

A young boy with dark hair, wearing a red t-shirt with a 'THOMAS THE TRAIN ENGINE' logo, is shown in profile from the chest up. He is holding a red fishing rod with a yellow bobber. The background is a blurred body of water with green foliage in the distance.

port

The City of Traverse City
Traverse City Public Pier Study Group

TRAVERSE CITY PUBLIC PIER

PORT Architecture + Urbanism, LLC
with **The Schiffer Group, Inc.**
and **Soils & Structures**

Request for Qualifications Submission

June 12th, 2014

PORT Architecture and Urbanism, LLC

53 W. Jackson Blvd. #925
Chicago, IL 60604
(312) 519-1103
www.portarchitects.com
Contact: Andrew Moddrell (moddrell@portarchitects.com)



The City of Traverse City
Traverse City Public Pier Study Group

June 12th, 2014

Dear Traverse City Officials, Staff and Public Pier Study Group,

It is with genuine enthusiasm that we submit to you our qualifications package for your review in selecting a team to lead the public engagement and design process for the Traverse City Public Pier project. PORT Architecture and Urbanism, LLC is an innovative, award-winning design consultancy based in Chicago, who offers expertise in public realm design, water front design, urban design, landscape architecture and planning and has significant experience in leading multi-member, multi-disciplinary teams through all phases of design and construction. PORT A+U is joined by The Schiffer Group, Inc. and Soils & Structures, both Traverse City-based engineering practices known for their extensive technical expertise and experience designing and constructing shoreline and marine structures throughout Michigan and the Great Lakes region. We believe our offices together offer a level of expertise, enthusiasm and commitment that is unmatched, and as such will assure a Traverse City Public Pier of the highest quality.

The Public Pier RFQ and GLFT Grant immediately grabbed our attention because Traverse City recognizes it has the unique opportunity to build much more than just a typical fishing pier, but one that also serves as a vibrant recreational destination, an educational platform and an ambitious benchmark for future projects outlined in the Traverse City Bayfront Plan. However, in order to meet these exceptional goals, it takes an exceptional consultant team capable of working closely with government leadership and community stakeholders toward establishing a *compelling placemaking vision* for the new pier.

As a matter of course, a comprehensive design must address key infrastructural, budgetary, maintenance and accessibility issues. What distinguishes PORT A+U's team from others is our ability to not only meet these requirements in a practical and economical manner, but to use our public realm design and engineering expertise to *synthesize these requirements into an overarching design that inherently produces a lasting civic impact*.

The context and program for several of the PORT A+U projects in our portfolio have called for an exuberant design response (Denver City Park Re-Imagine Play, for instance). *However, we recognize the beautiful context of Grand Traverse Bay as an opportunity to create a balanced, timeless design that embodies the subtlety, nuance and thoughtful material choices required for the new pier to become a lasting cultural landmark in Traverse City for years to come.*

We sincerely hope that you will give this proposal your fullest consideration. We look forward to the opportunity to work with the City of Traverse City and the Public Pier Study Group toward envisioning, developing and implementing a one-of-a-kind public pier on Grand Traverse Bay.

With warmest regards,

A blue ink signature of Christopher Marcinkoski, consisting of stylized, overlapping letters.

Christopher Marcinkoski
Co-Director, PORT A+U

A black ink signature of Andrew Moddrell, featuring a large, stylized initial 'A' followed by a horizontal line.

Andrew Moddrell
Co-Director, PORT A+U

PORT A+U PROFILE

PORT A+U is a leading-edge design consultancy specializing in the analysis, visioning, design and implementation of new forms of collective space, ranging in scale from plazas and public waterfronts to institutional framework plans and regional planning strategies. The practice synthesizes professional expertise in architecture, urban design, landscape architecture, ecology and urban planning in order to provide the hybrid model of design services necessary to negotiate today's complex public realm challenges.

Ongoing PORT A+U projects include a 51-mile planning study for the Los Angeles River Greenway (Los Angeles River Revitalization Corp.); the design and construction of a 14-acre civic venue in Denver's City Park (Denver Parks and Recreation); the public realm design for the new Moscow International Financial City (SOM Chicago); and a visioning study for the Calumet Core of the Great Lakes region located in Southeast Chicago and Northwest Indiana (Openlands).

In addition to the practice's own work, the partners bring a significant body of expertise and experience from prior senior-level positions at James Corner Field Operations of New York (designers of the Highline) as well as Garofalo Architects and UrbanLab of Chicago. Further, Mr. Marcinkoski and Mr. Moddrell also hold academic appointments, in the University of Pennsylvania Department of Landscape Architecture and the University of Illinois-Chicago School of Architecture, respectively.

PORT A+U was awarded the unanimous first prize in the Working Public Architecture 2.0 international design competition for re-imagining urban infrastructure in the United States; the work was presented and exhibited at the National Building Museum in Washington D.C., and subsequently presented to lawmakers on Capitol Hill. **The office was also recently part of the advisory panel for the National Endowment for the Arts inaugural "Our Town" initiative that awarded more than \$6.5 million to be invested in communities that are supporting the arts as part of a community revitalization strategy.**

THE SCHIFFER GROUP PROFILE

The Schiffer Group, Inc. (SGI) provides civil, structural, and marine engineering design and implementation for site and shoreline developments, transportation, and infrastructure systems. SGI also provides survey, engineering and construction services as well as funding, project planning and facilitation. These services have been on projects as varied as wastewater collection and treatment systems to urban beautification programs, from structural design of buildings, bridges and marine structures, to site plan design and review. Our staff have also assisted communities in securing more than \$15 million in grants and loans from various state and federal governmental agencies over the last 13 years.

