



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: 4c

Title:

St. Charles Initiative Update and Request to Approve Concept Design and Services Agreement with Serena Sturm

Presenter:

Lora Vitek and the St. Charles Initiative Committee

Meeting: Planning & Development Committee

Date: October 12, 2020

Proposed Cost:
\$166,729

Budgeted Amount: \$1,000,000
(construction/engineering)

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The St. Charles Initiative is an independent advisory committee, under the umbrella of the Community Foundation of the Fox River Valley, comprised of St. Charles community leaders and residents and was formed to provide additional support for public projects in St. Charles. This public-private partnership generates funding through charitable donations as a complement and/or replacement of tax-based sources.

On August 10, 2020, the St. Charles Initiative presented to the Committee a concept for the First Street Plaza expansion. The Committee provided feedback, and the St Charles Initiative would like to take this opportunity to respond to that feedback. The St Charles Initiative is also requesting a positive recommendation of approval for the concept and to advance with schematic design, the next phase of project architecture/engineering. With the completion of this phase of architecture/engineering the St Charles Initiative will be better able to undertake fundraising.

The St Charles Initiative recommends that the City enter agreement with Serena Sturm for the Schematic Design phase, at a cost of \$166,729.

Further considerations by the Planning & Development Committee and City Council will be part of the usual development process and follow the completion of the schematic design.

Attachments *(please list):*

- Project details and cost information
- Design Concept
- Serena Sturm proposal for design services

Recommendation/Suggested Action *(briefly explain):*

The St. Charles Initiative seeks approval from the Committee on the First Street Plaza design concept and for approval of the Schematic Design project phase agreement with Serena Sturm.

October 9, 2020

First Street Plaza project information for presentation to the Planning & Development Committee Meeting on Oct 12, 2020.

I. Cost estimate/Projected Revenue

A. Cost estimate for plaza expansion

\$1 million- One West Main St real estate purchase

\$2.4 million- Construction estimate (1st Street Plaza expansion)

\$500,000- Professional fees

Total ~ \$4 million

Note: additional pedestrian bridge estimated cost not included

B. Revenue

\$600,000 Exelon donation

\$400,000 City contribution for One West Main St purchase

\$1 million- City budget FY2020-2021 for building a river wall and filling the hole

\$94,000- County Riverboat grant from the Community Foundation

\$12,000- Concept design donation

\$25,000 – Other donations received

Total available ~\$2.31 million

Shortfall- \$1.69 million – The St Charles Initiative expects to cover this gap with donations and sponsorships.

II. Professional Services phased approach

A. Schematic Design (SD) – 8-10 weeks

B. Design Development (DD)

C. Construction documents (CD)

D. Bidding (BD)

E. Construction (CA)—summer 2021 with phase 1 construction

Next expenditure – Schematic Design phase includes collection of basic site data, project feasibility and lay the foundation for future phases. Proposal value- \$166,729.

III. Response to feedback from the August 10 P&D meeting

A. **Request for added green space** – the St Charles Initiative is interested in further study of this request. In particular the addition of green, perhaps lawn, as the surface within the area defined with the solar paneled canopies and shade trees (see the attached “Preliminary Plaza Concepts- Ecology/Green Space” drawing).

B. **Splash park/children activity concept** – the St. Charles Initiative appreciates this idea, as it is a shared intention to provide a space for the community, including families with

children. Pottawatomie Park, Lincoln Park, Hazeltine Park (newly renovated), and Mt. St. Mary Park are all very near the First Street area, and provide space for running, ball games, and many other outdoor activities that require significant space for activity. The St Charles Initiative sees this location as a more of a plaza than a park. Conversation will be initiated with the Park District to explore the possibility of adding this feature to what is now the 1st Street area between the south line of the plaza and the entrance to the parking deck in the proposed closure of the street.

