



# UNIVERSITY LAKES

MASTER DESIGN SERVICES  
PREPARED FOR UNIVERSITY LAKES LLC  
NOVEMBER 20, 2020

**DESIGNWORKSHOP**

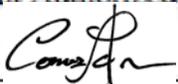
**1. PROPOSER COVER SHEET  
(INCLUDE AS PART OF RESPONSE UNDER TAB 1)**

**Section A. Proposer Information**

<b>Legal Name:</b> Design Workshop, Inc	
<b>Main Administrative Address:</b> 1390 Lawrence St, Ste 100,	
<b>City &amp; State:</b> Denver, CO	<b>Zip Code:</b> 80204
<b>Telephone Number:</b> (303) 623-5186	<b>Fax Number:</b>
<b>E-mail Address:</b> KCulbertson@designworkshop.com	<b>Web Site:</b> www.designworkshop.com
<b>CEO/Executive Officer:</b> Kurt Culbertson	<b>Office Phone Number:</b>
<b>Chief Financial Officer:</b> Mark Feldmann	<b>Office Phone Number:</b> (720) 907 - 9355
<b>Contact Person's Name:</b> Conners Ladner	<b>Phone Number Including Area Code:</b> (985) 630-0312
<b>Mailing Address, City, State, Zip Code, Email:</b> 812 San Antonio St., Ste 401, Austin, TX 78701 - CLadner@designworkshop.com	
<b>Type of Entity (check all that apply):</b> <input checked="" type="checkbox"/> Private-for-Profit Entity <input type="checkbox"/> Nonprofit	

**Section B. Certification of Accuracy and Compliance**

I do hereby certify that all facts, figures, and representations made in the Proposal Response(s) are true and correct. Furthermore, all applicable statutes, terms, conditions, regulations, and procedures for program compliance and fiscal control, including but not limited to, those contained in the Proposal Package will be implemented to ensure proper accountability of contracts. I have been duly authorized to act as the representative for this Proposal.

Conners Ladner  
 \_\_\_\_\_  
 Print Authorized Official's Name  
  
 \_\_\_\_\_  
 Authorized Official's Signature

Principal  
 \_\_\_\_\_  
 Authorized Official's Title  
 11/19/2020  
 \_\_\_\_\_  
 Date

Figure 1

Design Workshop, Inc.  
Landscape Architecture  
Planning  
Urban Design  
Strategic Services

November 20, 2020  
Attention: UL Project Advisor  
B&D/CSRS  
lakesinfo@csrsinc.com

812 San Antonio St.  
Suite 401  
Austin, TX 78701  
512.499.0222

[designworkshop.com](http://designworkshop.com)

Re: Master Design Services for University Lakes Project

Dear members of the selection committee,

The opportunity to continue the work done in the Master Plan of such a significant cultural, environmental, and historical revitalization project in the heart of Baton Rouge is one that Design Workshop views as outstanding and uniquely aligned to our core values. The first phase of the University Lakes Project will create meaningful and necessary change that can positively affect the adjacent, diverse communities. This design effort will leverage the many wonderful recreational and social opportunities and place-making components inherent to “the lakes” and ensure that enduring changes take place which are environmentally, economically and aesthetically sustainable, and true to cultural foundations of this diverse community.

We are pleased to submit a proposal for design services for the Baton Rouge Lakes. We believe that the University Lakes Project is one that can be transformative for Baton Rouge and would be honored to help the city recognize its full value as an educational, environmental and recreational hub for the City. “The lakes” have the potential to act simultaneously as an iconic destination and as the connecting piece in Baton Rouge’s cyclist and pedestrian trail network. As the lead consultant for the Baton Rouge Greenway, which now connects downtown to Brooks Park and the northern end of “the lakes”, the Design Workshop team understands this unique role of the site. Envisioning how “the lakes” can be a signature terminus of the greenway gives relevance to its larger role in advancing the quality of life for Baton Rouge.

The Design Workshop team offers expertise in each of the areas listed in the proposal. Those areas include but are not limited to a **transparent Legacy design process, creative ideas grounded in implementation** and a **quality control process that guarantees superior built work**.

Embedded within these areas of expertise are the project’s fundamental principles that we feel should be at the forefront of the study. These include:

- A design that is contextual and specific to this community, this culture, and this site.
- A design that is contemporary in that it is forward looking and will serve Baton Rouge well over the coming decades.
- A design process that is user and community driven. It is not a design that we impose upon the community but is informed by and shaped by community and stakeholder concerns.
- A design that is problem solving. The Design Workshop legacy design process can reveal a solution that restores the lakes’ ecological health in an enduring way. Knowing that the environment was once a swamp that was turned in to a lake, we are aware that there exists an innate entropy moving to return the land to its previous state. Innovative design thinking will allow a balance to be met between nature’s pull and the community’s needs in order to achieve healthy ecological longevity.
- A design that is inclusive – that is a park by, and for, all the people of Baton Rouge.
- A design that explores a range of aesthetics – in order to find a balance between ecological function, recreation, and the desires of the community and immediate neighborhoods, there may need to be alternatives to the current manicured non-native landscape.
- A design that is powerful and capable of delivering a national and local award.

**DESIGNWORKSHOP**

We have strategically put our team together based on special conditions of The Lakes and our feelings on what an extraordinary place they will become. In the qualifications section of this package, you will find that our team has extensive experience in engineering, water body ecosystems and local knowledge of materials, suppliers and contractors. Each member of the team brings nationally recognized expertise, local knowledge or both. The team is highly motivated and contains the local experience and persistence necessary to maneuver the vigorous political and ecological issues that will arise during the design process. Key members of the project team include:

- Reich Associates, Historic Baton Rouge Landscape Architecture Firm
- Coastal Environments, Coastal and Water Resources Engineering
- Batture Engineering, Civil Engineering
- Altura, Accessibility Specialists
- JL Bruce & Company, Turf & Soil Specialists
- CCS, Cost Estimators
- Forte & Tablada, Structural and Electrical Engineering
- Dr. Todd Watson, Arborist

Key members of the Design Workshop team include Kurt Culbertson as Principal in Charge, Conners Ladner as Project Manager, both of whom are proud graduates of the world-famous LSU Reich School of Landscape Architecture.

Our experience confirms that community education and outreach is essential to the success of the project. Success will be defined by a thorough and well-attended public engagement period that prescribes what the Park will become. Historically, healthy parks and open space add value to adjacent developments. In turn, healthy development of housing, retail, office, and civic uses on the edge of parks and open space add vitality and “eyes on the park” which contribute to the safety and success of the park. A sense of community ownership over the project, created through thoughtful community engagement, is the critical catalyst in this chain reaction.

You will see that we understand the importance of connections – ecological, economic, cultural, physical, historical, artistic and emotional. Our Legacy Design philosophy and process ensures a comprehensive approach to each project. We believe the best solutions are those that come from an inclusive and transparent process. As our name implies, we believe in the concept of collaborative design and will include all stakeholders in the process. We believe that the results of our efforts should be measurable so that the City can benefit from, and share, its success.

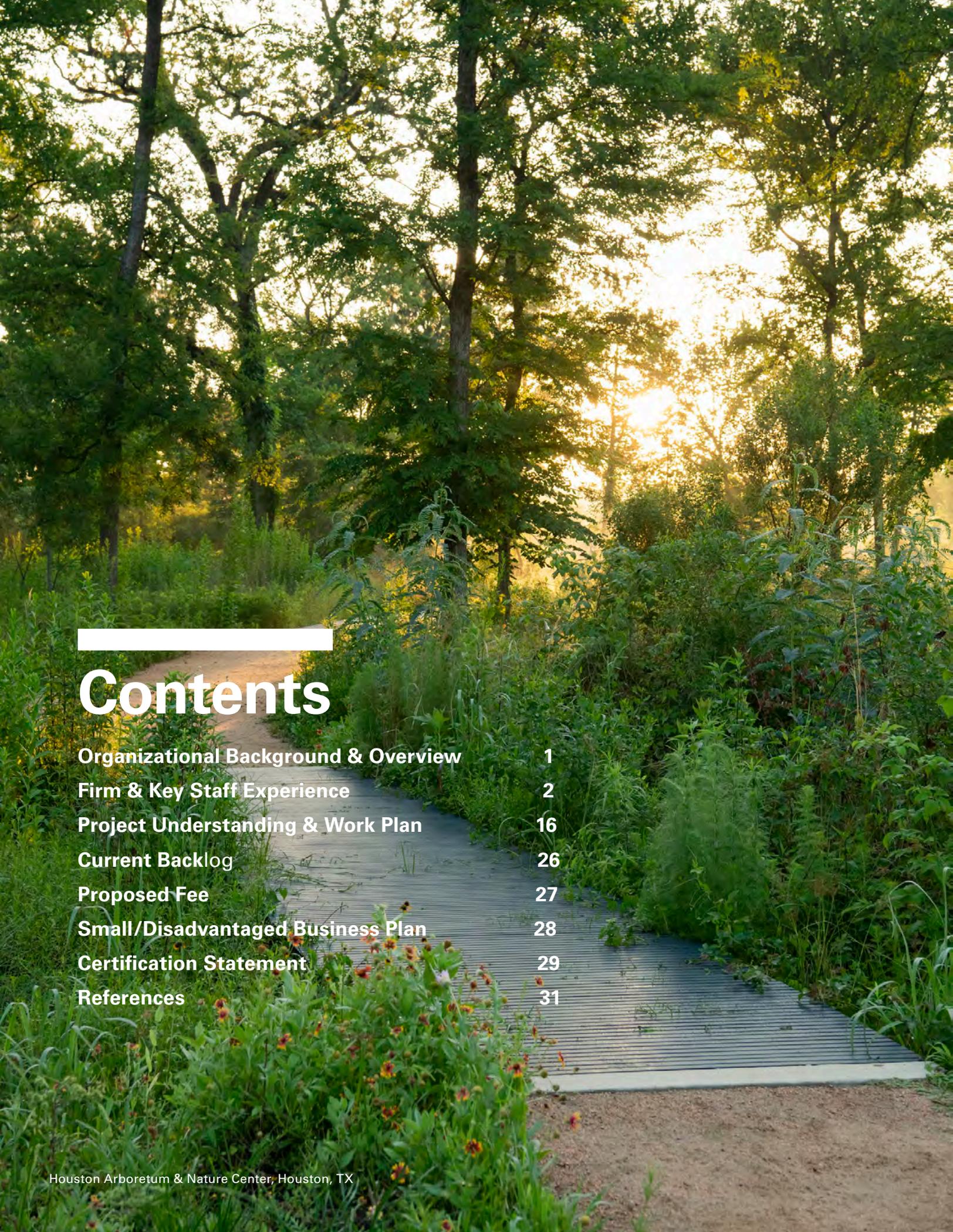
Thank you very much for considering us for this imperative project for Baton Rouge. In the event that you select the Design Workshop team, we will be able to begin this project at your earliest convenience.

