



CITY COUNCIL ACTION REPORT

March 27, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Mark F. Miller, Planning Director 

SUBJECT: TDDA, Interchange Committee, Big Beaver Road & Rochester Road Intersections with I-75,
Confirmation of Landscape Architectural Services

Background:

- On March 21, 2007 TDDA accepted a proposal from Grissim Metz Andriese Associates, for landscape architectural services.

Financial Considerations:

- The TDDA authorized expenditures to not exceed \$40,000.
- City Council is requested to confirm the \$40,000 expenditure.

Legal Considerations:

- The TDDA has the authority to enter into contracts.
- City Council has the ultimate budget authority.

Policy Considerations:

- The item is consistent with City Council Goals I, III and IV.

Options:

- City Council can confirm the TDDA's authorization of expenditures.

Approved as to form and legality:

Lori Grigg Bluhm, City Attorney

Attachments:

1. TDDA Draft Minutes, March 21, 0007
2. TDDA correspondence dated March 15, 2007

Prepared by MFM

G:\Downtown Development Authority DDA\Interchange design\DDA GMA contract CC April 2 2007.doc

DOWNTOWN DEVELOPMENT AUTHORITY MINUTES DRAFT March 21, 2007

A meeting of the Downtown Development Authority was held on Wednesday, March 21, 2007 in the Lower Level Conference Room of Troy City Hall, 500 W. Big Beaver Troy, Michigan. Alan Kiriluk called the meeting to order at 7:30 a.m.

PRESENT: Michael Culpepper
Stuart Frankel
David Hay
Michele Hodges
William Kennis
Alan Kiriluk
Daniel MacLeish (arrived @ 7:32 a.m.)
Louise Schilling
Douglas Schroeder
G. Thomas York

ABSENT: Carol Price
Ernest Reschke
Harvey Weiss

ALSO PRESENT: Phil Nelson
John M. Lamerato
Brian Murphy
Lori Bluhm
Mark Miller

APPROVAL OF MINUTES

Resolution: DD-07-03
Moved by: Kennis
Seconded by: Culpepper

RESOLVED, That the minutes of the February 21, 2007 regular meeting be approved.

Yeas: All (9)
Absent: MacLeish, Price, Reschke, Weiss

OLD BUSINESS

None

NEW BUSINESS

A. Update on Chesapeake Group

Howard Kohn of the Chesapeake Group gave a presentation on the Impact Analysis of the Big Beaver Corridor Improvement study findings.

B. Review of 1st Draft of Development Plan #6

Brian Murphy asked for comments on the Draft. The Development Plan #6 will be on the April agenda.

C. Grissim Metz Andriese Proposal for I-75 Interchange Conceptual Designs

Bill Kennis and Michael Culpepper gave the Board an update on the Interchange Committee progress.

Resolution: DD-07-04
Moved by: Kennis
Seconded by: Culpepper

RESOLVED, That the Board engage Grissim Metz Andriese to provide landscape architectural services for the I-75 Interchange at a cost not to exceed \$40,000.

Yeas: Culpepper, Hay, Kennis, Kiriluk, Schroeder, York
Nays: Frankel, Hodges, MacLeish, Schilling
Absent: Price, Reschke, Weiss

D. Transportation, Community and System Preservation (TCSP) Program Grant

Brian Murphy and Mark Miller provided the Board an overview of the TCSP grant application for the Big Beaver Rochester Road Park and Intersection Project.

PUBLIC COMMENT

Wade Fleming commented on the Impact Analysis Report.

EXCUSE ABSENT MEMBERS

Resolution: DD-07-05
Moved by: Schilling
Seconded by: MacLeish

RESOLVED, That Price, Reschke and Weiss be excused.

Yeas: All (10)
Absent: Price, Reschke, Weiss

MEMBER COMMENT

Listing of short/long-term priorities of Corridor Study for April Board meeting.

The meeting was adjourned at 8:49 a.m.

**Next Meeting: April 18, 2007 @ 7:30 a.m. @ Lower Level Conference Room,
City Hall.**

Alan Kiriluk, Chair

John M. Lamerato, Secretary/Treasurer

JL/ph

Date: March 15, 2007

To: City of Troy Downtown Development Authority

From: Brian P. Murphy, Assistant City Manager/Economic Development Services *BPM*
Mark F. Miller, Planning Director *Mf*

Subject: Interchange Committee, Big Beaver Road & Rochester Road Intersections with I-75, Approval of Landscape Architectural Services

The Interchange Committee reviewed background information for the I-75 interchanges at Big Beaver and Rochester Roads. In addition input from Randy Metz from Gissim Metz Andriese Associates (GMA) was solicited. Attached is a proposal from GMA, not to exceed \$40,000, for landscape architectural services. As part of the proposal, GMA will work closely with the Interchange Committee, Troy Engineering Department, Troy Parks and Recreation Department, Troy Planning Department and MDOT. GMA will work closely with these parties to reduce costs where possible by utilizing qualified City Staff. The Interchange Committee will be critical to the design development process. The work product will include the following:

1. Analysis of the existing conditions of the interchanges.
2. Investigate the design constraints.
3. Develop goals and objectives.
4. Compare existing world-class freeway interchanges.
5. Prepare a concept diagram and plan.
6. Prepare proposed iconic and functional amenities.
7. Prepare budget projections based upon selected concept.