SGI continues to build upon an extensive history of working with the state's agencies, municipalities, contractors, and developers. The firm's staff and networks have decades of experience providing the critical input and expertise that has contributed to the successful planning, implementation and completion of key projects—ones that continue to benefit the clients and communities to this day.

SOILS & STRUCTURES PROFILE

Since 1974 Soils & Structures has proven it's abilities to clients throughout Michigan; we continue to believe in Michigan and the opportunities to grow and lead in the areas of construction testing, design, drilling and detailing. We have worked on projects both big and small as well as everything in between. We have had many milestones over the past several years but most notable are the development of our cutting edge paperless reporting system, introduction of thermal photography, the acquisition of two ATV drill rigs, an office in Traverse City and the most recent milestone -the addition of Structural Steel Detailing to help speed up the engineering process.

PUBLIC PIER DESIGN APPROACH

Although all projects require a contextual response, the environs of the Traverse City Public Pier are uniquely layered and dynamic. **The design must physically and programmatically engage a dynamic Grand Traverse Bay climate that unfolds seasonally, while acting as a year-round civic destination, supporting general public use as well as various fishing activities and educational programs.** Our design approach will therefore be defined by the following tasks, goals and guiding principles:

ENGAGE THE PIER CONTEXT

During the early phases of site documentation and research, building upon the extensive work that has been completed to date as part of the 2010 Bayfront Plan, we will evaluate the Public Pier's position as it relates to: 1) the broader Traverse City urban context including pedestrian access routes from downtown, surrounding neighborhoods and under the Murchie Bridge; 2) Front St. and Grandview Pkwy access and parking; 3) Clinch Park and the bayfront open space framework; and 4) Boardman River pathways, habitat and access points. **We believe the new Public Pier, charged by the daily and seasonal fluctuations of its context, to be fertile ground for new forms of social and cultural activity. However, the new Public Pier should not simply exert a new identity on the bayfront, but integrate and enhance what already exists.**

FISHING, EDUCATIONAL AND RECREATIONAL PROGRAMMING

The Public Pier should be home to a variety of spaces appropriate for both high activity and movement, as well as for quiet calm. The pier should provide spaces that are appropriately scaled for their proposed use, and should provide ample and varied activity (prospect, fishing, strolling) options throughout. In short, the new pier should be a place people are comfortable moving through, as well as sitting to observe the beautiful bay around them. **The pier should be a place to go fishing, learn about the Great Lakes and enjoy the scenery--but it should also be a place where Traverse City gets together, where it collects, where it meets friends, where it celebrates.**

BALANCE DESIGN SPECIFICITY + FLEXIBILITY

We imagine a holistic pier and on-shore scheme that synthesizes the design into interconnected, but varying spaces of active and passive use. Multifunctional spaces should provide engaging areas with informational signage for visitors to discover, but also areas for gathering, fishing and learning. **Establishing a flexible material and overall design language is important in order to create numerous distinct environments and scales of activity.** A flexible design language will seamlessly integrate lighting, fishing stations, railings, ADA access, seating, life rings, ladders and signage in support of a holistic experience that reinforces an overall cohesive identity for the new Public Pier as a whole.

EXPAND ACCESS

The Public Pier will have a vast user base, spanning across ages, cultures and physical abilities. Since, as a matter of course, the new pier will be universally accessible, expanding access may present design opportunities that benefit all visitors. How visitors arrive at the new pier and how they understand it within the context of the bayfront, Boardman River and Traverse City is a critical issue. **Great public piers provide more than a wooden boardwalk. They provide a flexible recreational platform, educational opportunities and collective spaces appreciated by all. The Traverse City Public Pier will be a place where everyone is invited to engage in the city's cultural life.** Furthermore, the activities of the pier have the opportunity to expand to surrounding areas in order to provide restroom access, fish cleaning facilities and additional fishing and ecological areas.

SUPPORT ROBUST ECOLOGY

We believe the new pier should aspire to introduce, restore and maintain the highest levels of sustainable habitat development for the shores of Grand Traverse Bay and the Boardman River. **Our approach will include a robust habitat management strategy, a planting regime that offers both native species and arboreal specimens, as well as an approach to reinforcing the relationship between the pier, the mouth of the Boardman River and surrounding bayfront environs.**

PORT A+U KEY PERSONNEL

Christopher Marcinkoski

Registered Architect
Founding Director

Education:

Master of Architecture,
Yale University School of
Architecture, 2004

Bachelor of Architecture,
Pennsylvania State University,
2000

Registrations*

Licensed Architect, New York

NCARB Certified

*If awarded the contract, PORT
A+U will become Registered
Architects in the State of
Michigan.

Mr. Marcinkoski is a founding partner of PORT Architecture + Urbanism. Prior to founding PORT, Mr. Marcinkoski was a senior associate at James Corner Field Operations (JCFO) in New York City, where he led the office's large-scale master planning and urban design work.

Mr. Marcinkoski's body of work at JCFO includes the winning competition entry and framework plan for the 18 square kilometer QianHai Water City district of Shenzhen, China; the winning competition entry, master plan and public approval for the transformation of a 4,500-acre former penal farm into one of the world's largest urban parks in Memphis, Tennessee; the planning and design for the redevelopment of a 1.25 mile stretch of arterial roadway in the London Borough of Croydon; and framework planning work on the 2,000-acre San Juan Knowledge Corridor, which includes the master planning and phase one design of an 85-acre Science City district at the heart of San Juan, Puerto Rico.

Mr. Marcinkoski holds a B.Arch with distinction from The Pennsylvania State University and an M.Arch from Yale University, where he was awarded the H.I. Feldman Prize for Design Excellence and the Christopher Tunnard Fellowship for Achievement in Urban Planning.