I personally look forward to working with you and being part of a process that leaves a legacy for many generations to come. Please do not hesitate to contact me at the office (970) 925-8354, cell phone (970) 948-5557 or by e-mail at [kculbertson@designworkshop.com](mailto:kculbertson@designworkshop.com).

Sincerely,

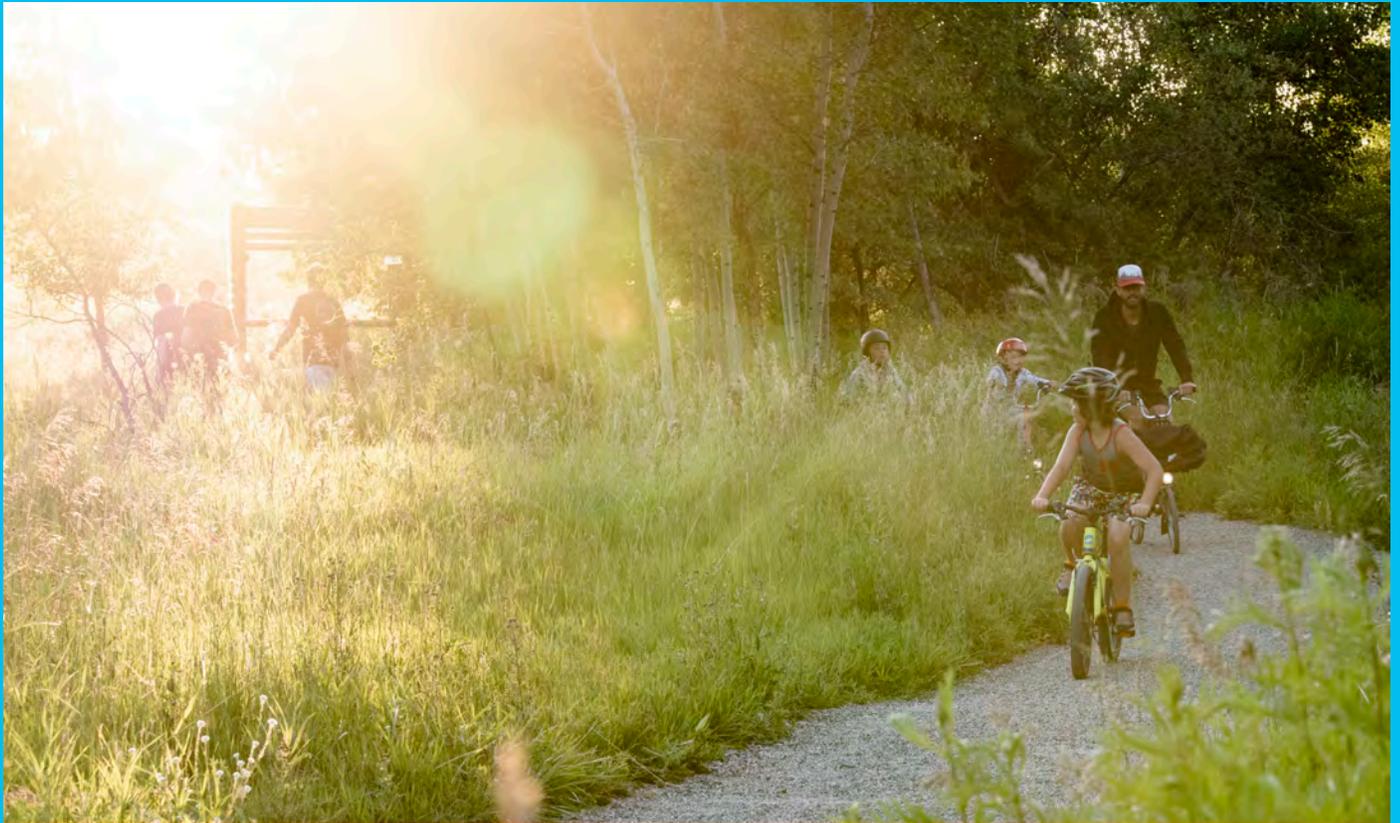


Kurt Culbertson, FASLA, FAICP, LEED® AP  
Principal



# Contents

<b>Organizational Background &amp; Overview</b>	<b>1</b>
<b>Firm &amp; Key Staff Experience</b>	<b>2</b>
<b>Project Understanding &amp; Work Plan</b>	<b>16</b>
<b>Current Backlog</b>	<b>26</b>
<b>Proposed Fee</b>	<b>27</b>
<b>Small/Disadvantaged Business Plan</b>	<b>28</b>
<b>Certification Statement</b>	<b>29</b>
<b>References</b>	<b>31</b>



**Design  
Workshop  
is dedicated  
to creating  
Legacy  
projects for  
our clients,  
society and  
the well-being  
of our planet.**

Design Workshop is an international design studio integrating landscape architecture, urban design, economics and engagement. Since the first 'Workshop' in 1969, the firm continues to innovate with each generation; leading clients through changing economic and environmental conditions impacting their communities.

We are a community of designers, planners and strategists, who share a deep commitment to improving social equity and addressing environmental justice through design.

As we take on new, complex challenges, our conviction to value-based design remains constant.

We design for people – not just today but for future generations. Whether designing a private garden, a campus within a fragile ecosystem, or developing the vision for a 21st century park, we foster connections between people while creating meaningful, distinctive places.

# Our Legacy

We understand that the pace of change in our world requires a commitment to resilience and stewardship, which is why we've developed a design process that plans for the future and anticipates trends. Our approach includes four guiding elements—Environment, Community, Art, and Economics. We call this process DW Legacy Design®.

## Environment

We are stewards of the environment and champions for a sustainable future.

## Community

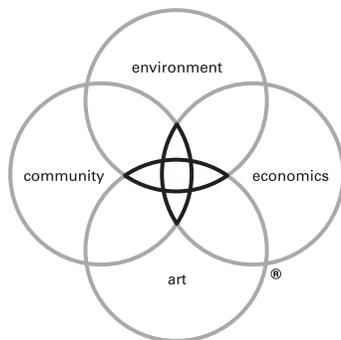
An inclusive engagement process is critical to (re) building the social fabric of the community.

## Economics

Projects must be financially sustainable to last generations. We need to consider market reality and return on investment.

## Art

Art is an integral part of the human experience; it challenges assumptions and provokes thought while revealing beauty and meaning.



DW Legacy Design®

**460+**  
DESIGN +  
PLANNING AWARDS

## DW Foundation

We are dedicated to giving back to our communities. We have established the DW Foundation, which offers time and materials to select community projects.

**13**

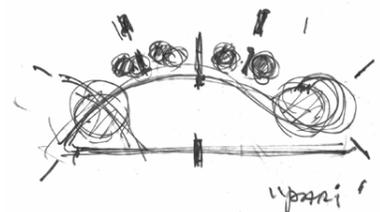
Precedent  
DW Projects  
published by  
the Landscape  
Architecture  
Foundation

Projects in  
**30+**  
countries.

**8**  
DESIGN STUDIOS

## THE WORKSHOP

WE SKETCH.  
WE MAKE MODELS.  
WE BUILD PROTOTYPES.



# Meet our Project Team

---

## Design Workshop

### Landscape Architecture and Urban Design

Aspen, CO; Austin, TX; Denver,  
CO; Houston, TX; Lake Tahoe, NV;  
Los Angeles, CA; Raleigh, NC

---

## Reich Landscape Architecture

### Landscape Architecture and Irrigation

Baton Rouge, LA

---

## Coastal Environments\*

### Environmental Consultant

Baton Rouge; New Orleans, LA  
Corpus Christi; Houston, TX  
Biloxi, MS

\*denotes DBE firm

---

## Batture\*

### Civil Engineering

New Orleans, LA

\*denotes DBE firm

**The complexity of the University Lakes – Its context to sensitive natural resources, its valuable cultural history, its mobility challenges – demands a team that reflects this complexity and has the diverse expertise to address it. With a team of forward-thinking designers, planners, ecologists, and engineers, covering different focus areas, marrying deep local knowledge with national caliber experience, we are that team.**

As the prime firm, Design Workshop's Principal-in-Charge and Project Manager will lead the project's urban planning and landscape architecture scope and coordinate the work of all other scope through our subconsultant team members. Design Workshop frequently leads complex multidisciplinary teams and has developed strong internal systems for managing team members and leveraging their value to the project. We have put a great deal of thought into selecting the right team members for the project and are proud to have a team that marries the best local expertise with the best national caliber firms for a project that truly demands both perspectives.

Reich Landscape Architecture (Reich) was founded in Baton Rouge, Louisiana in the early 1960's on the ideals and principles of Dr. Robert S. Reich. Dr. Reich led the Landscape Architecture program at Louisiana State University to be one of the top in the nation. RLA is committed to excellence in design by proudly carrying on the tradition of Dr. Robert S. Reich (Doc), by producing solutions which are sensitive to the needs of the client, the users, and the intrinsic qualities of the site. Many of Reich's projects have been recognized and awarded for their design solutions and success by organizations such as the American Institute of Architects, and the American Society of Landscape Architects (Louisiana).

Coastal Environments, Inc. (CEI), incorporated in 1967, is headquartered in Baton Rouge with branch offices in New Orleans, Biloxi, MS, Corpus Christi and Houston, TX. The firm is Certified Active as a Small Entrepreneurship with the Louisiana Economic Development's Hudson Initiative and the Veteran Initiative. CEI has a core practice in basic and applied environmental sciences, planning, wetland restoration and cultural resources investigations dating back to 1972. Almost half of CEI's full-time scientists have masters or doctorates with a combined total of over 400 years of experience in their areas of expertise.

Batture LLC is a Louisiana-based civil engineering and land surveying firm. Our fully licensed and insured company is a certified Disadvantaged Business Enterprise (DBE) and a Small Entrepreneurship (Hudson Initiative) dedicated to the progress of Louisiana. The Batture team is experienced in coordinating with multiple agencies, businesses, and municipalities within the New Orleans Metro Area. We pride ourselves on maintaining excellent communication with clients and delivering projects that improve the livelihood of communities. We are truly inspired by the projects we have been involved with that will increase the resiliency of the communities of South Louisiana while respecting their history and culture.