C. **Project cost-** see above

D. **Public feedback-**

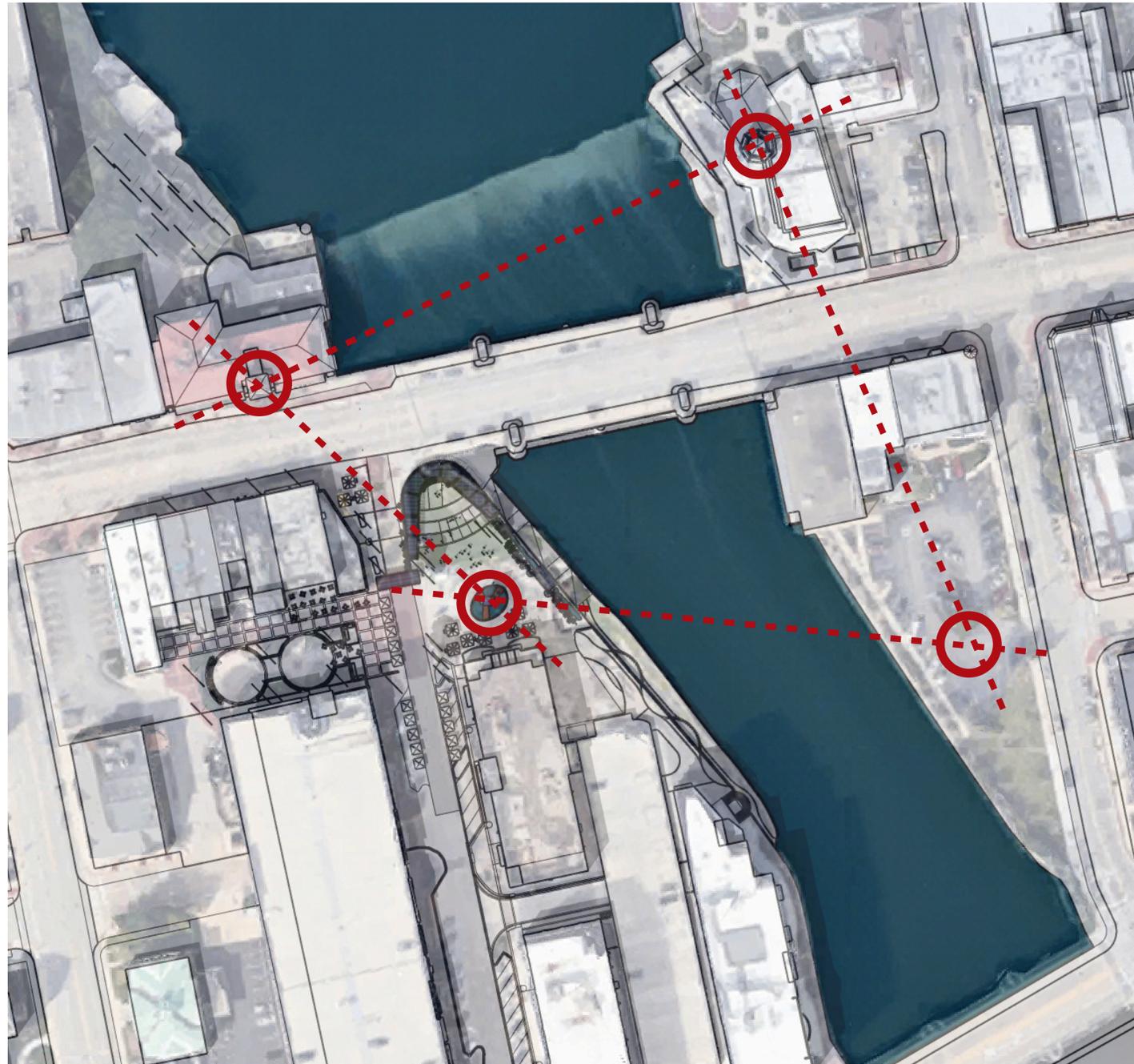
- i. Received feedback over the last two months and continue to accept this.
- ii. Social media and print media efforts provided opportunities to comment and feedback was received.
- iii. Future small group meeting as a part of the Initiative process – some have already occurred.
- iv. Public signage and email address where to send feedback.
- v. Public process to update the development process managed by the Community and Economic Development Department.

IV. Request for approval of the St Charles Initiative 1st Street Plaza concept plan

V. Request for approval of the Schematic Design project phase

“A unique gathering place that celebrates the natural beauty and heritage of St. Charles”

First Street Plaza emphasizes cultural continuity, urban regeneration, environmental responsibility and community engagement.



