across multiple scales provides us with a strong foundation for managing a project cost opinion. Our approach to every project starts with development of an order-of-magnitude cost opinion rooted in the experience and familiarity with the City and region. This initial cost opinion will provide a guide with regard to how the Holly Hills SBD has conceptually allocated the project funds for program elements and associated site and coordination efforts. From here we will refined and revise a more detailed project cost opinion as we develop and refine the improvements construction packages.

Our approach to creating and maintaining a project cost opinion utilizes historic unit cost bid data combined with updated project take-offs from the current design drawings to generate construction estimates. Formal estimate reviews will be conducted at the Schematic and Design Development phases of a project. Informal estimates will be provided on an ongoing basis to help facilitate educated decision making. Should any estimate be over budget, our team will coordinate with the City to review the estimates and make educated decisions regarding the design and materials to lower project costs. Within the Construction Document phase of work we will provide cost opinion updates with the 50% and 90% package review sets to capture any changes based on design detailing and refinement.

Throughout the project, the SWT Design Team will look to achieve the best value for the Holly Hills SBD while maintaining the project expectations and vision. This will be done regardless if the design is currently under budget or not. We do this by working as a team to explore alternative materials, vendors and solutions (during the early design phases) and then careful review of the project for completeness, clarity and constructibility (during the final design phases). We will also identify project elements that may be included as bid alternatives for budget control and flexibility.

Our Team's SITES and LEED expertise has been found to be a welcome addition to this process for the firsthand experience of identifying, estimating and implementing cost effective sustainable solutions.

Finally, as a crosscheck on the budget, we can test the market by requesting preliminary budget pricing from specific subcontractors or vendors during the design process. In addition to providing current market pricing perspective this may also develop contractor interest in bidding on a project.

<b>Licensee Name:</b>	Spaid, Ted H.
<b>Profession Name:</b>	Landscape Architect
<b>Licensee Number:</b>	000162
<b>Expiration Date:</b>	12/31/2024
<b>Original Issue Date:</b>	8/7/1994
<b>Address:</b>	SWT Design Inc
<b>Address Con't:</b>	7722 Big Bend Blvd
<b>City, State Zip:</b>	Saint Louis, MO 63119
<b>County:</b>	St. Louis County
<b>Practitioner DBA Name:</b>	
<b>Certification Type:</b>	
<b>Classification:</b>	
<b>Current Discipline Status:</b>	None





# LIVING DESIGN

