



# wnbarchitects

June 17, 2021

Mr. Brian Nowotny, Deputy Director of Park Operations  
Jackson County, Missouri  
415 East 12<sup>th</sup> Street  
Kansas City, Missouri 64106

RE: Proposal for Master Planning Services for Blue River Parkway

Dear Brian:

Please accept this letter as a proposal for master planning services to be provided by the Design Team for the Blue River Parkway. Our services are broken down as follows.

Methodology:

**PHASE ONE**

Data Collection and Complementary Plans

The Design team will gather all readily available previous planning documents related to the Blue River Parkway and adjacent public lands. Data collected will include graphic documentation and basic mapping showing locations of trails, shelters and other major amenities. We will request existing and proposed information from utility companies, including the City of Kansas City, which cross or abut the park boundaries. In addition, the Design Team will contact other agencies to which may have plans for future development along, or within the park boundaries. This includes plans such as the TrailsKC Plan, the MetroGreen Plan any significant regional data such as such as the City of Kansas City, Natural Resource Inventory and the Blue River Watershed Study from the Mid-America Regional Council. This information will be reviewed, documented, and analyzed as to the future impacts to park development and programming.

Public Stakeholder Input

The Design Team will work with the County to determine the key stakeholders of the park to be engaged as a part of focus group discussions. Some existing user groups of the park of which we are aware include KC Parks, UTC, HCA, Conservation Fund and sports organizations, but there may be additional ones as identified by the County. These stakeholders will participate in one of four focus group meetings regarding the existing and future program and development opportunities at the park. A series of questions will be developed to explore existing conditions and perceptions, current and future needs, and future partnership opportunities.

Warner Nease Bost Architects, Inc.  
517 Delaware, Kansas City, MO 64105  
wnbarchitects.com · 816.283.3731

FILED  
JUL 13 2021  
MARY JO SPINO  
COUNTY CLERK

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### Online Survey and Social Media

The input received will help inform the development of a use and opinion survey which will be available to the general public. The survey will be used to gather additional input from the general public regarding current perceptions and use of the park, as well as ideas and priorities for future improvements. The survey will be pushed out to the general public through the County Park's website and social media accounts. A QR Code which links to the survey will be created for use in publications or other printed or emailed materials. Additionally, the WNB team will work with County staff and assist with providing content of what planning activities are occurring, documentation of the planning process as it progresses, and how people can get involved. This content will be used as a communication tool on the County's website.

### Planning Analysis and Alternatives

Following receipt of input from the focus groups and the public survey, the Design Team will work with the County to develop some high-level concepts of the future development and programming opportunities within the park. In addition, we will develop opinions of probable costs for each alternative and review with County. These options will be folded into one preferred alternative or draft plan. The plan and cost projections will be refined by the Design Team for use in the next phase of the planning process.

### Draft Plan Goals, Priorities and Standards

The Design Team and County Staff will review the preferred alternative for opportunities such as future park improvements, enterprise recreation program priorities and associated standards. The plan will include land management techniques and best practices, natural resource priorities, and development and construction standards. We will also prioritize these future improvement and program opportunities in terms of short, medium, and long term goals.

### Master Plan Document

The Design Team will summarize the existing conditions, preferred plans for the park, the focus group discussions and the input from the survey from the general public through social media. We will also summarize the development of high-level alternatives and the discussions related to those plans and cost projections. The final plan will be described in detail and will contain maps and strategies for funding, such as partnership opportunities, grants and other outside funding opportunities. All of this information will be communicated through formal Master Plan Document to be created by the Design Team.

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Final Plan Presentation

The Design Team will create a summary of the project in a PowerPoint presentation which graphically summarizes the planning process and Master Plan Document for County Staff to use in presentations to the elected officials, as well as interest groups and the general public.

**PHASE TWO**

Additional Survey and Data Collection

Upon development of the Master Plan, additional survey work and data collection will be provided at the County's direction within the confines of the proposed fee amount.

**Fee Proposal:**

Below is our proposal for compensation, based upon our agreed upon rates (attached Exhibit A). We have included our intended distribution of WBE and MBE fees for work to be performed by Vireo (WBE) and Taliaferro and Brown, Inc. (MBE). If you are in agreement with this proposal, please sign in the space provided and return a copy to this office for our files.

PHASE ONE


Fee	WBE %
\$60,000.00	70%

 7-13-2021  
County Approval

  
WNB Acknowledgement

PHASE TWO

Fee	MBE %
\$28,588.00	88%

 7-6-2021  
County Approval  
Bob Criville

  
WNB Acknowledgement

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Mr. Brian Nowotny  
June 17, 2021  
Page 4 of 6

Thank you for the opportunity to present this proposal for planning services. If you would like to discuss the scope of this proposal further or have any concerns, please don't hesitate to give me a call. We look forward to working with you on this important project.

Sincerely,

A handwritten signature in black ink, appearing to be 'BSA', enclosed within a circular scribble.

Brian S. Adams, AIA

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Exhibit A Page 1

2019 WNB Schedule of Hourly Rates

Principal	\$150.00
Associate Principal/Sr. Associate	\$140.00
Associate/Project Architect	\$120.00
Job Captain	\$ 95.00
Intern Architect/CAD Operator	\$ 80.00
Clerical	\$ 30.00

2019 Vireo Schedule of Hourly Rates

Principal	\$145.00
Associate V	\$120.00
Associate IV	\$110.00
Associate III	\$100.00
Associate II	\$ 90.00
Associate I	\$ 80.00
Tech I	\$ 55.00

2019 Taliaferro & Browne Schedule of Hourly Rates


Engineering/CAD Tech I	\$ 74.00
Engineering/CAD Tech II	\$ 79.00
Engineering/CAD Tech III	\$ 86.00
Engineering/CAD Tech IV	\$104.00
Engineering/CAD Tech V	\$107.00
Engineering/CAD Tech VII	\$115.00
Engineering/CAD Tech VIII	\$147.00
Engineering/CAD Tech VIII	\$166.00
Engineering/CAD Tech IX	\$187.00
Engineer/Architect I	\$ 94.00
Engineer/Architect II	\$ 99.00
Engineer/Architect III	\$114.00
Engineer/Architect IV	\$120.00
Engineer/Architect V	\$130.00
Engineer/Architect VI	\$138.00
Engineer/Architect VII	\$151.00
Engineer/Architect VIII	\$162.00
Engineer/Architect IX	\$192.00
Engineer/Architect X	\$197.00

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Professional Land Surveyor I	\$101.00
Professional Land Surveyor II	\$104.00
Professional Land Surveyor III	\$117.00
Professional Land Surveyor IV	\$150.00
Survey Party, two member	\$187.00
Survey Party, three member	\$212.00
Survey Party, four member	\$292.00
Site Representative I	\$ 77.00
Site Representative II	\$ 83.00
Site Representative III	\$ 94.00
Site Representative IV	\$101.00
Site Representative V	\$106.00
Administrative Assistant I	\$ 76.00
Administrative Assistant II	\$ 90.00
Accountant I	\$ 94.00
Accountant II	\$104.00
Principal	\$251.00

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APPROVED AS TO FORM

  
County Counselor

ATTEST:

  
Clerk of the County Legislature




R. 20700

**REVENUE CERTIFICATE**

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation of \$88,588.00 which is herein authorized.

Date

7-6-2001

  
Director of Finance and Purchasing  
Account No. 010 1646 56030  
\$88,588.00

CT 164621001