Andrew Moddrell

Registered Architect
Founding Director

Education:

Master of Architecture,
Yale University School of
Architecture, 2004

Bachelor of Architecture,
University of Kansas, 2002

Registrations*

Licensed Architect, Illinois and
Colorado

NCARB Certified

*If awarded the contract, PORT
A+U will become Registered
Architects in the State of
Michigan.

Andrew Moddrell is a founding director of PORT Architecture + Urbanism. He is currently leading a diverse range of PORT's public realm design projects including a 51-mile planning study for the Los Angeles River Greenway; the design and construction of a 14-acre civic venue in Denver's City Park; and an OpenLands study for the Calumet River region in Southeast Chicago.

Before founding PORT A+U, Mr. Moddrell was a project architect and project manager for two internationally recognized architecture and urban design practices based in Chicago. At Garofalo Architects, he was the project architect for the ground-up 3-story building for Archrival, a cutting-edge youth marketing agency, as well as the 25,000SF commercial office design for Thornton-Tomasetti, a leading international structural engineering firm. Moddrell additionally led Garofalo Architects' Chicago 2016 Olympics tennis venue design and participated in the History Channel's invited 2106 City of the Future competition.

Mr. Moddrell holds a B.Arch with distinction from The University of Kansas, where he was awarded the Thayer Medal for Architectural Design, and an M.Arch from Yale University, where he was awarded the H.I. Feldman Prize for Design Excellence.

SGI / S&S KEY PERSONNEL

James B. Schiffer, P.E.
Principal
Professional Engineer

Education:
Bachelor of Civil Engineering &
Structural Engineering
University of Michigan, 1989

Registrations:
1999 / Professional Engineer /
Michigan, No. 45737

Credentials:
Shoreline Protection – Coastal
Engineering Design & Practice
/ MDEQ Stormwater Mgt. /
Construction Site Operator
Certified / MDOT Density
Technician / AASHTO Roadside
Design / MDOT / ACEC Office
Mgt. / MCA / ACI Concrete Field
Technician Level I Certified /
FSU Bituminous Paving Ops. /
Troxler Certified

National Society of Professional
Engineers / Michigan Society
of Professional Engineers /
American Concrete Institute

David W. Hohmeyer, P.E.
Licensed Engineer
President / Principal

Education:
Bachelor of Civil Engineering &
Structural Engineering
University of Michigan, 1982

Master of Science of
Engineering
Geotechnical Engineering
University of Michigan, 1984

Registrations:
Michigan #32829
Florida #67275

Jeffrey Hill, P.E.
Licensed Engineer
Senior Geotechnical Engineer

Education:
Bachelor of Civil Engineering,
Geotechnical Engineering
Michigan Technological
University, 2002

Registrations:
Michigan #32829
Indiana #pending

Mr. Schiffer specializes in the design, permitting, funding and construction of general civil, structural, bridge and coastal engineering projects. These include marina design and construction, waterfront improvements, single and multi-span bridges, box and three-sided tunnels and culverts, street and pavement design, sanitary and storm sewer systems, structural concepts and design of commercial and industrial buildings, wastewater treatment plant facilities, and marina improvements. In addition to graduate level structural engineering coursework, he has extensive field and office experience in the surveying, design, estimating, permitting and construction of new and rehabilitation of existing marinas, facilities, roadways and private structures and project sites.

Mr. Schiffer has implemented, designed and administered Design/Build projects keeping all aspects in balance - design integrity, owner's needs, timely project completion and maintaining forecasted budgets. His experience also includes construction inspection of state, municipal and private engineering projects. He is well versed in the procedures and documentation associated with DTMB, DOT, DNR, USDA/RD, and EDC funded projects, as well as AIA, DBIA and CMAA formatted projects.

Mr. Hohmeyer began his career at Soils & Structures in 1978 working part time as construction testing and inspections. In 1982 Mr. Hohmeyer assumed the role of engineer and took on responsibility for conducting geotechnical investigations and training technicians and drillers. In the ensuing thirty years additional responsibilities have included retaining wall and foundation designed.

Representative projects include a large number of marinas for the State of Michigan including Detour, Cheboygan, Mackinaw City, East Tawas, Higgins Lake and Beaver Island. Other waterfront projects include Clinch Park in Traverse City and City of Grand Haven Municipal Marina. The services provided for these projects include geotechnical investigations, foundation design including piles and retaining wall design.

Mr. Hill is a senior engineer at Soils & Structures. Mr. Hill began his career at Soils & Structures in 2012. Mr. Hill's responsibilities include conducting geotechnical investigations and performing pile integrity tests.

Projects include a variety of marinas and waterfront structures over the State of Michigan. Representative waterfront and pile projects include the geotechnical investigation for an anchored sheet pile retaining wall for Trail Creek Marina in Michigan City, Indiana and evaluation of augercast pile at the Consumers Energy's J.H Campbell Plant in Port Sheldon, Michigan.

PORT A+U RELEVANT EXPERIENCE

In the portfolio pages to follow, you will see bold design proposals for four ongoing PORT A+U-led public realm design projects across the United States. However, we believe in creating designs that are fundamentally about enhancing and amplifying the characteristics of a *place*, rather than imposing a predisposed stylistic preoccupation. Therefore, although the program and context of the selected projects in our portfolio have called for an exuberant design response (Denver City Park Re-Imagine Play, for instance). *However, we recognize the beautiful context of Grand Traverse Bay as an opportunity to create a balanced, timeless design that embodies the subtlety, nuance and thoughtful material choices required for the new pier to become a lasting cultural landmark in Traverse City for years to come.*

A PIER ON THE GREAT LAKES

Although Navy Pier remains Chicago's #1 tourist destination, much of the Pier's original integrity and inherent vivacity is lost beneath layers of inconsistent visual and programmatic clutter imposed upon it over many years. **The Pierscape at Navy Pier** project aims to clarify the experiential qualities this one-of-a-kind *place* intrinsically embodies: a point of arrival and departure, extending into Lake Michigan, built to accommodate maritime activities and to provide a place on the water for public use and recreation.