---

**JL Bruce & Company****Turf & Soil Specialist**

Kansas City, MO  
West Des Moines, IA

Jeffery L. Bruce & Co. is a design-oriented firm specializing in high-performance sports fields and athletic master plans. The firm has experience in the design and administration of over 500 high-performance sports fields at high school, collegiate, and professional levels. The firm has received over 150 separate design and leadership awards for innovation and creativity. Jeffrey L. Bruce & Company is uniquely qualified to address contemporary environmental and social challenges that arise during planning and site design. The professional staff approaches each project with imaginative ideas and realistic solutions from conceptual design through construction administration.

---

**Altura Solutions, LLC****Accessibility Consulting**

Austin, TX

Altura Solutions is a consulting firm that provides accessibility compliance solutions for laws and standards such as the Americans with Disabilities Act (ADA), the Texas Accessibility Standards (TAS), the Fair Housing Act (FHA), the Federal Public Rights-of-Way Accessibility Guidelines (PROWAG), and the International Building Code (IBC). Having previous experience providing services for Park Projects, Park Master Planning, Park Transition Planning, Trail Projects, ADA/TAS Assessments of Facilities and Sites, and Public Right-of-Way Projects (Sidewalks, Street Reconstructions, and Utility Adjustments), the firm brings a unique perspective to the design team.

---

**CCS International, Inc.****Cost Management**

Houston, TX; Oakbrook Terrace, IL;  
Durham, NC; Bethesda, MD

CCS International, Inc., (CCS), is an independent consulting firm specializing in the preparation of construction cost estimates at all phases of design since 1979. Scope control is the key to any successful construction project, and timely cost estimates are useful decision-making tools that serve as benchmarks to validate budgets as designs evolve. Our role as an independent cost consultant allows the owner, architect and other team members to function more productively and effectively in their own roles. The CCS cost team has been involved in over 475 municipal projects of all types and sizes nationwide.

---

**Forte and Tablada\*****Structural Engineering**

Baton Rouge; New Orleans;  
Shreveport, LA

\*denotes DBE firm

Forte and Tablada is a Woman-Owned Small Business established in 1961 and head-quartered in Baton Rouge, Louisiana. Our staff consists of professionals with experience in civil, structural, environmental, and electrical design, inspection, land surveying and permitting services, and advanced measurements and modeling, offering a full line of inhouse design and management capabilities. Drawing upon years of experience and using state-of-the-art design software applications, Forte and Tablada, Inc. can perform design engineering services for a multitude of structure types and code requirements. Forte and Tablada staff has extensive experience and offers structural engineering services for clients in a multitude of market sectors. Our staff is experienced in Building Information Modeling design platforms and can work with architects in collaborative environments to minimize conflicts and provide a more concise design environment.

## Experience



### Design Workshop

#### Education

PhD, Edinburgh College of Art

Master of Business Administration  
in Real Estate, Southern Methodist  
University

Bachelor of Landscape Architecture,  
Louisiana State University

#### Licensure and Certifications

Licensed Landscape Architect:  
Alabama, Colorado, Louisiana #0022,  
Nebraska, New Mexico, South  
Carolina, Virginia

American Institute of Certified  
Planners

CDT Certification

LEED®AP

#### Professional Affiliations

American Society of Landscape  
Architects

Fellow American Planning Association

Fellow National Trust for Historic  
Preservation

Urban Land Institute

University Development & Innovation  
Council

Forum for Urban Design

Fellow World Presidents' Organization

## Kurt Culbertson FASLA, AICP, LEED®AP PRINCIPAL-IN-CHARGE

Kurt is a recognized leader in the field of evidence-based design and the application of metrics and performance measures to planning and design projects. This cutting edge approach which addresses not only environmental performance but the community, economic and cultural performance of the built environment, has earned notable recognition and accolades from the American Planning Association, Urban Land Institute and the American Society of Landscape Architects. He is a Fellow of the American Society of Landscape Architects, the American Institute of Certified Planners, and the Forum for Urban Design. In 2016, he was awarded the ASLA Medal, the society's highest honor, for lifetime achievements in the profession.

### Selected Project Experience

#### Houston Arboretum & Nature Center – Houston, TX

As principal, Kurt has led the master plan through implementation to restore a 155-acre arboretum and nature center in Houston, creating two new ponds for irrigation and detention, outdoor pavilions for education, parking, enhanced native landscape design, boardwalks and trails.

#### Moncus Park – Lafayette, LA

Moncus Park is master planned as a both passive and active park. The busy street edge is where higher intensity use is located, such as minigolf, farmers market pavilion and court game area. As principal, Kurt is leading the Design Workshop team in a master planning process that aims to address the park and recreation needs of the community.

#### Lady Bird Johnson Wildflower Center – Austin, TX

The University of Texas at Austin Lady Bird Johnson Wildflower Center initiated a Gateway Master Plan. The plan will envision a new physical framework to help the Center accommodate Austin's growing population.

#### Story Mill Community Park – Bozeman, MT

Design Workshop partnered with The Trust for Public Land to design a 55 acre park adjoining the historic Story Mill in Bozeman, Montana, creating a community gathering area rich in wildlife habitat and active recreation opportunities.



## Design Workshop

### Education

Bachelor of Landscape Architecture,  
Louisiana State University

### Licensure and Certifications

Registered Landscape Architect: State  
of Texas #3002;

### Speaking Engagements

2020 "Houston Arboretum & Nature  
Center: From Disaster to Resilience" -  
APA National

2018 "Resilience as Planning and  
Design Fundamental" - Design  
Workshop Symposium

2016 "Outdoor Learning Environments  
as opposed to standard playgrounds"  
Annual Landscape Architecture  
Conference, National ASLA

2016 "Creating a more Resilient  
Houston Arboretum" Garden Club of  
Houston

2016 "Completely Green - Developing  
Green, Complete and Smart Streets"  
AIA Austin Summer Conference

2015 "Blue Hole Regional Park:  
Place-Making through Evidence Based  
Design" Gulf Coast Green

# Conners Ladner PLA

## PROJECT MANAGER

Conners Ladner is a professional Landscape Architect with Design Workshop in Austin, Texas. Conners is an honors graduate in landscape architecture from Louisiana State University, where he was selected as the student commencement speaker for the College of Art and Design graduation ceremony.

Conners believes that our community's health and happiness are greatly strengthened by spending time in the natural world. His objective with design is to create outdoor spaces that are comfortable, attractive, reflective, and fun. Through research, analysis, iteration, and innovation, he strives to formulate a creative design response to parallel the inherent beauty of nature in urban environments.

### Selected Project Experience

#### Houston Arboretum & Nature Center – Houston, Texas

Master plan through implementation to restore a 155-acre arboretum and nature center in Houston, creating two new ponds for irrigation and detention, outdoor pavilions for education, parking, enhanced native landscape design, boardwalks and trails. Conners lead the project management and design of the Arboretum from master planning through construction documentation. Along with the internal management of multiple staff from principals to designers, he also directed a comprehensive external consultant team including architects, geomorphologist, ecologist, electrical engineers, structural engineers, and civil engineers.

#### Hackberry Gully Park Master Plan – Mont Belvieu, TX

Conners led the design for the 200-acre Hackberry Gully Regional Park conceived by the City of Mont Belvieu to supply stormwater detention for the watershed in a park-like environment. The master plan design earned the Honor Award in Planning and Analysis from the American Society for Landscape Architects.

#### Wisner Tract City Park – New Orleans, LA

Design Workshop is developing a new park design for the Wisner Tract - a 150-acre plot located within New Orleans's world class City Park. After significant damage caused by Hurricane Katrina wreaked havoc, the old golf course has remained untouched. As a result, this section of the park has been embraced by the community as a wilderness escape from the bustle of city life.

---

## Experience



**Sarah Delcambre**  
PLA, ASLA  
Landscape Architect

**Design Workshop**

### Education

Bachelor of Landscape Architecture,  
Louisiana State University

### Licensure and Certifications

Registered Landscape Architect: State  
of Texas: #3383

### Professional Affiliations

American Society of Landscape  
Architects (ASLA), National

American Society of Landscape  
Architects, Texas Chapter

Urban Land Institute (ULI)

Sarah Delcambre is a landscape architect and project manager in Design Workshop's Houston Office. Sarah brings seven years of design experience in the Gulf Coast Region. Sarah has knowledge in both the public and private sectors with skills in public engagement, branding and place making, urban streetscape and park design, and community master planning. She is involved in all stages of the design process including early conceptualization, project management, construction documentation, and construction observation. Sarah is a native of Baton Rouge and will bring a special point of view to the design process.

### Select Project Experience

Houston Arboretum & Nature Center – Houston, TX  
Midtown District Parks & Open Space – Houston, TX  
Hackberry Gully – Mont Belvieu, TX  
Moncus Park – Lafayette, LA  
River Ranch County Park – Williamson County, TX



**Alex Ramirez** PLA,  
CDT  
Technical Lead

**Design Workshop**

### Education

Bachelor of Landscape Architecture,  
Louisiana State University, Dean's  
Medal

### Licensure and Certifications

Registered Landscape Architect: State  
of Texas: #3250

### Professional Affiliations

American Society of Landscape  
Architects (ASLA); Texas and National  
Chapters

Construction Specifications Institute –  
Construction Document Technologist

Urban Land Institute (ULI)

As a Landscape Architect and Urban Designer in the Houston office, Alex has gained valuable experience in both the private and public sectors. Throughout his career, he has focused his efforts in streetscapes, parks and the public realm, but also brings experience in regional planning strategies. As a Baton Rouge native and former collegiate athlete, Alex draws on his past experiences to lead our teams through all stages of the design process ranging from schematic design, to design development and construction documentation. He takes great pride in his ability to help deliver the highest quality of work to our clients by overseeing construction and implementation of our projects. Alex's professional interest lies in the ability to successfully implement innovative design solutions for parks and open spaces that balance the social, cultural, economic and environmental issues of the surrounding neighborhoods and districts of the region.

### Select Project Experience

Midtown District Parks & Open Space – Houston, TX  
Houston Arboretum & Nature Center – Houston, TX  
Blue Hole Regional Park – Wimberley, TX  
River Ranch County Park – Williamson County, TX  
Moncus Park – Lafayette, LA



**Emily McCoy**  
ASLA, SITES® AP  
Ecologist

**Design Workshop**

#### Education

Master of Landscape Architecture,  
North Carolina State University

Bachelor of Ecology, Evolution &  
Environmental Biology, Appalachian  
State University, Boone, NC

#### Licensure and Certifications

Professional Landscape Architect:  
NC, SC, VA, MD, PA

Certified Associate Ecologist,  
Ecological Society of America

#### Professional Affiliations

Landscape Architecture Foundation

Emily's experience on complex projects allow her to be a valuable asset to teams to create responsive, authentic, and inspiring places for all. Her professional practice and research are focused on projects which seek to blur the line between infrastructure and landscape to provide immersive, equitable and beautiful places for all. Emily leads conversations within the design community on maximizing landscapes to perform social and environmental services. Throughout her career she has worked on a wide range of award-winning projects across the world ranging in scale from small pocket parks to city-scale planning efforts such as the US Coast Guard Headquarters, Washington, DC; Shield Ranch, Austin, Texas; The Living Building at Georgia Tech; and Shoemaker Green, Philadelphia, PA.