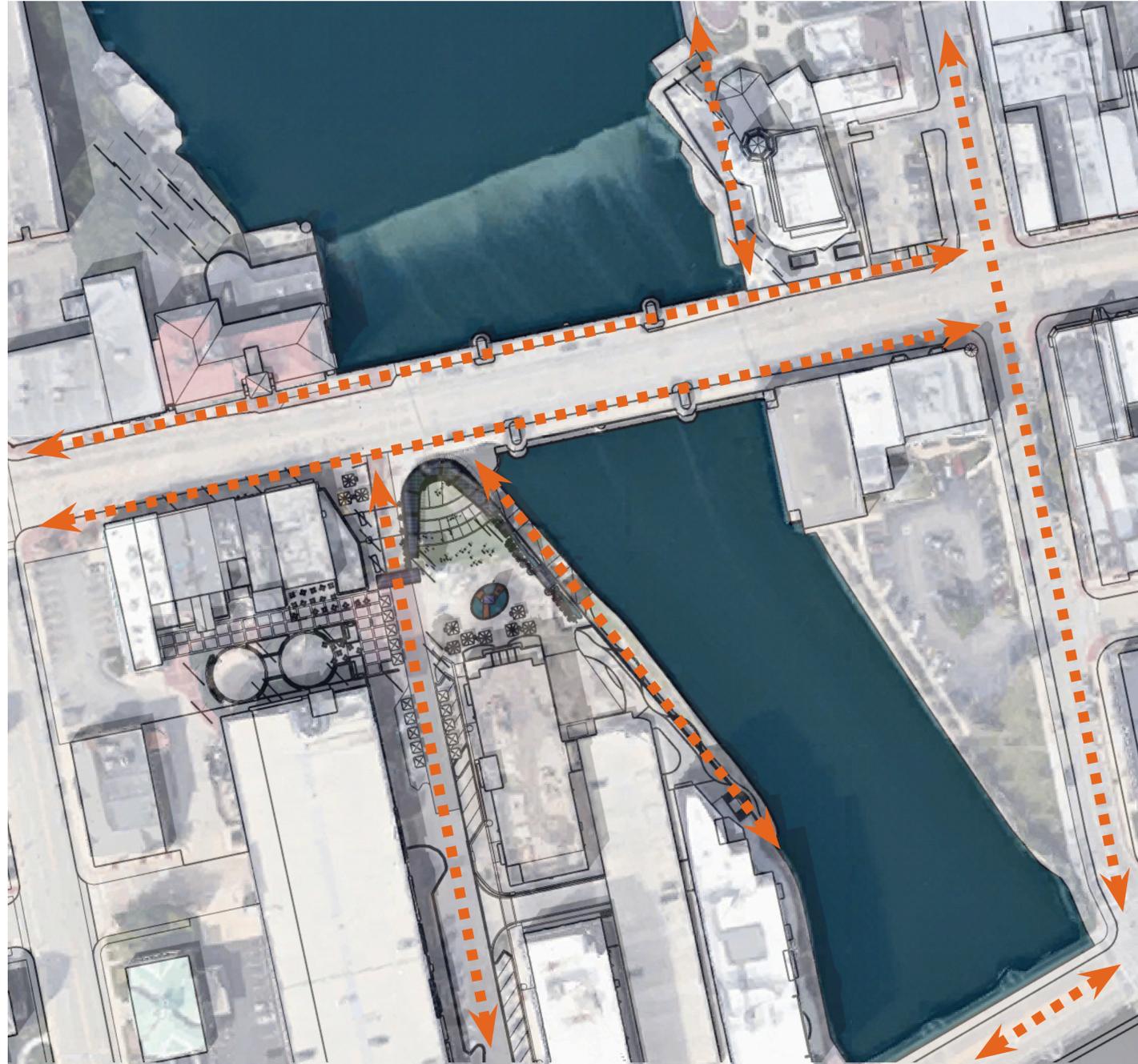
VISION AND URBAN ANALYSIS - ELEVATED PLACES