RIVERFRONT PUBLIC REALM

The strategic plan produced for the **LA River Greenway** project demonstrates an approach to public realm design that outlines a smart framework for design implementation. The new Greenway segments are introduced to strategically engage numerous neighborhood fabrics, define a consistent language for points of access, and introduce a level of design legibility across all 51-miles of the LA River.

RECREATIONAL AND EDUCATIONAL PLATFORM

The **Denver City Park City Loop** project is specifically designed to give everyone using Denver's City Park – from small children to older adults – an opportunity to remain active and enjoy a healthy lifestyle. It provides a flexible and universally accessible platform for educational, play and public programming.

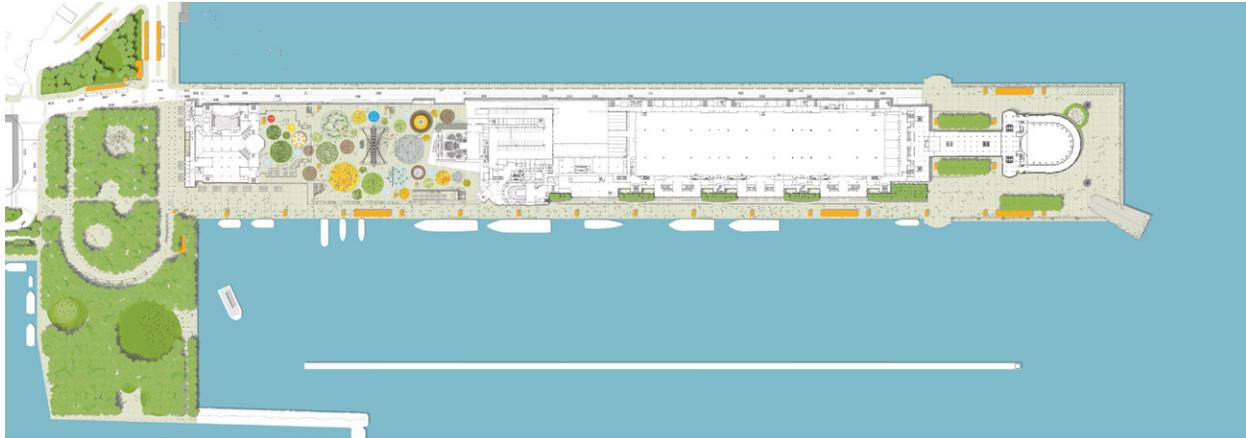
GREAT LAKES REGIONAL VISION

The **Greater Calumet Region Vision** project engages residents, stakeholders and community leaders along the Lake Michigan shore (spanning the borders of Illinois, Indiana and Michigan) in order to collectively define a transformational vision for this challenged, but vital region on the Great Lakes.

SCHIFFER GROUP RELEVANT EXPERIENCE

WATERFRONT AND MARINE ENGINEERING

The **Northport Waterfront Improvements, Petoskey Harbor & Municipal Marina, South Fox Island Marine Access and Consumer's Energy Breakwater** projects demonstrate the ability of the Schiffer Group to coordinate bathymetric survey and bottomland geotechnical services, extensive survey work, comprehensive civil and structural engineering design and overall project/construction management for complex waterfront and marine projects.



THE PIERSCAPE AT NAVY PIER (PORT)

Chicago, Illinois - Navy Pier Incorporated - 2012

Although Navy Pier remains Chicago's #1 tourist destination, much of the Pier's original integrity and inherent vivacity is lost beneath layers of inconsistent visual and programmatic clutter imposed upon it over many years. The proposal seeks, in all aspects of the design, to abide by, to reveal, and to amplify the physical and experiential qualities this one-of-a-kind public pier intrinsically embodies. Specific areas included in the design scope are Gateway Park, the Crystal Garden, Pier Park, East End Park, and the South Dock.

Size: 40-acres
Client: Navy Pier Incorporated
Budget: \$80 Million
Contact: Xavier Vendrell, Xavier Vendrell Studio, Principal
 (312)450-3356, x@xaviervendrellstudio.com
Lead Design Firm: Xavier Vendrell Studio
Date: Invited Competition, December 2011 - February 2012



CITY PARK CITY LOOP (PORT)

Denver, Colorado - Denver Department of Parks and Recreation - 2013 (Ongoing)

PORT was hired by the City of Denver Department of Parks and Public Works to deliver an innovative 14-acre intergenerational play and civic venue at the center of Denver's historic City Park. (Denver City Park Re-Imagine Play) The City Loop project represents a new type of public realm that synthesizes aspects of public health, social and educational development, recreation, urban nature, civic interchange and whimsical play into an iconic destination within one of Denver's most important public spaces.