#### Select Project Experience

Taza Park – Tsuuti'na Nation , Alberta, CAN

Kellam-Wyatt Farm Preserve – Raleigh, NC

Beaufort County Green Print Plan – Beaufort County, SC

Bailey Drive Greenspace – Raleigh, NC

Montgomery Parks Nature Plan – Montgomery County, MD



**Bill Reich** PLA,  
ASLA, CLARB  
Landscape Architect

**Reich Landscape  
Architecture**

#### Education

Bachelor of Landscape Architecture,  
Louisiana State University

#### Licensure and Certifications

Professional Landscape Architect:  
Louisiana R-638

#### Professional Affiliations

American Society of Landscape  
Architects (Chapter President, 2000-  
2001)

National Trust for Historic Preservation

The National Center for Wildflower  
Research

Urban Land Institute

USGBC: U.S. Green Building Council

Bill Reich received his Landscape Architecture Degree in 1976 and has been practicing landscape architecture since that time. He has been involved with projects of varying scales throughout the United States and Canada. Before joining Reich in 1991, he worked as a senior landscape architect/planner and project manager with Design Workshop, Inc. in Aspen, Colorado.

Mr. Reich has extensive experience in sustainable design, recreational planning, including golf course and resort communities, planned developments, office and commercial complexes, single and multifamily residential projects, and detailed site planning. From conceptual design through construction documents and observation he has developed expertise in planning and site design.

Mr. Reich is experienced in the various aspects of the political approval process including subdivision, zoning, preliminary plans, site plans and landscaping. At Reich Landscape Architecture, he is principal in charge for all planning and development projects. He understands the importance of coordinating the efforts and expertise of the client, fellow associates, consultants, political entities and all team members in the production of a successful planning project from initial design concepts through implementation.

#### Select Project Experience

Greenwood Park – Baker, LA

Camp Salmen – Slidell, LA

Bogue Chitto State Park – Washington Parish, LA

---

## Experience



**Karen Wicker** Ph.D.  
Environmental  
Consultant

**Coastal  
Environments**

### Education

Doctor of Philosophy in Geography  
(Marine Science); Louisiana State  
University

Master of Science in Geography;  
Louisiana State University

Bachelor of Art in American Studies;  
Mary Washington College of the  
University of Virginia

### Licensure

National Environmental Policy Act  
(NEPA) & Transportation Decision-  
Making (NHI Course 142005)

Dr. Wicker has more than 45 years of experience in identification and quantification of temporal and spatial distribution of land use, habitats, physiographic features, and causative factors associated with landscape changes in the Northern Gulf Coast Region. Large-scale projects representative of her work include: Mississippi Gulf Coast National Heritage Area Management Plan, Environmental Assessment and FONSI; Bayou Sauvage National Wildlife Refuge Master Plan Environmental Impact Statement; Coastal Zone Management Programs for Plaquemines and St. Bernard Parishes; Wetland Management Program, St. Bernard Parish; and Ecological Characterizations and Habitat Mapping Studies of Mississippi Deltaic Plain and Chenier Plain Regions.

### Selected Project Experience

Greenwood Park and Baton Rouge Zoo Phase 1 – East Baton Rouge Parish, LA  
Wisner Tract Management Plan, City Park New Orleans – New Orleans, LA  
Lake Lery Wetland Restoration – CIAP – St. Bernard Parish, LA  
University of Pennsylvania Research Campus - State College, PA



**Robert Mora**  
PE, PLA, ENV-SP  
Civil Engineer

**Batture LLC**

### Education

Bachelor of Science in Civil  
Engineering; Louisiana State University

### Licensure

Registered Professional Engineer:  
State of Louisiana #35109;

Registered Professional Land  
Surveyor: State of Louisiana #5042

### Accreditations / Certifications

ENV-SP Certified

Robert (Bob) Mora, PE, PLS is a co-founder and managing partner of Batture, LLC and has over 17 years' experience in land surveying and civil engineering throughout the New Orleans Metro Area. Mr. Mora has experience providing civil design services on projects for private developers and municipalities. He has successfully managed and completed projects for entities such as the Sewerage and Water Board of New Orleans, City of New Orleans Department of Public Works, Regional Planning Commission, St. Bernard Parish, Orleans Levee Board, and Army Corps of Engineers.

### Selected Project Experience

Lakeview City Park Drainage Improvements – New Orleans, LA  
LA SAFE Gretna Resilience District Kickstart Phase I – New Orleans, LA  
Joseph Bartholomew Walking Path Drainage Upgrades – New Orleans, LA  
St. Anthony Green Streets – Programming and Design – New Orleans, LA



**Chuck Dixon ASA**  
Turf & Soil Specialist

**JL Bruce & Company**

### Education

University of Arkansas at Fayetteville -  
Bachelor of Science in Agronomy and  
Soil Science

University of Arkansas at Fayetteville  
- Master of Science in Agronomy and  
Soil Microbiology

Texas A&M - Post-Masters Study  
in Agronomy, Soil Microbiology, and  
Forage Production,

### Accreditations / Certifications

American Society of Agronomy

Chuck is nationally recognized expert in soils agronomy and landscape renovations. Since 1985, he has provided consulting services for over 200 high-performance turf facilities. For fifteen years he directed physical agronomic testing laboratories servicing the landscape and green industry. During that time, he developed testing protocols to enhance material selection processes in the design and construction of systems for natural and urban landscape soils.

Landscape and urban agronomic soil services have ranged from site assessment to diagnostic evaluation. Chuck has utilized new technologies to support maintenance personnel in managing resources for soil, water, and fertility management for many types of new landscapes landscape renovations and landscape restoration soil systems. Chuck's field evaluation of new organic and biofertilizer products has provided insight into environmentally friendly products that promote sustainability, healthy root morphology and plant proliferation with minimal impact to water resources.

### Selected Project Experience

Repentance Park, Baton Rouge, LA  
Purgatory Creek Corridor Restoration, San Marcos, TX  
Houston Arboretum and Nature Center, Houston, TX  
Laguna Gloria Sculpture Park, Austin, TX  
Moncus Park, Lafayette, LA  
City Hall Plaza, Baton Rouge, LA



**Andrea LaCour**  
RAS  
Accessibility Specialist

**Altura Solutions**

### Education

Bachelor of Architectural Studies,  
The University of Washington

### Licensure

Registered Accessibility Specialist  
#1313

### Professional Affiliations

City of Austin ADA Task Force  
Texas Accessibility Academy  
Revised Federal ADA Rights-of-Way  
Guidelines

With her background as an architectural designer, Ms. LaCour brings a dynamic perspective to accessibility compliance. Ms. LaCour can effectively communicate the accessibility requirements to both designers and policy makers. While it is important to understand the technical elements of accessibility, the application of the standards is just as important. Ms. LaCour acts as the link between understanding the requirements and applying them effectively in a real-world setting. Andrea has served as a project manager for hundreds of design, planning, and construction projects ensuring accessibility compliance for designers, owners, and citizens.

### Selected Project Experience

BREC ADA Transition Plan – Baton Rouge, LA  
City of Austin PARD ADA Transition Plan – Austin, TX  
Pease Park Kingsbury Commons – Austin, TX  
Arkansas Bend Park Phase 1 & 2 – Lago Vista, TX  
San Gabriel Park Imp. Phase 1 & 2 – Georgetown, TX  
Holly Shores Park Imp. Phase 1 & 2 – Austin, TX

---

## Experience



**Jim Nuckolls, CPE**  
Senior Cost Manager

**CCS International, Inc.**

Mr. Nuckolls is a Senior Cost Manager in CCS' Houston, Texas office. He is responsible for the compilation of complete project estimates at all phases of design and routinely conducts quantity take offs, obtains market pricing, and reviews plans and specifications. He also conducts change order reviews and participates in value engineering exercises. With over 30 years of experience in the construction industry, Mr. Nuckolls is knowledgeable in many aspects of construction including cost estimating, project management, budget preparation, and scheduling. He has been involved in a variety of projects ranging from \$3 Million to \$325 Million. He has advanced technology skills and has trained others on a variety of estimating software.

### Education

B.S., Mathematics, Louisiana State University

### Licensure and Certifications

Certified Professional Estimator, national

### Select Project Experience

Big Bend State Park - Presido, TX  
Bruce Meisner Park - Phase 1 River Walk - Hickory, NC  
Hardberger Park - Urban Ecology Center - San Antonio, TX  
Hurricane Katrina Restoration Projects - New Orleans, LA



**Jason Fennell, PE**  
Structural Engineer

**Forte & Tablada**

Jason Fennell is a licensed professional engineer. He graduated from Louisiana State University with Bachelor of Science and Master of Science degrees in Civil Engineering. As a postgraduate pursuing a master's degree, Jason focused on structural engineering and hurricane-related topics, including coastal engineering, hurricane climatology, and disaster science and management. Jason has experience in risk analysis for sites and structures from hurricane effects, the design of commercial, institutional, and industrial facilities, and the design of civil infrastructure, including bridges.

### Education

Bachelor of Science, Civil Engineering, Louisiana State University

Master of Science, Civil Engineering, Louisiana State University

### Licensure

Licensed Professional Engineer:  
Louisiana #37287, Texas # 131078,  
Florida #86209

### Selected Project Experience

Eunice Lake Recreational Facilities – Eunice, LA  
LSU Carl Maddox Field House – Baton Rouge, LA  
Bayou Sorrell Boat Launch – Plaquemine, LA  
Galveston Island State Park Restoration – Galveston, TX



**Todd Watson,**  
Ph.D., BCMA  
Arborist

Watson is an international plant health care consultant and has worked in private and public sectors in tree and landscape education, research, and management for over 25 years. He has a BS degree in Horticulture and a PhD in Plant Pathology from Texas A&M University. Watson is an Adjunct Professor in the Department of Ecosystem Science and Management at Texas A&M University and recently was the Program Leader for Urban and Community Forestry where he conducted research and taught arboriculture and urban forestry classes. In 2005, he was named a Montague Teaching Scholar at Texas A&M, and he received the SLATE award for teaching excellence in 2009. He has authored several articles in research journals and professional publications, and he has provided numerous tree and landscape presentations throughout the US, Canada, and Mexico.