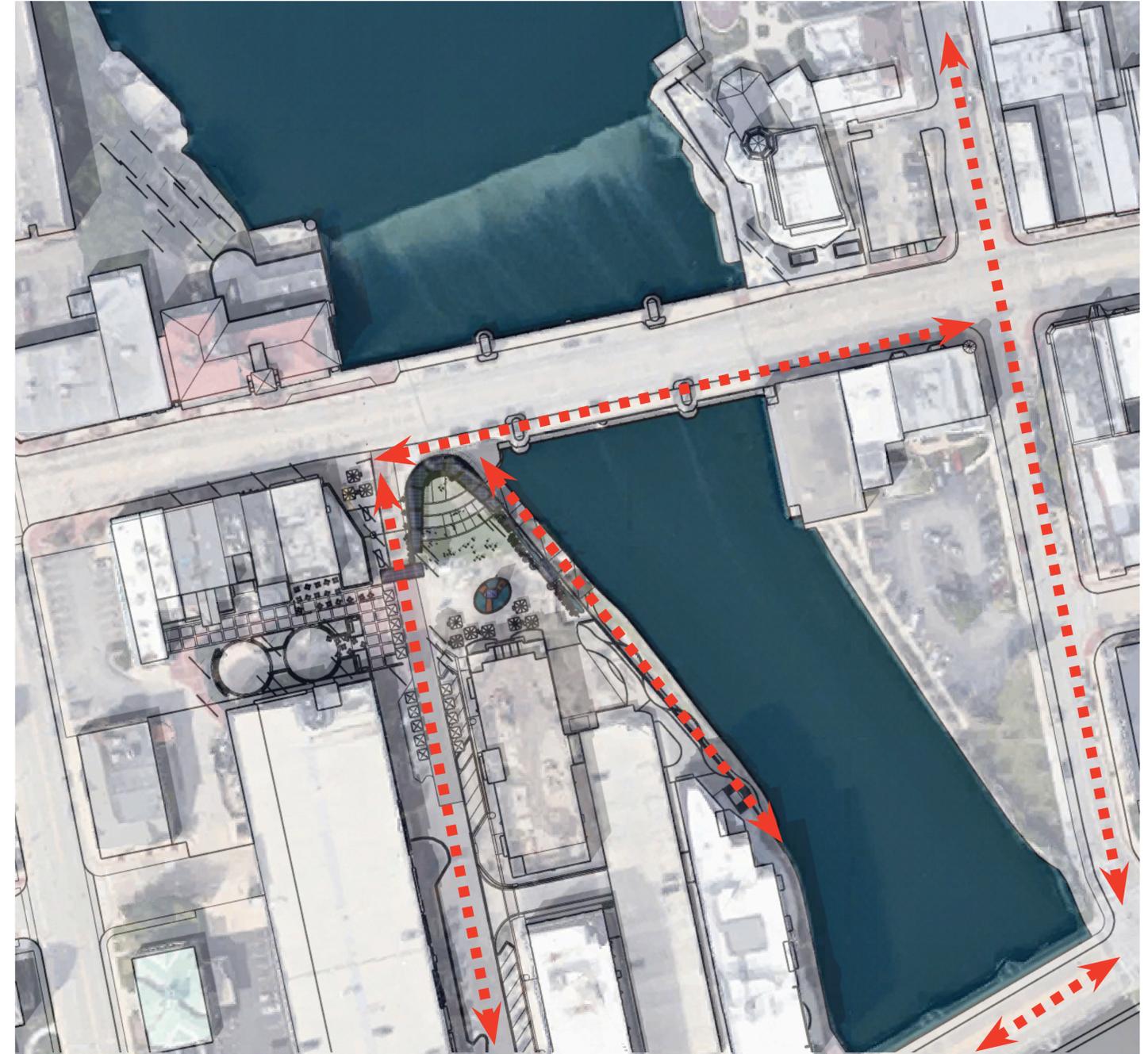
VISION AND URBAN ANALYSIS - GATHERING PLACES

“A unique gathering place that celebrates the natural beauty and heritage of St. Charles”

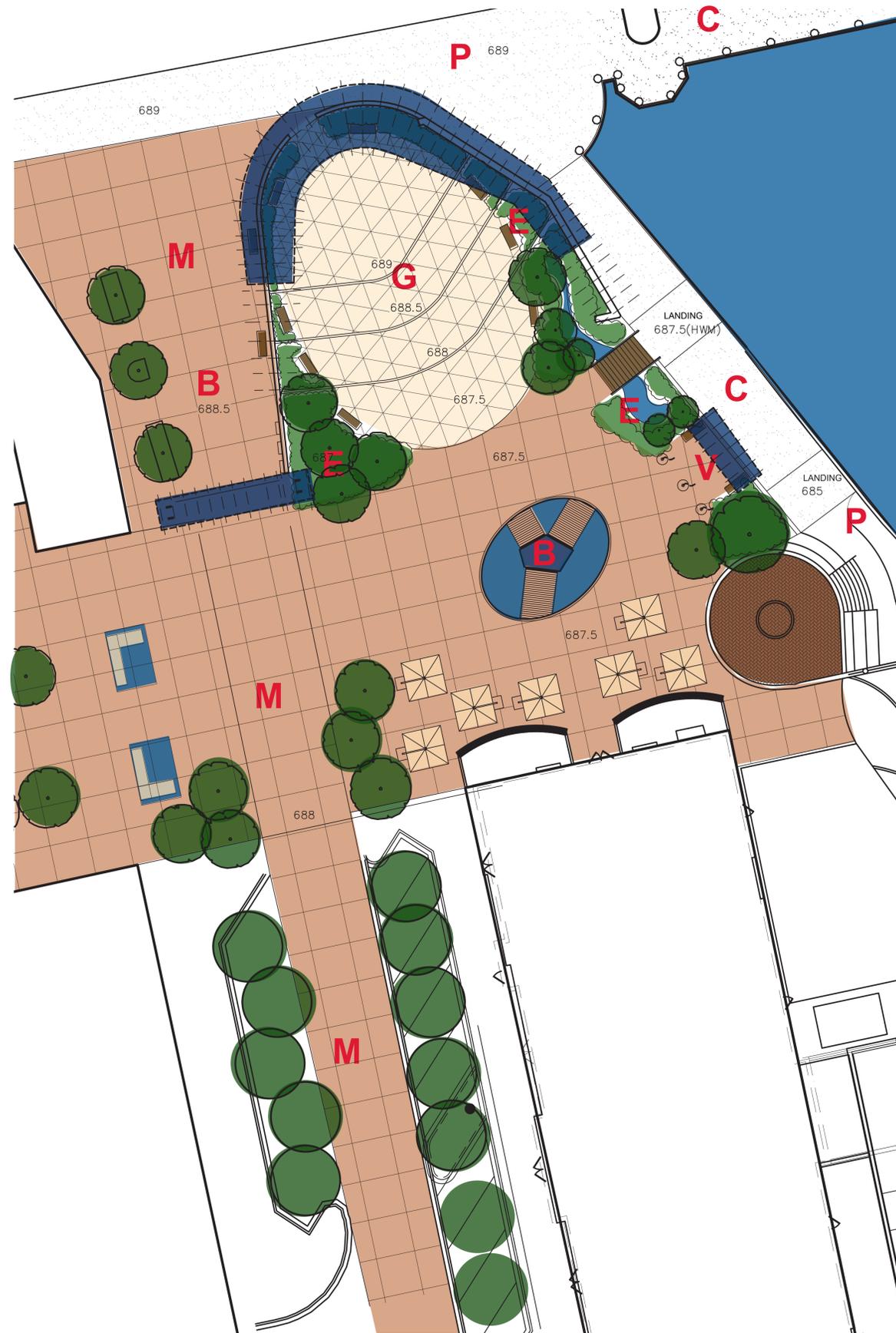
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VISION AND URBAN ANALYSIS - PEDESTRIAN CONNECTORS