Client: Denver Department of Parks and Recreation
Budget: \$5 Million
Contact: Gordon Robertson, Director of Park Planning (720)913-0614, gordon.roberston@denver.gov
Team: PORT A+U, Indie Architecture, Latitude39, StudioNYL, Junoworks, Site Masters, Loren Landow Sports Performance, Lois Brink
Date: January 2013 - Present

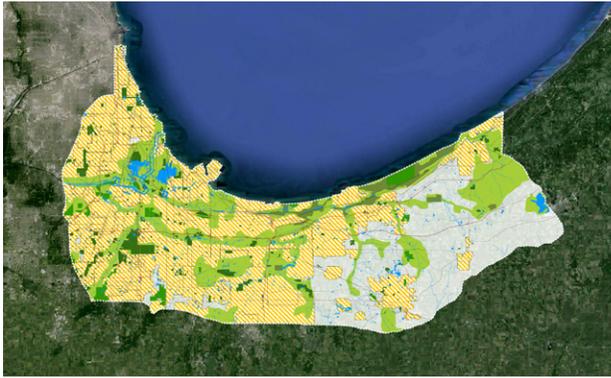


LA RIVER GREENWAY (PORT)

Los Angeles, California - LA River Revitalization Corporation - 2013 (Ongoing)

The LA River Greenway is the LA River Revitalization Corporation's campaign to work with public and private partners to complete a continuous 51-mile Greenway along the LA River by the year 2020. Our ongoing Greenway 2020 work includes defining the new Greenway path segments needed to fill in the gaps between existing public paths/bikeways in order to complete a 51-mile continuous riverfront public realm.

Location: Los Angeles, California
Size: 51-miles
Client: LA River Revitalization Corporation
Budget: \$200 Million
Contact: Jennifer Samson, Project Manager
 (323)221-7800, jsamson@larivercorp.com
Date (ongoing): March 2013 - Present



GREATER CALUMET REGION VISION (PORT)

Greater Calumet Region, Illinois/Indiana - OpenLands - 2014 (Ongoing)

PORT A+U is working with OpenLands and Skidmore, Owings and Merrill on the Greater Calumet Region Vision project that engages residents, stakeholders and community leaders along the Lake Michigan shore (spanning the borders of Illinois, Indiana and into Michigan) in order to collectively define a transformational vision for this challenged, but vital region. The project aims to develop a long-term a benchmark vision for 21st Century Great Lakes ecology, economy and culture.

Location: Greater Calumet Region, IL, IN + MI
Size: 1,000 Sq. Miles
Client: OpenLands
Budget: \$50,000 (Visioning + Public Engagement)
Contact: Jerry Adelman, President
 (312) 330-3933, jadelmann@openlands.org
Date (ongoing): January 2014 - Present



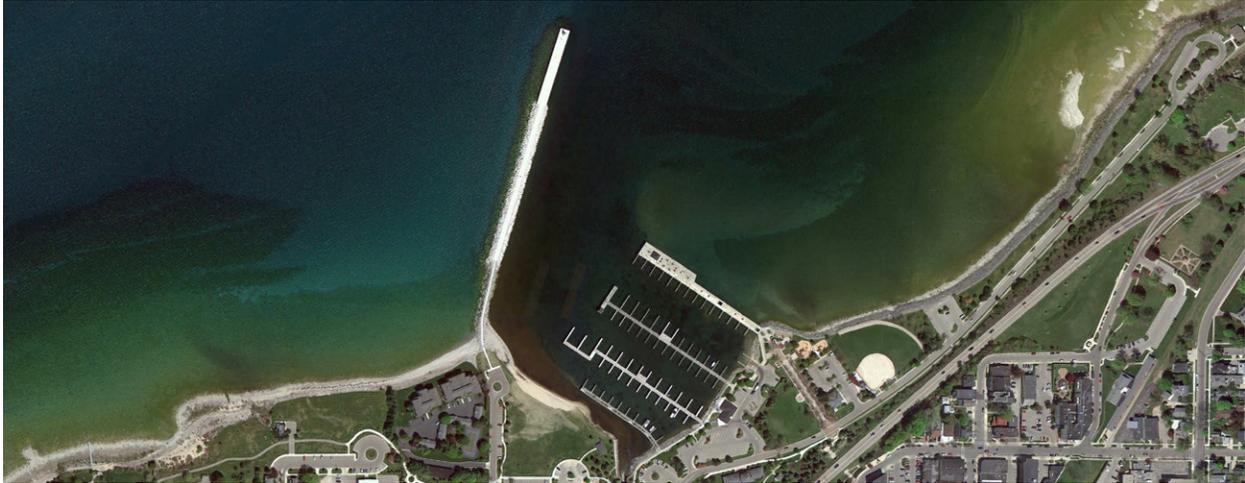
SOUTH FOX ISLAND MARINE ACCESS (SGI) **Leelanau County, Michigan (Ongoing)**

SGI is currently assisting the MDNR and the Fox Island Lighthouse Association (FILA) in the improvement of this MDNR site. The island is 25 navigable miles from the nearest port and is the location of an MDNR owned parcel which is the site of an historic lighthouse and support buildings under the stewardship of FILA.

Amongst many others, the current goal is to remedy the fact that there is no longer an operable landing or anchorage for MDNR staff, FILA staff and volunteers or visiting tour vessels. We are

currently meeting and strategizing with board members and volunteers, visiting the site to review current renovation efforts and existing conditions at the pier/breakwater that is no longer operable.

SGI has completed the landward and lake bottom surveys, wave mechanics and bottomland studies, as well as marine / structural design of a 200 foot Working Dock and permanent Anchorage Crib.



PETOSKEY HARBOR + MARINA (SGI)

Petoskey, Michigan (2009)

SGI designed, and assisted during construction of, the retaining wall system required to preserve and protect the Petoskey Municipal Marina, harbor and beaches during the MDEQ-RRD remediation project. Excavation was required at the shoreline for the removal of contaminated soils. The project was streamlined and scheduled to have no impact during the 2009 Michigan tourism season.



CONSUMERS ENERGY BREAKWATER (SGI)

Port Sheldon, Michigan (2011)

SGI staff provided site topographic survey, and structural design of modifications to the Consumers Energy North Breakwater on the jetty to Pigeon Lake needed to facilitate the construction of a new boardwalk and various fishing platforms. The structure is 900 feet long. The north side features three fishing stations, each of which is about 35 feet wide. The first 850 feet of the south side supports a large warm-water discharge system; however, anglers can fish from the outer 300 feet. The final 50 feet of the breakwater is accessible on all three sides. Railings surround the entire structure.