City Management and Interchange Committee requests that the DDA accept the proposal for landscape architectural services from GMA and authorize expenditures to not exceed \$40,000.

Attachment

1. GMA Proposal for Landscape Architectural Services

March 14, 2007

Mr. Mark Miller
Planning Director
City of Troy
500 West Big Beaver
Troy, MI 48084

Re: Big Beaver Road - I-75 and Rochester Road Intersections
Troy, Michigan
Landscape Architectural Services

Dear Mark:

We are pleased to submit the following proposal for landscape architectural services for the above referenced project. It is our understanding that the scope of work includes conceptual design services that appropriately convey the design intent and include a budget projection based upon the approved concept. We would work closely with the Interchange Committee throughout this study and coordinate all work with the City of Troy, Planning Department, Engineering Department, Parks and Recreation Department and MDOT.

Specifically our scope of work would include the following:

A. Conceptual Design Tasks

1. Data collection i.e. aerial photo maps, existing surveys, planting plans, MDOT and City of Troy regulations (provided by City of Troy Engineering Department).
2. Site visit to review existing conditions, photograph areas, and inventory relevant information.
3. Develop base drawings.
4. Research and document codes and ordinances, setback requirements, gore zones, clearances, etc. (provided by City of Troy Engineering Department).
5. Prepare a site analysis to assess data and illustrate implications.
6. Develop written set of goals and objectives.
7. Research and illustrate precedence images of other world-class freeway interchange examples.
8. Prepare proposed concept diagram and plan.

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9. Prepare proposed iconic and functional amenities as part of the proposed concept as appropriate (i.e. signage, gateway icons, lighting, graphics, architectural features, etc.). GMA may utilize (as part of our fee) Dave Peterhans as design consultant for iconic features.
10. Prepare 3D "Sketch-Up" illustrations of the proposed design concept; Three (3) views per intersection (maximum six total).
11. Discuss maintenance issues as related to the proposed improvements.
12. Prepare a budget projection base upon the selected concept.
13. Attend meetings and presentations (assume 6 total).

B. Deliverables

1. Existing conditions photos (30" x 42" Board)
2. Site analysis plan illustrating opportunities and constraints (30" x 42" Board)
3. Concept precedence images, goals and objectives (30" x 42" Board)
4. I-75 concept plan (30" x 42" - 100 scale)
5. Rochester Road concept plan (30" x 42" - 100 scale)
6. Three (3) "Sketch-Up" views of I-75 concept
7. Three (3) "Sketch-Up" views of Rochester Road concept
8. Maintenance issues and projected budget (8½" x 11)
9. Reduced copy booklet of all the above (number of copies to be determined) (11" x 17")

C. Compensation

1. Our proposed fee for the services as outlined above would be hourly not to exceed \$40,000.00
2. Our proposed services shall be invoiced monthly as the work progresses.

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3. Additional work beyond that defined herein would be charged on an hourly basis per the attached rate schedule.
4. Reimbursable expenses are in addition to the fee(s) quoted and per the attached schedule.

We thank you for this invitation to be involved with this project and hope that this proposal meets with your approval. We believe our firm can provide you with the highest quality of professional services and we look forward to working with you on this project.

If we can provide you with any additional information or answer any questions regarding our proposed services, please do not hesitate to contact us.

Sincerely,



Randall K. Metz, ASLA
Vice President

RKM/jmt

Approved and Accepted:

By: _____

Title: _____

Date: _____

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HOURLY RATES AND REIMBURSABLE EXPENSES

HOURLY RATES

For lump sum fee contracts, additional services beyond the scope of our agreement will be performed at GMA's hourly rates that prevail at the time services are rendered. When the fee arrangement is on an hourly basis, the rates will be those prevailing at the time services are rendered. Current hourly rates are as follows:

Principal I.....	\$150.00 / hour
Principal II.....	145.00 / hour
Principal III.....	130.00 / hour
Partner.....	120.00 / hour
Landscape Architect.....	95.00 / hour
Landscape Designer.....	95.00 / hour
Architectural Technician.....	85.00 / hour
Landscape Architectural Technician.....	85.00 / hour
CAD Technician.....	75.00 / hour
Graphic Delineator.....	75.00 / hour

These rates are applicable through December 31, 2007

REIMBURSABLE EXPENSES

Reimbursable expenses shall apply to all fees and project phases, as incurred. Expenses incurred for outside reproduction shall be billed at 1.2 x cost. Billable expenses are as follows:

1. Travel expenses will be invoiced at cost for all projects and includes: mileage (\$485 per mile) and out of town travel: airfare, car rental, parking, tolls, food and lodging.
2. Special materials and/or equipment unique to the project (i.e. special graphic materials, mounting supplies, etc.).
3. Courier, express mail and postage.
4. Reproduction of drawings, specifications, graphics and photos (a schedule of internal reproduction costs can be provided upon request).
5. Outside consultants (electrical, irrigation, survey, etc.).

ELECTRONIC FILE TRANSFER

All drawing files (CAD files) received need to contain the following characteristics:

1. All files received need to be .DWG (AutoCAD Release 2006 or lower).
2. Drawing files to include a color dependant plot style table (CTB) (i.e. not STB).