### Education

PhD, Plant Pathology, Texas A&M University

Bachelor of Horticulture, Texas A&M University

### Licensure and Certifications

Master Arborist #TX-0974B

# Team Structure

**University Lakes**



**Community & Key Stakeholders**

**Design Workshop**  
Conners Ladner, Project Manager  
Kurt Culbertson, Principal In Charge  
Sarah Delcambre, Landscape Architect  
Alex Ramirez, Technical Lead  
Emily McCoy, Ecologist

- Reich Landscape Architects, Local Landscape Architecture & Irrigation**  
Bill Reich, Landscape Architect

---

- Coastal Environments, Environmental Consulting**  
Karen Wicker, Environmental Consultant

---

- Batture, Civil Engineering**  
Robert Mora, Civil Engineer

---

- JL Bruce & Company, Turf & Soil Specialist**  
Chuck Dixon, Turf & Soil Specialist

---

- Altura Solutions, Accessibility Consulting**  
Andrea LaCour, Accessibility Specialist  
Leyla Hedayat, Sr. Civil Engineer

---

- CCS International, Inc, Cost Estimating**  
Jim Nuckolls, Senior Cost Manager

---

- Forte & Tablada, Structural and Electrical Engineering**  
Jason Fennell, Structural Engineer

---

- Todd Watson, Arborist**



## Wisner Tract City Park

New Orleans, Louisiana

### Design Workshop & Batture

#### Setting a regional precedent for wildlife protection, water quality and equal access.

Design Workshop is developing a new park design for the Wisner Tract - a 150-acre plot located within New Orleans's world class City Park. After significant damage caused by Hurricane Katrina wreaked havoc, the old golf course has remained untouched. As a result, this section of the park has been embraced by the community as a wilderness escape from the bustle of city life. The redesign creates a new urban habitat experience, blending environment, community and education for all residents of and visitors to New Orleans. Over

300 local stakeholders, including organization leaders, workers and frequent users of City Park, were consulted to understand how they use the park, what they want to see and to gather feedback on proposed alternatives. Emphasizing flexible, passive programming with stormwater management best practices, Wisner Tract will offer a new aesthetic and functional amenity for the city. City Park plans to set a regional precedent for functioning wildlife habitat, stormwater management and equal access to natural environments in an urban setting.

#### Client

New Orleans City Park  
Sarah Olivier, Director of Planning  
(504) 483-9409  
solivier@nocp.org

#### Services Provided

Master Planning, Landscape Design, Public Engagemen



# Houston Arboretum & Nature Center

Houston, Texas

## Design Workshop

### From Devastation to Resilience on the Gulf Coast

Houston and the adjacent Gulf Coast area were hit with two extreme weather events over 36 months. In 2008, the area was struck by Hurricane Ike, and in 2011, Texas recorded its worst drought on record. The 155-acre Houston Arboretum and Nature Center (HANC) was hit hard and lost many mature trees. The Design Workshop team discovered that the underlying soil was much more conducive to supporting native prairie than woodland, so the new master plan called for restoring indigenous

grasses more tolerant of weather extremes. HANC is now a resilient landscape, a refuge for native plants and animals, and a model for other regions facing similar environmental threats.

**ASLA NATIONAL  
HONOR  
AWARD FOR  
PLANNING &  
ANALYSIS**

### Client

Houston Arboretum & Nature Center  
Debbie Markey, Executive Director  
(713) 681.8433  
dmarkey@houstonarboretum.org

### Services Provided

Park Master Planning, Park Programming, Landscape Architecture, Wayfinding, Signage & Interpretive Design, Public Outreach, Cost Estimating, Permitting, Construction Observation

# Moncus Park

Lafayette, Louisiana

## Design Workshop

Moncus Park, the last piece of significant open space in the urban core of Lafayette, was born from a grassroots effort to save a pristine area from commercial development. Preserving the 100-acre property, with stately live oaks, rolling hills, open meadows and ravines, and transforming it into park space is a testament to the community's devotion enhancing the quality of life for all residents of Lafayette. The Design Workshop team implemented cutting edge creative engagement strategies to gain valuable feedback about stakeholder preferences for park design, programs and facilities. An extensive analysis of existing ecologies led us to recognize the potential for maximizing views and vistas on the site's slopes, protecting the large live oaks, restoring ecologies, expanding the native plant palette and removing invasive species. These rigorous efforts to integrate cultural history, maximize ecological opportunity, reduce environmental impact and engage directly with the community were key.



**Client** Lafayette Central Park, Inc.

**Services Provided** Landscape Architecture, Park Planning  
Park Programming, Park Design, Public Facilitation  
Interactive Web Design

# Hackberry Gully

Mont Belvieu, Texas

## Design Workshop

Located within the Hackberry Gully watershed, the 200-acre Hackberry Gully Regional Park was conceived by the City of Mont Belvieu to supply stormwater detention for the watershed in a park-like environment. The master plan is the result of a collaborative process between the Design Workshop team, City Staff, City Council, the Planning and Zoning Commission and interested stakeholders within the community. By empowering residents to identify and evaluate preferences for park programming and design, the stakeholder engagement process ensured that the master plan would meet the recreation needs of the community. Due to the integral role that the community played in the planning and design process, the master plan received unanimous approval from Mont Belvieu City Council. Hackberry Gully Regional Park will serve the recreation and social functions of the community, while offering a model for ecological stewardship through park design to a region with imperatives for both. The Hackberry Gully



Regional Park master plan offers solutions to the social and ecological implications of urbanization in east Texas, and as the communities like Baytown, Beaumont, and Pasadena continue to trade in native landscapes for impervious surface, the master plan's lessons will take on an increased relevance. Hackberry Gully is currently under construction.

**Client** City of Mont Belvieu, Ricardo Villagrand,  
ricardo@monstudio.com, (281) 576-2213

**Services Provided** Master Planning, Public Facilitation & Outreach, Landscape Architecture

## Greenwood Park

Baton Rouge, Louisiana

### Reich Landscape Architecture & Coastal Environments

Greenwood Park is a 680 acre community park in Baker, Louisiana designed to capitalize on the site's location and natural resources. The masterplan for the park provided a cohesive park identity, incorporating a consolidated main entrance, a lake oriented activity hub, a community garden, waterfront cafe/ event rental space, a land sculpted play area, and a dog park. The design drew from the site's cultural history, natural habitats, and extensive community input to create an educational landscape that respected and enhanced the local and regional hydrology.

The first phase of implementation included an extensive playground, outdoor performance venue, playground, splash park, disc golf, jogging trails, and boardwalks. The main activity hub is conceptually organized in series of circles with 'rippling' landforms, which symbolically represent bomb craters, relating to the site's World War II Air Force History.



Coastal Environments, Inc., (CEI) provided environmental consulting services related to the Phase 1 design and implementation of the Greenwood Park and the Baton Rouge Zoo Master Plan for BREC. CEI scientists primarily participated in three tasks: 1) Meetings and Program Development, 2) Schematic Design and 3) Design Development.

**Client** BREC, Reed Richard, Rrichard@brec.org, (225) 273-6405

**Services Provided** Master Planning, Community Outreach, Site Design, Playground Design, Splash Park Design, Planting Design, Ecological and Hydrological Advisory

## Bogue Chitto State Park

Franklinton, Louisiana

### Reich Landscape Architecture

As the prime consultant on this project, we developed a master plan for Bogue Chitto State Park, in Washington Parish, LA. The 1,800-acre park is home to a variety of wildlife and vegetation. We conducted several public meetings, including a three-day on-site design charrette with the community and elected officials. Additionally, our team prepared and presented extensive programming and analysis of the site's unique opportunities and limitations to the public through a series of workshops. The community's input informed the design concepts and the final master plan. Features of the park include an extensive trail system, overnight cabins, day use area, RV area, group camping facility, gorge interpretive area, and visitor center. Activities include canoeing, fishing, hiking, birding, biking, and picnicking.



### 2006 AWARD LCASLA HONOR AWARD

**Client** Office of State Parks, Cliff Melius, cmelius@crt.state.la.us, (225) 342-8111

**Services Provided** Inventory and Analysis, Community Outreach, Master Planning, Site Design

**Authentic places are rooted, enduring, meaningful and intensely local.**

### **Project Understanding**

Design Workshop is committed to creating engaging places that meet today's needs and are sustainable environments for all time. To accomplish this, we practice a methodology called Legacy Design. DW Legacy Design represents our commitment to design projects that innovate and contribute to a healthier world in the future. Doing this requires designs that are environmentally sensitive, community supported, economically viable, and artfully executed. These categories define a sustainable project and help our clients and team frame their vision. This approach ensures that our projects reflect the critical issues facing the built environment and deliver measurable benefits. It is the foundation of the firm's workshop culture and the defining process of our practice.

Beautiful and inspiring landscapes are critical to human health and well-being, as humans have an innate need and attraction to nature, known as biophilia. Open spaces are critical in nurturing the body and the mind with places for decompression, inspiration, reflection, expression, gathering and academic investigation. These landscapes have the capacity to address the challenges the urban environment presents and the potential to celebrate cultural and ecological narratives while shaping strong social relationships, all while exhibiting sound resource management.

The University Lakes have served the Baton Rouge community for decades as a cultural, ecological, and recreational resource for a wide variety of users including residents, students, faculty, and outside visitors. The Design Workshop team understands

**Creating real places is not rocket science, it's more complicated.**

that the overall water quality and habitat restoration of the lakes is of the utmost importance in this phase of work. Below we have outlined our approach that addresses those factors and other goals mentioned in the RFP.

### **Water Quality & Habitat Restoration**

To make this plan a success, the planning and design process must be driven by a deep understanding of



Site Photo

site history, ecology and the inherent interrelationships between people and nature - now and in the future. The University Lakes area is a convergence of life, where natural and human activity meet. As such we will explore creative strategies that ameliorate the lakes and use the challenges of water quality and habitat restoration as an opportunity to interlace nature and technology to quickly achieve what the original donors of the swamp land hoped to achieve from the beginning—a cherished public space for the community of people who came after them.

These opportunities will reveal themselves during the pre-design services phase. We will use tools such as desktop review, GIS and in-person site evaluations to intersect the realities of the site characteristics such as landform and slope, hydrology, habitat, infrastructure, and plant and

wildlife quality with opportunities to enhance human experience and human use in order to uncover where site program elements will be best suited and most cost effective. Furthermore, we look forward to collaborating with the entire design team and client to deepen the lakes, propose various improvements and ensure the lakes thrive for decades to come.