G. MARSTEN DAME MUNICIPAL MARINA (SGI)

Village of Northport, MI (2011)

SGI designed, and assisted during construction of the new Harbor Control Building (Dock House) and repair to the main pier (Gas Dock) at the Village of Northport (G. Marsten Dame) Municipal Marina, Leelanau County, Michigan. The project obtained funding assistance through the MDNR Michigan State waterways Commission Grant-In-Aid program. Construction was completed in time for the 2011 boating season.

PUBLIC PIER STAFFING PLAN

(PORT) CHRISTOPHER MARCINKOSKI - BIG VISION - will contribute international **public realm design expertise**, which he has consistently demonstrated both over the last 4-years as a founding partner at PORT and during 6-years as a Senior Associate at James Corner Field Operations. For the Traverse City Pier, he will lead the design team toward synthesizing all aspects of the design (program, landscape, infrastructure, urban context, etc.) into one, holistic vision defined by a process and a *place*.

(PORT) ANDREW MODDRELL - PROJECT MANAGEMENT and PUBLIC ENGAGEMENT - is an experienced team leader and **project manager** that make sure *every job gets done*; he excels at leading projects through **extensive public engagement** processes. He is uniquely suited to get up front, clearly communicate ideas, listen to feedback and work with PORT design staff to revise the design moving forward--over and over again. But, most importantly, he is unwavering in his commitment to incorporating new ideas and feedback toward strengthening (not diluting) over-arching design goals and project ambitions.

(SGI) JAMES SCHIFFER, P.E. - PIER STRUCTURE + PROJECT COORDINATION - will be the point of contact with PORT A+U and other team members and as the SGI Lead Structural Engineer and Project Manager. Jim has been the Project Engineer responsible for numerous MDOT, local agency, and private design and construction projects. Mr. Schiffer has over twenty (20+) years of road, bridge, marine, structural and utility design and construction experience. He is very familiar with Municipal, MDNR/MDEQ, USACE procedures and specifications and is well versed in marine/coastal plan preparation and design standards.

Jim will be responsible for providing SGI survey work, final designs and quality control prior to submittal of deliverables to PORT A+U, coordination of staff, overall management of those project elements assigned to SGI and bathymetric survey and bottomland geotechnical services by other team members. He will also be responsible for assisting in maintaining the schedules and compliance with team and client timelines.

(S&S) DAVID HOHMEYER, P.E. - ON/OFF SHORE INVESTIGATIONS - will work with SGI to complete the Outcome 01: Field Investigations and Outcome 02: Shoreline Studies for the project.

(S&S) JEFFREY HILL, P.E. - SOILS + GEOTECH - will specifically be responsible for conducting Activity 03 and Activity 04 Geotechnical Investigations and performing pile integrity tests for the new pier design.



Shelby Farms Master Plan rendering depicting water's edge transformation at Patriot Lake.

PUBLIC PIER WORK PLAN

Upon review of the proposed scope of work included in the RFQ for the Traverse City Public Pier, and based on our extensive work and experience in comparable public engagement-focused, ecological and recreational projects, we are proposing the following preliminary work plan that we believe will achieve the goals and aspirations outlined by the City of Traverse City and the Traverse City Public Pier Study Group.

Based upon the 18-week schedule outlined in the Great Lakes Fishery Trust document, we are preliminarily proposing the following task allocation and deliverables. The schedule is elaborated upon in the pages to follow, noting in parenthesis (*PORT, SGI or G&G*) which design team consultant will take the lead in completing the scope of work and deliverables for each outcome.

OUTCOME 01: FIELD INVESTIGATIONS (WEEKS 1-3) (SGI + G&G)

Task 01: Shoreline Survey
Task 02: Bathymetric Survey
Task 03: Lake Bottom Geotechnical Investigation
Task 04: Shoreline Geotechnical Investigation
Deliverables: Surveys and Geotechnical Reports

OUTCOME 02: SHORELINE STUDIES (WEEKS 4-6) (SGI + G&G)

Task 01: Sediment Transport Analysis
Task 02: Wave Study
Deliverables: Study Reports

PORT has assembled a team that has the experience, creativity and local knowledge to technically evaluate the site fully, allowing the design team to start from first principles of science and engineering in proposing innovative, smart solutions.

SITE ANALYSIS

Additionally, PORT A+U will create a series of site, circulation and context plans that show: 1) landscape, ecology and physical characteristics of the overall site and context; 2) how users currently access and move through the site and bayfront; 3) bayfront automobile routes, crossings, access and parking; 4) civic, institutional and cultural context and connectivity. This work will be essential to our initial schematic design process aimed at integrating the pier and on-shore design into its physical and cultural context.



Site Analysis Maps for Denver's City Park, demonstrating transit / pedestrian connectivity and relationship to other civic assets.

PUBLIC PIER WORK PLAN (CONT.)

OUTCOME 03: PUBLIC OUTREACH (WEEKS 1, 8 + 10) (PORT A+U)

Task 01: Presentation Materials

Task 02: Public Presentations

Task 03: Key Stakeholder Presentations

Deliverables: Meetings, Facilitation, Power-Point Presentations and Renderings

Working in the public realm on projects such as Denver City Park City Loop, LA River Greenway and OpenLand's Greater Calumet Region Vision necessitates an inclusive design approach and process. As designers, we are effective at conducting public outreach, running community meetings and engaging a wide audience in an easily understandable way; and incorporating client, agency, donor, developer, private and public feedback into a cohesive and fully integrated design.