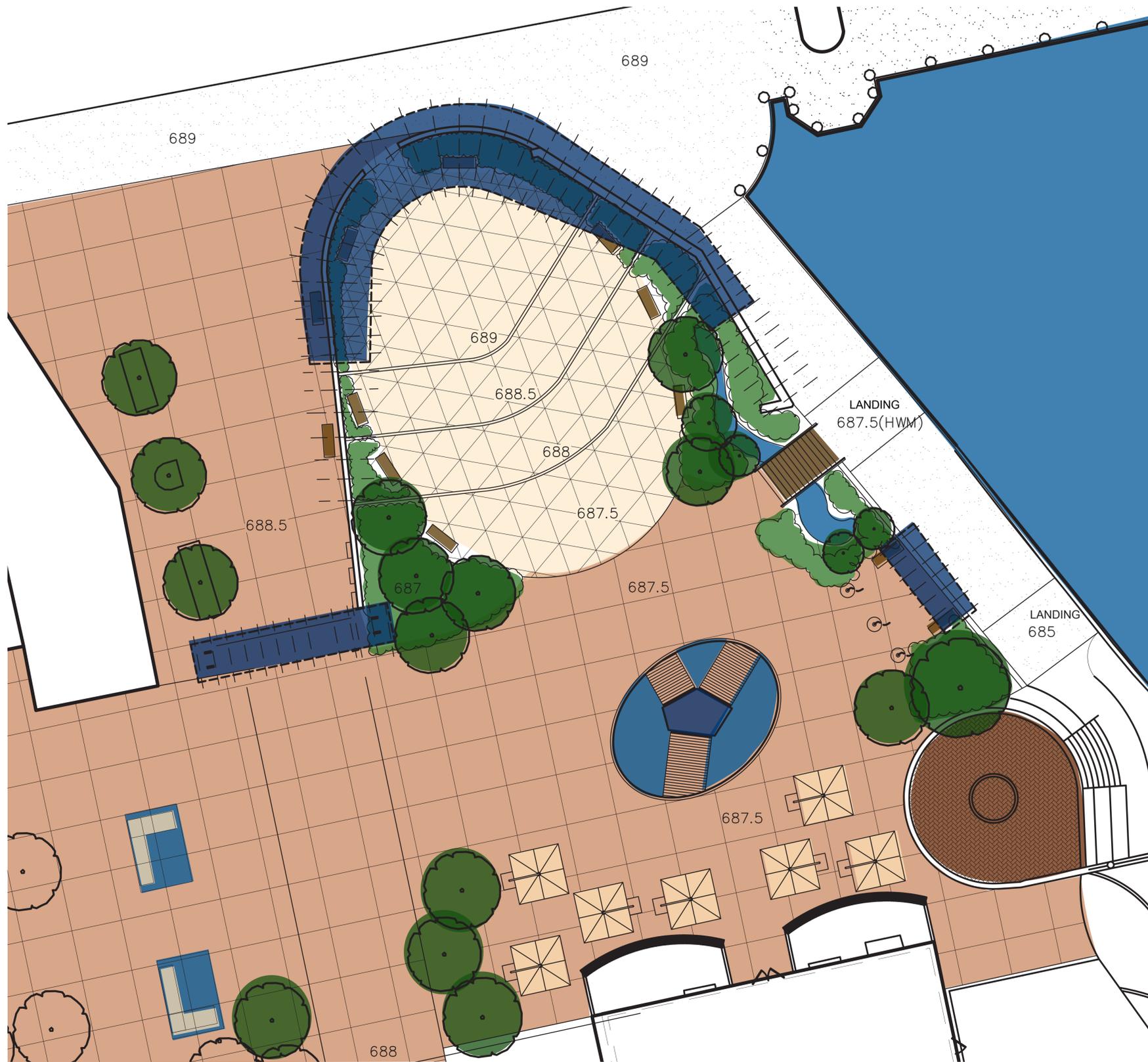


VISION AND URBAN ANALYSIS - CYCLING CONNECTORS



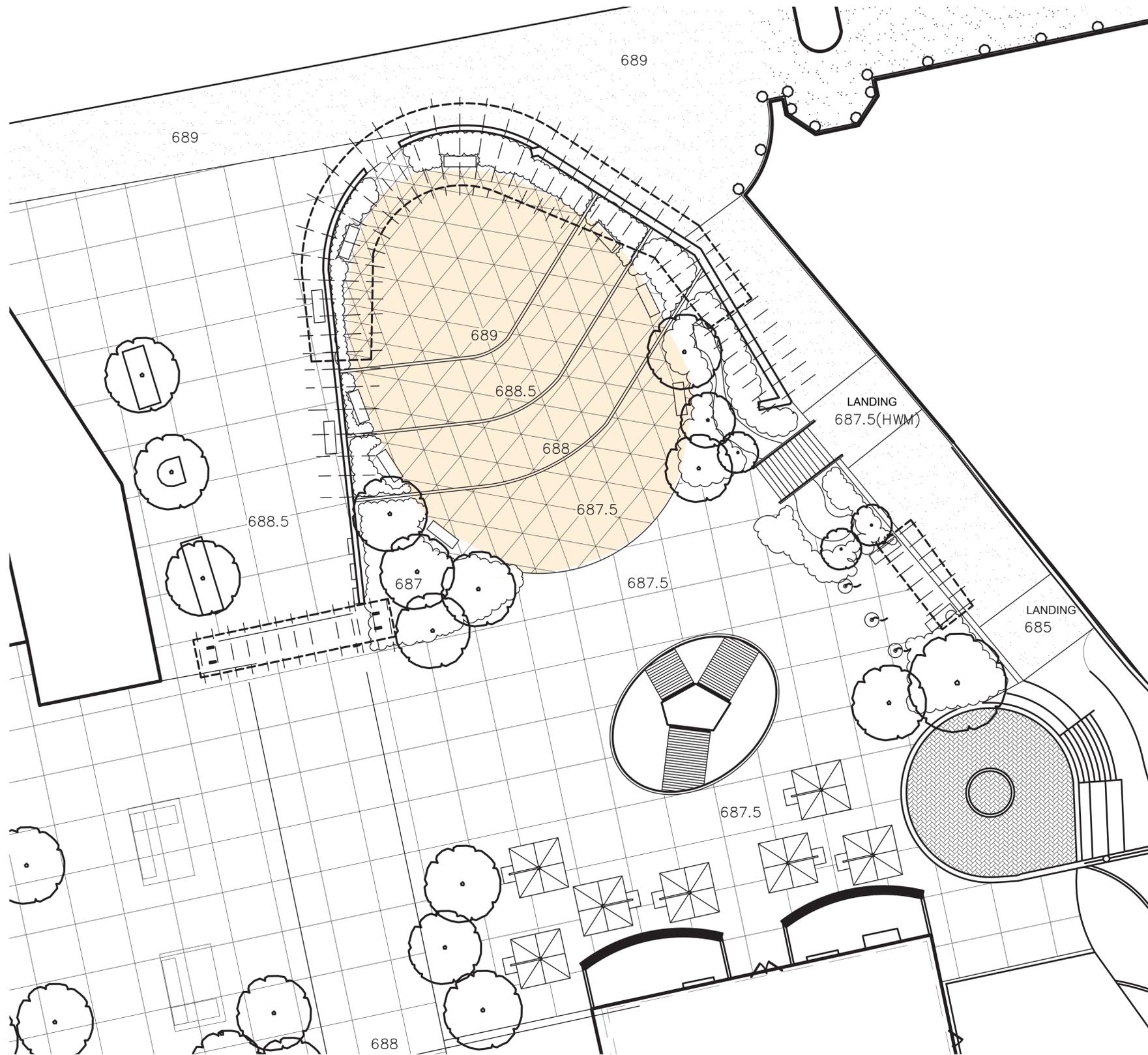
KEY

- E** - Enhance quality of local ecology
- G** - Supports various forms of gathering
- B** - Reinforcement of city heritage and beauty
- C** - Connectivity between river and bridge
- C** - Connectivity between each side of the river
- C** - Connectivity of north/south sides of Main St
- V** - Visual connectivity of multiple high value sites
- P** - Encourage pedestrian and cyclist traffic
- M** - Encourage street markets and activity