Additionally, we will explore the habitat needs along the lakes that we can enhance, but also use as inspiration for design and engagement. Although dying plant material has shallowed the depth of the lakes overtime and weakened ecological relationships on site, we can imagine ways to use this as an opportunity to create new ecologies that hybridize the past with the future and people with nature. We understand that birding is vitally

important as part of the ecotourism in the region and fishing will continue to be an important recreational amenity for visitors. Examples of habitat-focused restoration include innovative strategies to bring back robust and diverse plant communities, removal of hazard trees, protecting existing large canopy trees and deepening the lakes thus providing a healthier water quality and sustaining wildlife.

### Community Connections

Today, parks and other public natural resources need to perform a much stronger role for people than ever before. These spaces provide linkages to surround neighborhoods, places for movement and recreation, mental restoration, respite, and social gathering - all achieved through thoughtful design. For this project, the restoration of the site can manifest as a series of connections



from mid-city to campus. Ribbons of trails and safe streets can guide visitors through a collection of site ecologies and through a series of social and interactive spaces for bird watching, rowing and fishing. Those special moments can be found at various parks along the lakes such as Expressway, City Brook, City Park and East Polk Street. Each stop a moment along a dynamic journey that culminates with exhilarating views and access to the University Lakes.

In the midst of a climate crisis and pandemic, public landscape projects must simultaneously educate and inspire as a part of their measurable impact. Studies suggest that when

people view themselves as part of, rather than separate from, the natural world, they feel more hopeful about the ability of humanity to address challenges and adverse situations. The Design Workshop team, alongside Franklin Associates, a longtime collaborator of ours, will work to better understand the needs to the people and connect them back to nature. We envision this project as an international destination for immersive outdoor experiences that prompt local visitors to return throughout the seasons and farther-flung visitors to return year after year.

### **What Gets Measured Gets Done**

Our team uses research conducted at our past projects that span over 50 years to inform best practices for future projects as a part of an adaptive feedback loop. This approach starts by collaborating with you to establish critical success factors for the project and establishing measurable goals. Additionally, our team has dedicated our professional and academic careers to research and practice focused on maximizing the value landscapes can provide for social and ecological services. These services have proven to be paramount not just for the sake



of environmental health, but also for the health of the community.

Measurable project goals must be established early. These metrics should capture ecosystem services — such as increased carbon sequestration, water purification, reduced soil erosion, increased tree canopy/ reduced heat island impact, improved soil and improved habitat — in addition to social and cultural aims such as improved site connectivity, educational outcomes, didactic engagement, and safe, happy and engaged visitors. Our approach is to set measurable goals early on with you that later become invaluable tools to assess whether or not we

are on track as we design, and later to communicate the value of your investment in the landscape to the broader community.

# Work Plan

## Project Description

The following narrative describes a comprehensive list of services required to prepare master design services for the University Lakes project. Efficiently organizing the work will be essential to completing the project in a timely fashion. While the following narrative is organized in a linear manner, many of the sub-tasks may proceed in a parallel or concurrent fashion.

## Scope of Services

The scope of work to be performed by Design Workshop (DW) in connection with this agreement is as follows:

**Task 1: Pre-Design Services**

**Task 2: Design Management & Coordination**

**Task 3: Schematic Design**

**Task 4: Design Development**

**Task 5: Construction Documentation**

**Task 6: Construction Observation**

## Task 1 Pre-Design Services

The general objective for this phase of the work is to develop a thorough understanding of the work that has been completed to date, become familiar with the site and historical records pertaining to the limits of work, and to develop an Environmental Analysis and Habitat Inventory and Assessment. At the heart of DW's Legacy Design process is a strong baseline condition stemming from thorough site analysis. This task will ultimately serve as the groundwork for measuring existing conditions and establishing key benchmarks. We understand projects within an existing context are often complex and require careful and deliberate analysis, and the team will use the master plan as a jumping off point. Following an in-depth site visit and data collection and review, DW

will establish a detailed inventory and analysis of existing site conditions for the defined area of work.

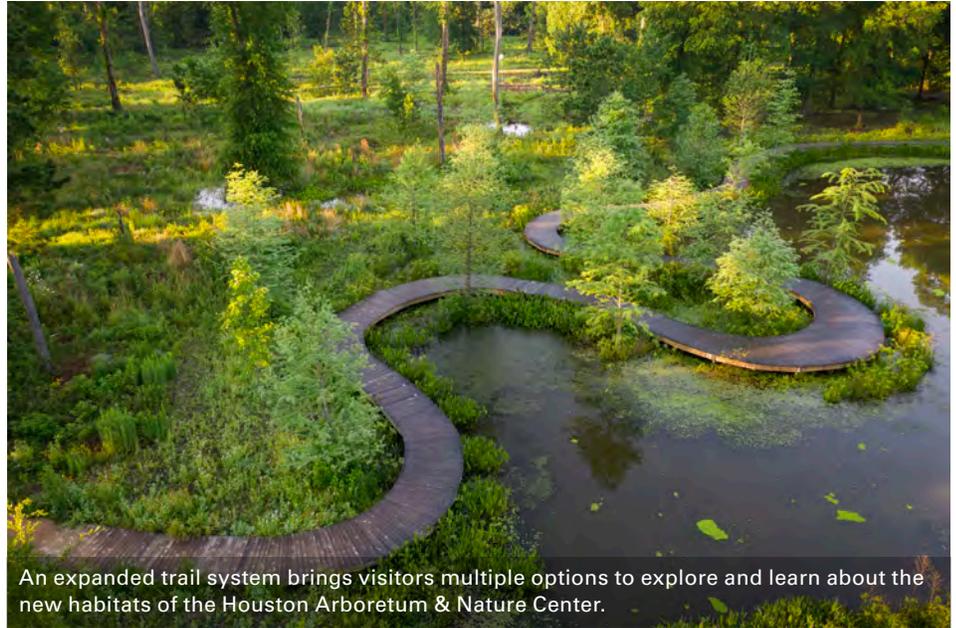
The specific tasks to be completed are as follows:

1. DW will lead a Strategic Kick-Off Meeting (SKO) with the Client and Consultant team. During the meeting, we will review a project management and communications plan, discuss preliminary client goals and work completed to date.
  - Review Project Management Plan: Define the roles and responsibilities of the project team, which will include Client's project manager, the consultant team and any personnel from Client or third parties designated by the Client to participate in the project. Prepare a detailed written project schedule/work plan. Develop an appropriate communication plan for keeping the Client (Board, staff, etc.) informed of project progress
  - Establish Preliminary Goals: Lead a dialogue about opportunities and constraints of the existing site to target key objectives and priorities. Assess perceived needs. Review and develop project goals, design criteria, and site program. The result is a distilled set of measurable project goals, as well as key components of the master plan process that will lead to a successful design and implementation. These "Critical Success Factors" will keep the DW Team accountable for measurable outcomes.



Hackberry Gully, Mont Belvieu, TX

2. Desktop Environmental Analysis: The DW team will review historical records of the limit of work, historical aeriels, assessor records, online building records, historic topo and Sanborn maps, groundwater conditions, uses, depth and flow direction, and the environmental questionnaire to be submitted to LSU and other stakeholders. Desktop analysis will include existing and proposed land uses, e.g., biking/jogging trails, widening of I-10 – Mississippi River Bridge corridor and possible replacement of bridge over University Lakes. Upon review of these items, the team will generate a report with conclusions and recommendations. We understand that dependent upon this report, a Phase 1 ESA may be required
3. Conduct Environmental Site Assessment Field Work: Building on an already intimate knowledge of the site, our team, many of which are Baton Rouge natives or have spent their college career walking these lakes, will DW team will observe and document water, soil, plant and wildlife conditions on a finer scale. The purpose of the field visit is to assess overall ecological health, map vegetative communities, document natural valuable or remnant communities and species, problematic species and conditions, potential influences from adjacent properties and uses, and opportunities for ecological improvement. The potential for impacts on existing fauna from dredging & construction of new land will be studied. It is anticipated that four to seven days will be required to complete this field work.



4. Assess the potential for creation of islands for fauna, e.g., resting areas for turtles and pelicans, preservation of wildlife habitat and trees for resting birds like egrets and anhingas. Identify areas around dredge areas to stockpile logs and stumps uncovered by dredging process and include an analysis of bird sanctuary and how to enhance it.
5. Provide a detailed topographic survey of existing above ground and underground utilities, infrastructure, capacity and flow analysis and existing built and natural features to establish permanent benchmarks for future phases of work.
6. Establish design considerations need to minimize adverse environmental and socio-economic impacts, including current visitor use and potential storm water and sediment runoff during construction.

**The following products will be delivered:**

1. *Project Management Plan including detailed project schedule, work plan and project goals*
2. *Agenda and summary of Strategic Kick-Off Meeting*
3. *Desktop Environmental Analysis report (PDF)*
4. *Habitat Inventory and Assessment report (PDF) to include a Habitat Map (Shapefile)*
5. *Topographic Site Survey with terrain model (two paper copies and AutoCAD)*

---

**Task 2 Design Management & Coordination**

The general objective for this task is for Design Workshop to review and collaborate on work prepared by other consultants retained by the client, such as the Project Advisor

and Flood Risk Reduction (FRR) designer that may affect the aesthetic, environmental and recreational components and programming of the project site.

The specific tasks to be completed are as follows:

1. Design Workshop will provide input into the FRR designer selection process and the selection of other consultants.
2. Participate in bi-weekly progress meetings (via video conference) with Project Advisor and the consultant team.
3. Provide formal review at FRR milestones.
4. Provide feedback on the project's Outreach and Engagement Plan and participate in and/or lead stakeholder engagement activities during the design phase.
5. Solicit input from LSU students, faculty and/or staff experts throughout the design process.



Moncus Park, Lafayette, LA

### The following products will be delivered:

1. *Bi-weekly meeting notes from client-consultant progress meetings*
2. *Formal review comments of FRR submittals*
3. *Comments to the Outreach & Engagement Plan*
4. *Materials and attendance/facilitation for stakeholder engagement meetings (up to four meetings)*

### Task 3 Schematic Design

The purpose of this task is to take a global look at all 6 lakes and develop design alternatives that incorporate the data and information as discovered in Task 1, the FRR, and bathymetric survey, that builds on and enhances the approved 2016 Masterplan. Special emphasis will be placed on the layout, character and performance of these site systems. Concepts will be documented both in written and graphic form. It is understood that coordination with the FRR design may be required and hydraulic and hydrologic studies will be provided by the Project Advisor. In building on our own personal experience, extensive community input, and stakeholder input, we will revisit the 2016 Masterplan and ensure the design hold true to the test of time. We will approach the schematic design through the lens of an intra-pandemic world to ensure the health, safety, and welfare of the citizens of Baton Rouge.