PUBLIC MEETING 01 - "LISTENING" WORKING SESSION (WEEK 1)

The PORT team will work with The Public Pier Study Group to organize a public kick-off meeting centered upon, above all else, *listening*. After a presentation reviewing the goals and logistics of the pier project, we will lead a working session that begins with a 20-minute presentation that uses strong images and analogous project examples to highlight design investment as a critical ingredient to the success of both healthy ecologies and public spaces. We will then break up into several 15-minute rotating table discussions (facilitated by pairings of City and Design Team staff) in order to raise issues and compile extensive butcher paper notes on key topics such as: What makes a great pier? What makes a great public space? How do you spend time at the bayfront? What activities/uses would you like to see at the pier and along the nearby shore in the future? Meeting minutes, photos and a summary of table discussions will be made available to the city to share publicly.

PUBLIC MEETING 02 - GUIDING PRINCIPLES + SCHEMATIC DESIGNS (WEEK 8)

Based upon the "Listening Session," the PORT team will work with the Study Group to identify guiding principles on which to base all work related to the Traverse City Public Pier. The team will host a second public meeting to 1) publicly report and confirm "What We Heard" during the first public meeting; and 2) Outline the Guiding Principles and how they have emerged from the analysis, research and public engagement process to date; and 3) present three schematic pier concepts building upon the guiding principles and 4) hold a public forum and Q&A session for design feedback, debate, and general vetting of the concepts in order to select the preferred final scheme for design development.

PUBLIC MEETING 03 - DESIGN DEVELOPMENT (WEEK 10)

The team will host a third public meeting to present further development of the preferred final pier concept with an emphasis on: 1) confirming "What We Heard" during the first two public meetings; 2) how the Guiding Principles have defined the final concept to date; and 3) a public forum and Q&A session for design feedback, debate, and general vetting of the concept.



City Loop "PLAY" Focus Group (3/20/13) and Denver Zoo City Loop Working Session (3/20/14).

PUBLIC PIER WORK PLAN (CONT.)

OUTCOME 04: DESIGN DEVELOPMENT (WEEKS 7-10) (PORT + SGI)

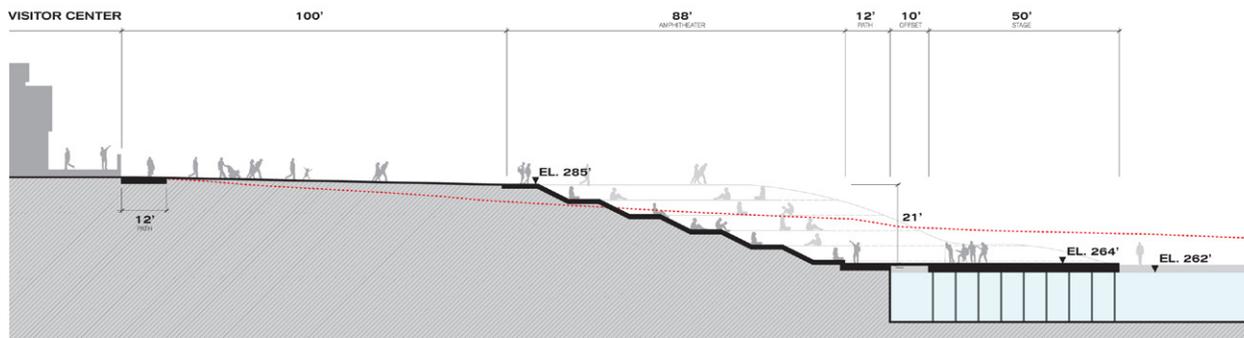
Task 01: On-Shore Infrastructure

Task 02: Pier Infrastructure

Deliverables: Design Plans and Supporting Documents

ON-SHORE SITE / INFRASTRUCTURE

Traverse City's landscape is distinguished by not only the presence of the Bay, but by the Boardman River. The new public realm and ecological habitat developed at entry point of the new pier will soon become a dynamic and distinct nexus of activity where these two ecological systems and adjacent shoreline habitats intersect. The on shore area should offer a series of easily accessible, unique spatial experiences and physical environments comprised of aquatic and terrestrial habitats; diverse opportunities to access the water and go fishing; and an elemental setting for access and active recreation.



Shelby Farms Master Plan sections depicting water's edge transformation at Patriot Lake.

SCHEMATIC DESIGNS + DESIGN DEVELOPMENT

The PORT team will work prepare a series of Schematic Designs for the Traverse City Pier in preparation for the 2nd public meeting – a first cut at several strategic options for the pier vision. The Schematic Plans will define the pier extents and initial plan zoning options for the pier as well as sub-zones within the broader on-shore site and test possible circulation paths; access options; open spaces; ecological areas and scales of public recreation program and amenities; land use organization and potential restroom/fish cleaning building footprint(s) and massing (if needed).

Once a preferred scheme is selected, we will further develop the physical form of the new pier and on-shore infrastructure. We will incorporate city, stakeholder and public comments from the 3rd Public Meeting into revisions and development of the final design.

CONCEPT RENDERINGS

As you'll see in our portfolio, our team excels at visualization, which we believe is an important tool for stimulating informed and interesting debate among non-planners and a broad public. As a matter of course we often produce numerous renderings in order to convey all important experiential aspects of a project.



Caracas Parque La Carlota Illustrative Site Section

PUBLIC PIER WORK PLAN (CONT.)