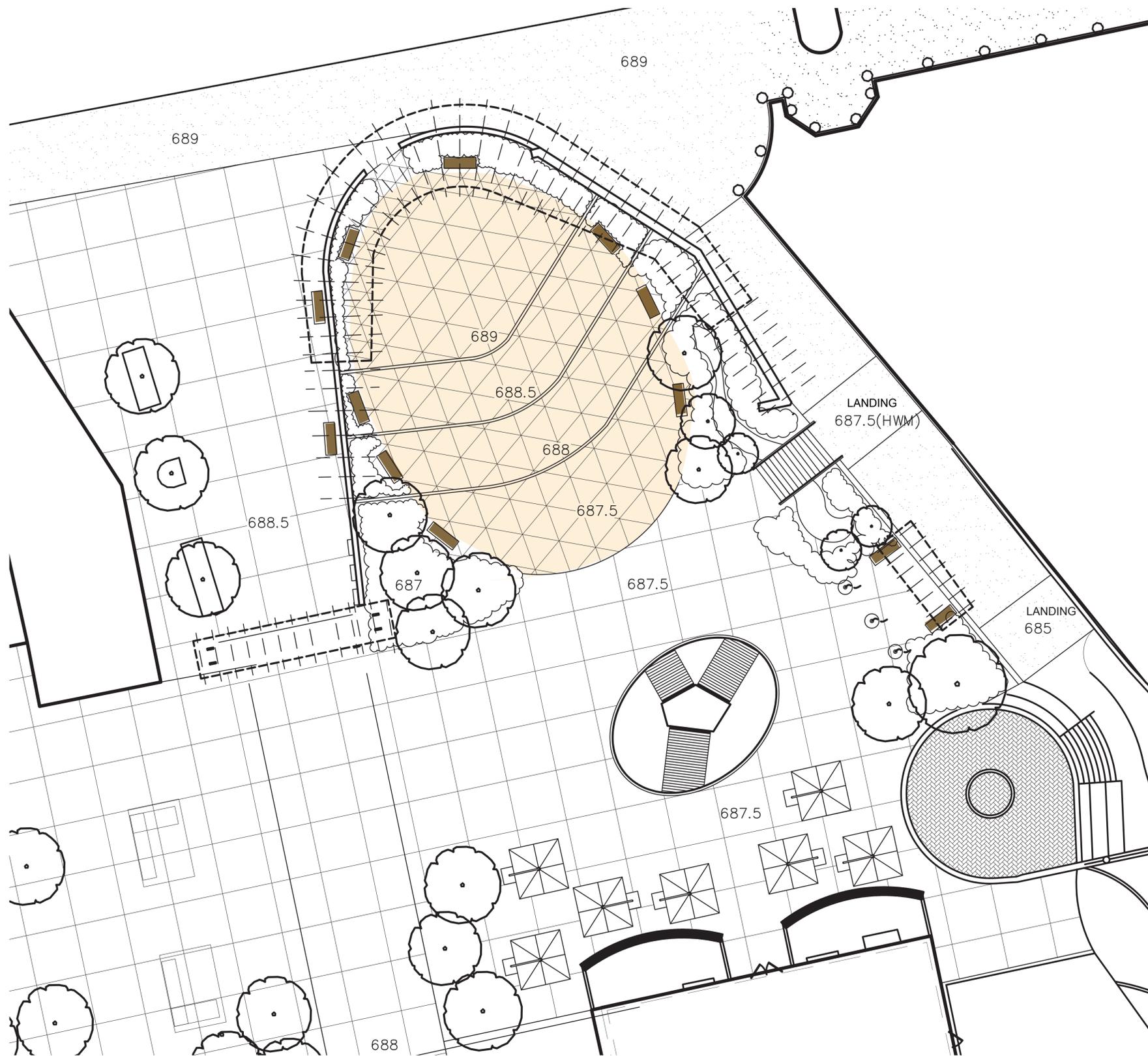
Synthesis Concept

- . **Ramping riverwalk** connects to Main Street Bridge
- . **Expanded bridge** Walkway improves pedestrian and cycling connectivity to East Side of River
- . **Ramp and bridge walkway** expansion provide expanded pedestrian platform at Plaza and Main Street
- . **Retains the history of the Manor Restaurant** by retaining it's wall holding the new park in place
- . **Graceful sweeping terrace** provide space for gathering and community events
- . **Raingardens and mini-swales** provide stormwater collection and cleansing opportunities