The specific tasks to be completed are as follows:

1. Preliminary meeting with the FRR and Bathymetric team to gain a cursory understanding of their findings.
2. Generate up to two (2) schematic design alternatives for no more than two rounds of review and revisions. (50% presentation to Project Advisor, 100% presentation to Project Management Committee).
3. Develop a preliminary schedule of construction to minimize impacts.
4. Provide materials, attend and lead public meetings.

### The following products will be delivered:

1. *Design alternatives in plan (at a scale to be determined at project kick-off)*
2. *Character sketches and digital models to illustrate design alternatives (up to six)*
3. *Grading plan and sections (to be coordinated with FRR designer)*
4. *Roadway and bridge alignments and sections (if needed)*
5. *Trail alignments and sections*
6. *Drainage plan, including stormwater outfalls*
7. *Channel sections*
8. *Slope stabilization plan*
9. *Upland and wetland planting plans with draft planting list*
10. *Lighting and Electrical plans*
11. *Planting soils strategy*
12. *Opinion of Probable Costs*

13. *Earthwork calculations (to be coordinated with FRR designer)*

#### Task 4 Design Development

Upon approval of the Schematic Design from the Project Advisor, the design team will commence design development. The general objective for this phase of work is to further develop the design character and detail of the proposed design from the previous phase of work. The level of technical information for this phase will be for material selection, coordination, review and cost estimating capturing the programmed and amenitized areas including but not limited to wildlife features, wayfinding, habitat features, boat launch, dock, parking areas, pedestrian infrastructure, etc. . It is understood that the Project Advisor will be responsible for permitting, but the design team will provide necessary support and address any revisions during the review process. DW will also provide overall quality review for aesthetic and technical content to ensure design and engineering elements are properly coordinated and compared with applicable codes.

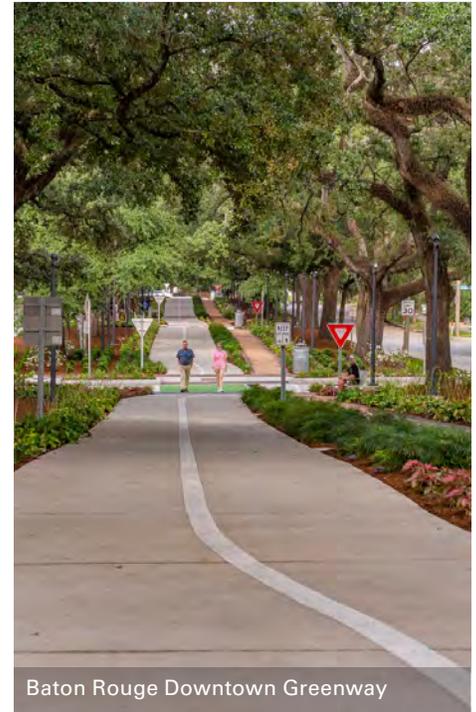
The specific tasks to be completed are as follows:

1. Generate design development level plans, sections, details, materials and technical specifications.
2. Ensure coordination of drawings and budget amongst entire design team
3. Prepare a design development opinion of probable costs (OPC)

4. Present design development plans to the Project Advisor for no more than two rounds of review and revisions (50% presentation to Project Advisor, 100% presentation to Project Management Committee).
5. Submit permit plans for preliminary approvals from various government agencies.

#### The following products will be delivered:

1. *Design development drawings (at a scale to be determined at project kick off).*
2. *Paving and materials plans*
3. *Grading plans and sections (to lakes' edges), including earthwork calculations*
4. *Water quality feature plan and details*
5. *Drainage plan and details, including stormwater outfalls, structures and green infrastructure features*
6. *Slope stabilization plan and details*
7. *Upland and Wetland planting plans and details*
8. *Site protection and demolition plans and details*
9. *Roadway and bridge alignments and sections*
10. *Trail alignments and sections*
11. *Lighting and electrical plan*
12. *Design Development level of Technical Specifications*
13. *Design Development level of Opinion of Probable Costs*



14. *Permit plans and related documents required for approvals.*

#### Task 5 Construction Documentation

Upon approval of the Design Development plans and OPC from the Project Advisor and PMC, the DW team will continue to detail and add content to the overall construction package. DW will prepare final documentation drawings that incorporate the most current information regarding construction practices. All drawings, details, specifications, coordination, meetings and opinions of probable costs listed in Task 4 will be incorporated into this task but at a more detailed level of refinement. It is understood that the Project Advisor will be responsive for permitting, but the design team will provide necessary support and

## Work Plan

address any revisions during the review process. In addition, DW will prepare the following drawings as noted below

The specific tasks to be completed are as follows:

1. Generate construction document level plans, sections, details, materials and technical specifications.
  2. Ensure coordination of drawings and budget amongst entire design team
  3. Prepare a design development opinion of probable costs (OPC)
  4. Present construction documents to the Project Advisor at 10% and 30% complete.
  5. Prepare permit level plans and specifications to conform to local codes and regulations
2. *Paving and materials plans*
  3. *Grading plans and sections (to lakes' edges), including earthwork calculations*
  4. *Layout and dimension plans*
  5. *Irrigation plans and details (if necessary)*
  6. *Water quality feature plan and details*
  7. *Drainage plan and details, including stormwater outfalls, structures and green infrastructure features*
  8. *Slope stabilization plan and details*
  9. *Upland and Wetland planting plans and details*
  10. *Site protection and demolition plans and details*
  11. *Roadway and bridge alignments and sections*
  12. *Trail and boardwalk alignments and sections*
  13. *Lighting and electrical plan*
  14. *Design Development level of Technical Specifications*

15. *Construction Document level of Opinion of Probable Costs*
16. *Permit plans and related documents required for approvals.*

### ASSUMPTIONS

It is assumed that the Project Advisor will lead the bidding and negotiation process. The DW team will assist in generating bid documents, answering RFIs, issuing addenda and reviewing bids as needed.

### Task 6 Construction Observation

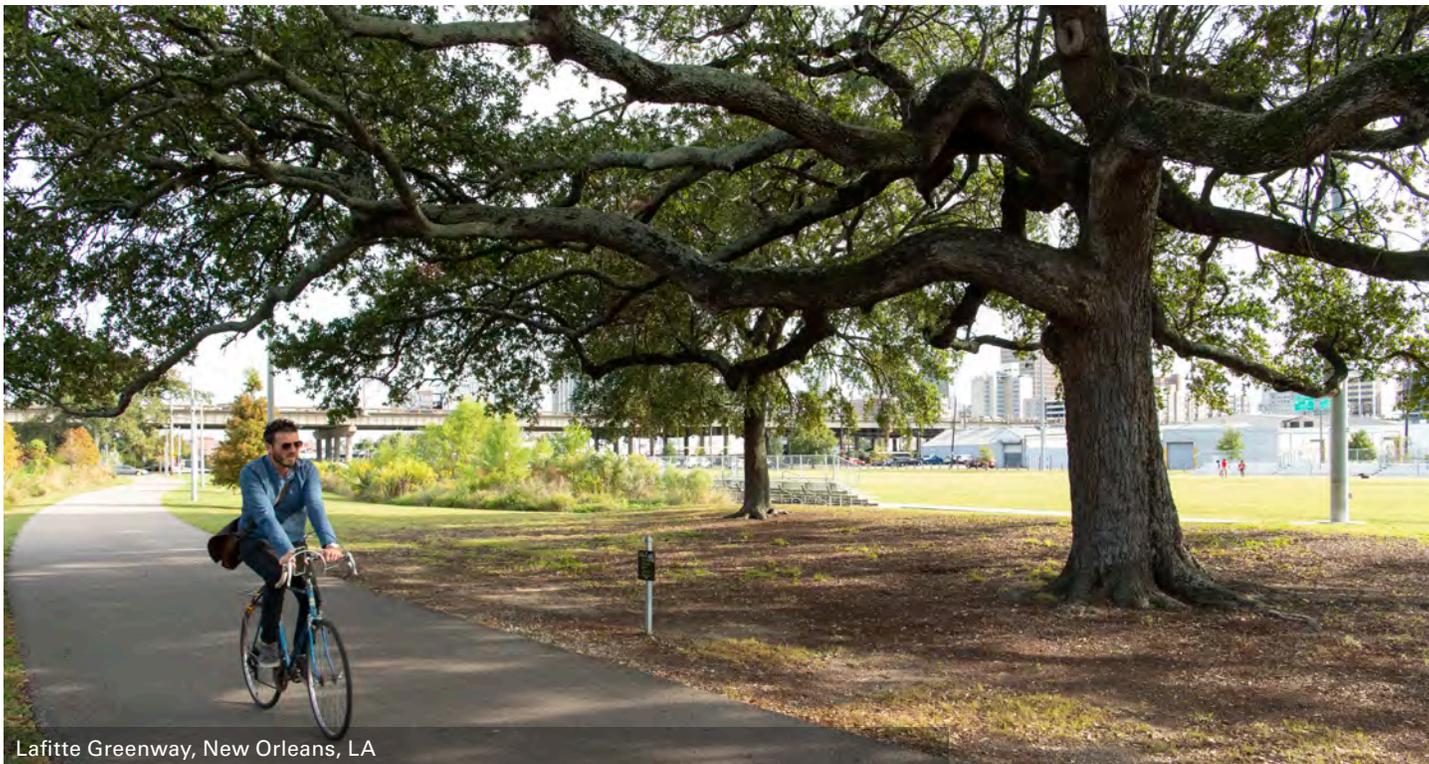
The general objective for this task is to provide observation of the construction process for compliance with the drawings and specifications. The DW team will make periodic visits to the site, as specified below, to become familiar with progress and quality of construction and to determine whether the construction of the landscape work is proceeding in accordance with the design intent and contract documents. Construction observation is a part of Design Workshop's process and its subconsultants process and enables the team to observe the construction in progress at appropriate intervals to inform the owner of the status and quality of work. Construction observation services also enable DW to inform the contractor and owner of any issues observed and create a record of potential problems. If client does not retain the Design Workshop team to perform construction observation services, then client understands and accepts the risk that the failure by the contractor to properly follow and implement the design intent of the contract

### The following products will be delivered in PDF format:

1. *Construction document drawings (at a scale to be determined at project kick off).*



Daybreak, Salt Lake City, UT



documents may be missed. We are proud to have Reich Associates as a part of our team and local landscape architect. They are located less than two miles from the project site and can be readily available to attend meetings and make quick decisions in the field during construction.