OUTCOME 05: PERMITTING (WEEKS 11-14) (SGI + PORT A+U)

- Task 01: Wetland and Water Body Survey + Report
 - Task 02: Cultural and Resource Survey + Report
 - Task 03: Special Status Species Survey
 - Task 04: U.S. Army Corps. of Engineers (Clean Water + Rivers/Harbors)
 - Task 05: U.S. Fish and Wildlife Services (Endangered Species, Migratory Bird Treaty, Eagles)
 - Task 06: MDEQ - Act 451, Part 301/303 Permitting
 - Task 07: MDEQ - Act 451, Part 31 Stormwater Management Plan
 - Task 08: MDEQ - Act 451, Part 31 Water Resources Protection; Floodplains and Floodways
 - Task 09: MDEQ - Act 451, Part 91 Soil Erosion and Sedimentation Control
 - Task 10: Michigan Dept. of State - Bureau of History, Historic Preservation Office, Michigan Tribal Council, Michigan Office of State Archaeologist Section 106; National Historic Preservation
 - Task 11: MDNR Act 451, Part 365 Endangered Species Review (Natural Heritage List)
- Deliverables: Permit Applications and Supporting Documents*

OUTCOME 06: CONSTRUCTION DOCUMENTS (WEEKS 15-18) (PORT A+U + SGI)

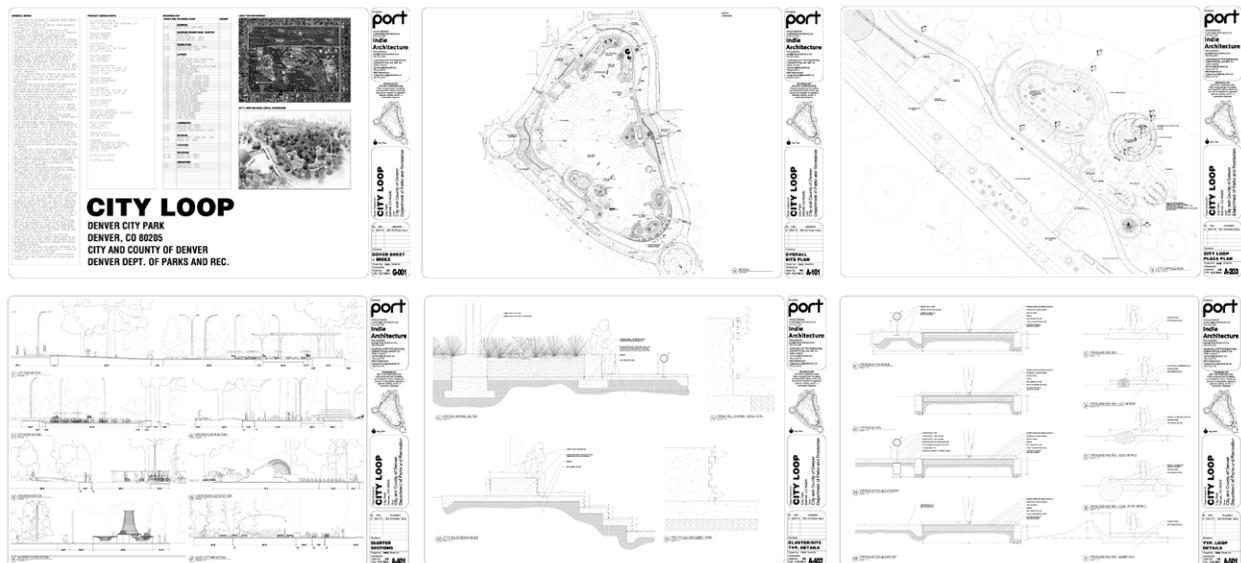
- Task 01: On-Shore Infrastructure
 - Task 02: Pier Infrastructure
 - Task 03: Bottom Lands Transfer
- Deliverables: Plans and Specifications for Construction*

PERMITTING PROCESS

PORT has assembled a team that has the experience and local knowledge to navigate the complex application/report processes associated with Tasks 01 - 11.

CONSTRUCTION DOCUMENTS

PORT and the Schiffer Group have *significant experience* in leading multi-member, multi-disciplinary teams through the construction document, bidding and construction administration process. Upon receipt of all city, stakeholder and public comments during the design development phase, the team will make the necessary revisions and complete a comprehensive construction documents package.



Excerpts from 42-Page Construction Document Set Coordinated and Issued by PORT for the \$5-Million City Loop Project.

9. Signature Page

TITLE: Traverse City Public Pier RFQ

DUE DATE: **June 12, 2014 at 4:00 p.m.**

Having carefully examined the attached RFQ and any other applicable information, the undersigned proposes to furnish all items necessary for and reasonably incidental to the proper completion of this RFQ.

The undersigned understands and agrees that they must be licensed to do business as Professionals in the State of Michigan.

The undersigned submits this proposal and agrees to meet or exceed all requirements and specifications listed on the RFQ, unless otherwise indicated in writing and attached hereto, and acknowledges a thorough understanding of the City's Great Lakes Fisheries Trust grant agreement.

The undersigned certifies, as of the date of this RFQ, not to be in arrears to the City of Traverse City for debt or contract or is in any way a defaulter as provided for in Section 152, Chapter XVI of the Charter of the City of Traverse City.

The undersigned understands and agrees, if selected to be awarded this work, to enter into an agreement with the City to supply this work.

The undersigned understands that the City reserves the right to accept any or all proposals in whole or in part and to waive irregularities in any proposal in the interest of the City. The RFQ will be evaluated and awarded on the basis of qualifications and best value to the City. The decision criteria to be used, but will not be limited to, is qualifications, technical expertise and experience, key staff, past similar work, firm's understanding of the project scope, quality of the firm's project approach and overall capability to meet the needs of the City.

The undersigned agrees that the RFQ may not be withdrawn for a period of 60 days from the actual date of the opening of proposals.

Submitted by:



(Signature)

Andrew Moddrell, Director

(Name & Title - print)

312-519-1103

(Telephone Number)

PORT Architecture and Urbanism, LLC

(Company Name)

53 W. Jackson Blvd. #925, Chicago, IL 60604

(Company Address, City, State, Zip Code)

port

