Mandt Park Master Plan Task Analysis

Inventory, Analysis, and Research

MSA

- Kick-off meeting
- Onsite visit
- Review current reports, maps, or other documents pertaining the park
- Site analysis diagram illustrating existing conditions, utilities, opportunities and constraints of the park.
- One day of focus group meetings

Ayres

- Kick-off meeting
- Onsite visit
- Review existing site conditions, reports, utilities, and other documents
- Review environmental corridors
- Design workshop with stakeholders
- Site analysis diagram illustrating existing conditions, utilities, opportunities and constraints of the park.

Vandewalle & Associates

- Kick-off meeting
- Onsite visit
- Review current reports, maps, or other documents pertaining the park
- Focus group meetings (3)
- Interface with DNR & ACOE

LVBrown Studios & FigureGround

- Kick-off meeting
- Onsite visit
- Focus group meeting
- Review current reports, maps, or other documents pertaining the park
- Existing conditions inventory diagram illustrating opportunities and constraints

SmithGroup

- Kick-off meeting
- Review existing files and base plan information to analyze existing conditions
- Focus group meetings (no number given)
- Public visioning meeting
- Existing conditions inventory diagram illustrating opportunities and constraints

Conceptual Design

MSA

- Develop a concept plan

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- Interface with ACOE and DNR
- Prepare a draft report
- Public presentation for the draft report

Ayres

- Develop two conceptual designs
- Present two concept designs to city staff, committee, and public
- Refine concepts into a preferred conceptual master plan graphic
- Engage with DNR and ACOE for plan content

Vandewalle & Associates

- Develop a conceptual master plan
- Solicit feedback from staff and stakeholders
- Public open house

LVBrown Studies & FigureGround

- Develop a minimum of two and maximum of three preliminary design concepts
- Focus group meeting to go over preliminary design concepts

SmithGroup

- Meet with City and stakeholders to go over the results from the previous phase
- Develop a series of guiding principles
- Three distinctive conceptual design alternatives
- Two-day mini charrette
    - Day 1: meet with the city and stakeholders, and then have a public input meeting
    - Day 2: Meet with the city and stakeholders to review the draft concepts and public's input. Convene with a public open house to go over preferred concept.

Final Master Plan

MSA

- Modify concept plan
- Draft opinion of probably cost
- Draft master plan report
- Staff, committee, and council, presentation
- Final master plan report
- Presentation of final master plan report.

Ayres

- Present the final concept master plan and phasing strategy to the committee
- Final summary report outlining planning process, outcomes, detailed recommendations for new amenities and facilities, character images, conceptual vignette, and probable construction costs.

Vandewalle & Associates

- Develop a final master plan

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- Develop an implementation and cost memo
- Presentation to committee and council

LVBrown Studios & FigureGround

- Prepare a draft master plan design
- Present the draft master plan design as a working meeting
- Develop a final master plan
- Present the final master plan in a public open house forum

SmithGroup

- Develop a preferred concept plan with draft budgetary estimate and character renderings for improvements.
- Present the draft plan to staff, committee and council
- Develop the final master plan
- Present the final master plan to staff, committee, and council for adoption

Cost

Proposer	Fee
MSA	$27,777
Ayres	$14,650
Vandewalle & Associates	$23,690
LVBrown Studio & FigureGround	$36,450
SmithGroup	$48,850