The specific tasks to be completed are as follows:

1. Attend construction meetings, including pre-construction meeting, with contractor and subcontractors as part of a proposed site schedule.
2. Conduct periodic site visits and provide progress reports indicating the progress of the project, quality of construction and specific problem areas and state of completion.

3. Respond to requests for clarifications.
4. Review and approve product submittals, shop drawings, samples, mock-ups and other submissions of the contractor for compliance with Construction Documents.
5. Prepare and submit construction change directives/supplement instructions, as needed, for items design by the DW team.
6. Select and tag plant material for conformance to specifications at place of growth including tagging replacement plant materials, if necessary, at supply source with contractor.
7. Review and comment on contractor payment only. Design Workshop will not sign or otherwise authorize. This is

assumed to be the responsibility of a construction administrator or manager.

8. Conduct substantial completion walk-through to review contractor punch list.
9. At the end of establishment period, the DW team shall conduct a final inspection and upon finding the project acceptable, DW will recommend the acceptance of the installation.

**Ability to Conform to Schedule**

Our project management philosophy is built upon anticipation and preparation for all issues that may arise throughout the project process. By constantly considering and developing the appropriate plan to address political, environmental, social and design challenges / opportunities, we can better serve the client while delivering the highest quality product.

Design Workshop has fulfilled the role of project manager for hundreds of projects and has developed rigorous project management standards for all projects. We strive to ensure quality assurance and quality control through clear communication and dialogue with clients and consultant teams. Design Workshop will maintain project schedules and project milestones, will identify and monitor critical paths to success for projects, and will track and report budget items to the client promptly and efficiently.



Houston Arboretum & Nature Center, Houston, TX

# Current Backlog

STAFF	ROLE	CURRENT WORKLOAD
<b>Kurt Culbertson</b>	Principal-In-Charge	Beaufort County Comprehensive and Greenprint Plans, UCLA Campus Master Plan, Chattanooga Park System Master Plan, Fayetteville Park System Master Plan
<b>Conners Ladner</b>	Project Manager	Northwest Regional Park and Hollyhock Park Frisco, Houston Arboretum & Nature Center, Bentonville Quilt of Parks, Mueller Shoreline Courtyard
<b>Sarah Delcambre</b>	Project Landscape Architect	Springbrook Village, Memorial City Plaza, Marq Entertainment Center, University of Houston
<b>Alex Ramirez</b>	Technical Lead	East Village, Hines Global Headquarters, South Texas Ecotourism Center, Houston Arboretum and Nature Center, Midtown District
<b>Emily McCoy</b>	Ecology Specialist	Bailey Drive Gateway at Walnut Creek Wetland Park, Kellam-Wyatt Farm Preserve, Beaufort County Green Print Plan, Hammocks Beach State Park, Eastfield Park, Olney Theatre

JOB CLASSIFICATION TITLE*	WEIGHTING FACTOR <sup>1</sup>  (F)	NO. OF EMPLOYEES AVAILABLE  **	Proposed Fee	
			HOURLY RATE  ***  (RATE)	(F) x (RATE)  ****
Principal	1.0	1	\$ 300	\$
Project Manager	2.0	1	\$ 200	\$
Senior Landscape Architect	2.0	2	\$ 150 - 200	\$
Mid-Level Landscape Architect	1.5	1	\$ 110 - 150	\$
Entry-Level Landscape Architect	1.5	2	\$ 90 - 110	\$
Senior Planner	1.5		\$	\$
Associate Planner	1.0		\$	\$
Senior Architect	2.0		\$	\$
Mid-Level Architect	1.5		\$	\$
Entry-Level Architect	1.5		\$	\$
Senior Engineer	2.0	1	\$ 155	\$
Mid-Level Engineer	1.5	1	\$ 110	\$
Entry-Level Engineer	1.5	2	\$ 80	\$
Surveyor, PLS	1.5	5	\$ 130	\$
Survey Crew – 3 person	1.0	1	\$ 220	\$
Survey Crew – 2 person	1.0	2	\$ 185	\$
CAD Technician	1.0	1	\$ 80	\$
GIS Technician	1.5	1	\$ 67.25	\$
Environmental Scientist	1.5	4	\$ 150 - 179	\$
Cost Estimator	1.5	2	\$ 162 - 237	\$
Scheduler	1.0		\$	\$
Project Assistant	1.0	1	\$ 90-100	\$
Administrative Assistant/Clerical	1.0	2	\$ 65	\$
<b>Total Weighted Hourly Rate</b>				\$

## Small/Disadvantaged Business Use

Design Workshop has included three team members (Coastal Environments, Batture, and Forte & Tablada) as part of our plan to utilize small/disadvantaged business enterprises.



**SCHEDULE D to UL RFP for Master Design Services – CERTIFICATION STATEMENT**

The undersigned hereby acknowledges she/he has read and understands all requirements and specifications of the Request for Proposals (RFP), including attachments.

**OFFICIAL CONTACT.** UL requests that the Proposer designate one person to receive all documents and the method in which the documents are best delivered. Identify the contact name and fill in the information below: (Print Clearly)

Date 11/19/2020                      Official Contact Name: Conners Ladner  
 A. E-mail Address: CLadner@designworkshop.com  
 B. Facsimile Number with area code: (     )  
 C. US Mail Address: 812 San Antonio St., Ste 401, Austin, TX 78701

Proposer certifies that the above information is true and grants permission to UL to contact the above named person or otherwise verify the information provided.

By its submission of this proposal and authorized signature below, Proposer certifies that:

1. The information contained in its response to this RFP is accurate.
2. Proposer complies with each of the mandatory requirements listed in the RFP and will meet or exceed the functional and technical requirements specified therein.
3. Proposer accepts the procedures, evaluation criteria, mandatory contract terms and conditions, and all other administrative requirements set forth in this RFP.
4. Proposer's quote is valid for at least *180 calendar* days from the date of the proposal submission deadline specified in the RFP.
5. Proposer understands that if selected as the successful Proposer, he/she will have *15 business days* from the date of delivery of final Contract in which to complete contract negotiations, if any, and execute the final contract document.
6. Proposer certifies, by signing and submitting a Proposal for \$25,000 or more, that their company, any subcontractors, or principals are not suspended or debarred by the General Services Administration (GSA) in accordance with the requirements in 2 CFR 200. (A list of parties who have been suspended or debarred can be viewed via the internet at [www.sam.gov](http://www.sam.gov).)
7. There is no litigation or any suspension or debarment proceedings that could affect the services to be supplied in any contract resulting from this RFP, or a list of such litigation/ proceedings is attached to this Certification.
8. In the last ten (10) years, the Proposer has not filed (or had filed against it) any bankruptcy or insolvency proceeding, whether voluntary or involuntary, or undergone the appointment of a receiver, trustee, or assignee for the benefit of creditors, or if such proceedings exist, an explanation providing relevant details is attached.
9. There are no pending Securities Exchange Commission investigations involving the Proposer, or, if such are pending or in progress, an explanation providing relevant details and an attached opinion of counsel as to whether the pending investigation(s) will impair the Proposer's performance in a contract under this RFP is attached.
10. There is no open or pending litigation initiated by Proposer or where Proposer is a defendant in a customer matter, or if such proceedings exist, an explanation providing relevant details is attached.



# References

**Wisner Tract City Park**

New Orleans City Park  
Sarah Olivier  
Director of Planning  
(504) 483-9409  
solivier@nocp.org

**Hackberry Gully**

City of Mont Belvieu  
Ricardo Villagrand  
(281) 576-2213  
Ricardo@montstudio.com

**Houston Arboretum & Nature Center**

Houston Arboretum & Nature Center  
Debbie Markey, Executive Director  
(713) 681.8433  
dmarkey@houstonarboretum.org

**PART III: Acknowledgement of Receipt**

**This Acknowledgement of Receipt must be signed by an Authorized Representative of the Proposer and included in Proposer’s response to this Request for Proposals.**

**I HEREBY CERTIFY THAT I HAVE ACKNOWLEDGED RECEIPT OF THIS ADDENDUM 1 TO THE REQUEST FOR PROPOSALS FOR MASTER DESIGN SERVICES AND HAVE INCLUDED A COPY OF THIS ACKNOWLEDGEMENT WITH PROPOSAL AS EVIDENCE OF RECEIPT.**

COMPANY NAME: Design Workshop

SIGNATURE OF AUTHORIZED REPRESENTATIVE: 

PRINTED NAME: Conners Ladner TITLE: Principal

DATE: 11/20/2020

End of Addendum

**PART II: Acknowledgement of Receipt**

**This Acknowledgement of Receipt must be signed by an Authorized Representative of the Proposer and included in Proposer’s response to this Request for Proposals.**

**I HEREBY CERTIFY THAT I HAVE ACKNOWLEDGED RECEIPT OF THIS ADDENDUM 2 TO THE REQUEST FOR PROPOSALS FOR MASTER DESIGN SERVICES AND HAVE INCLUDED A COPY OF THIS ACKNOWLEDGEMENT WITH PROPOSAL AS EVIDENCE OF RECEIPT.**

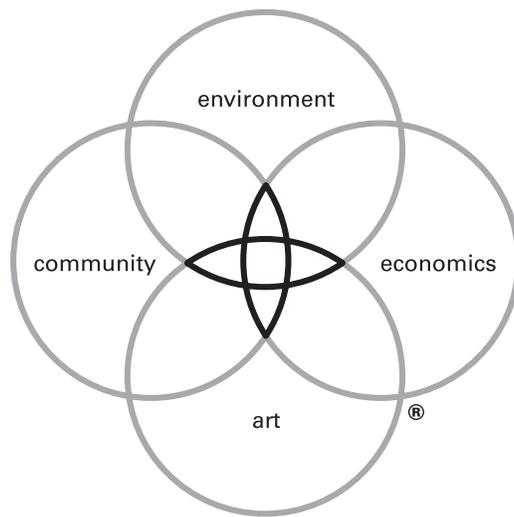
COMPANY NAME: Design Workshop

SIGNATURE OF AUTHORIZED REPRESENTATIVE: 

PRINTED NAME: Conners Ladner TITLE: Principal

DATE: 11/20/2020

End of Addendum



## DW LEGACY DESIGN®

Legacy Design is the defining element of our practice. It is our commitment to an elevated level of design inquiry to arrive at the optimal solutions for clients. The process ensures that our projects reflect the critical issues facing the built environment and that they deliver measurable benefit to clients and communities.

It is the foundation of the firm's workshop culture and guides all projects.