- . **Solar panel canopies and shade trees** provide comfortable seating and local energy
- . **Entry element** located at the First Street/Main Street marks the place and welcomes the community and it's visitors.
- . A strong focal statement **reflects the elevated places** of the Community - City Hall and the Heritage - Baker Hotel
- . **Extension of plaza** First Street from Main to Walnut envisioned as a vehicle-free place making way for leisure and community activities.



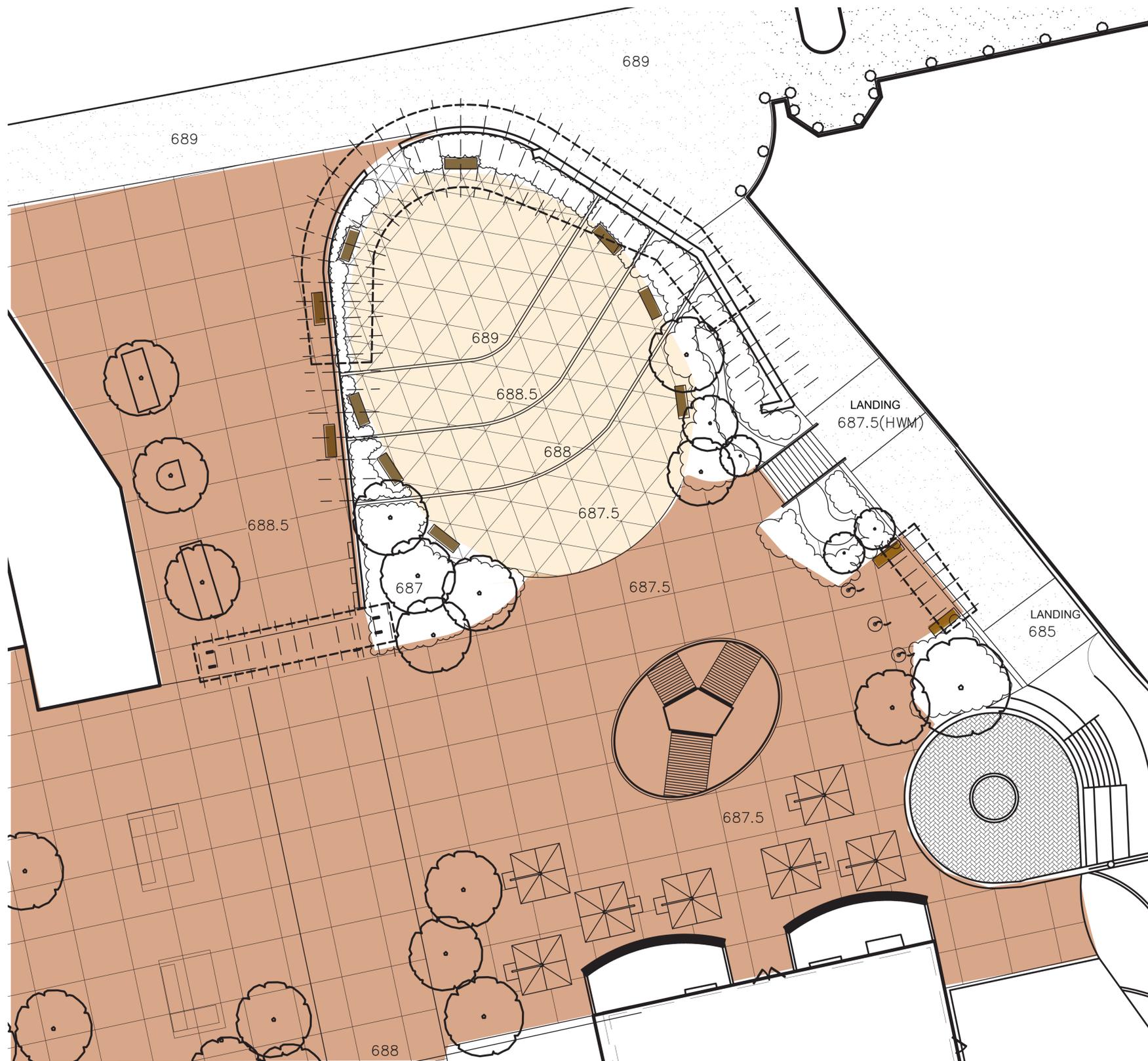
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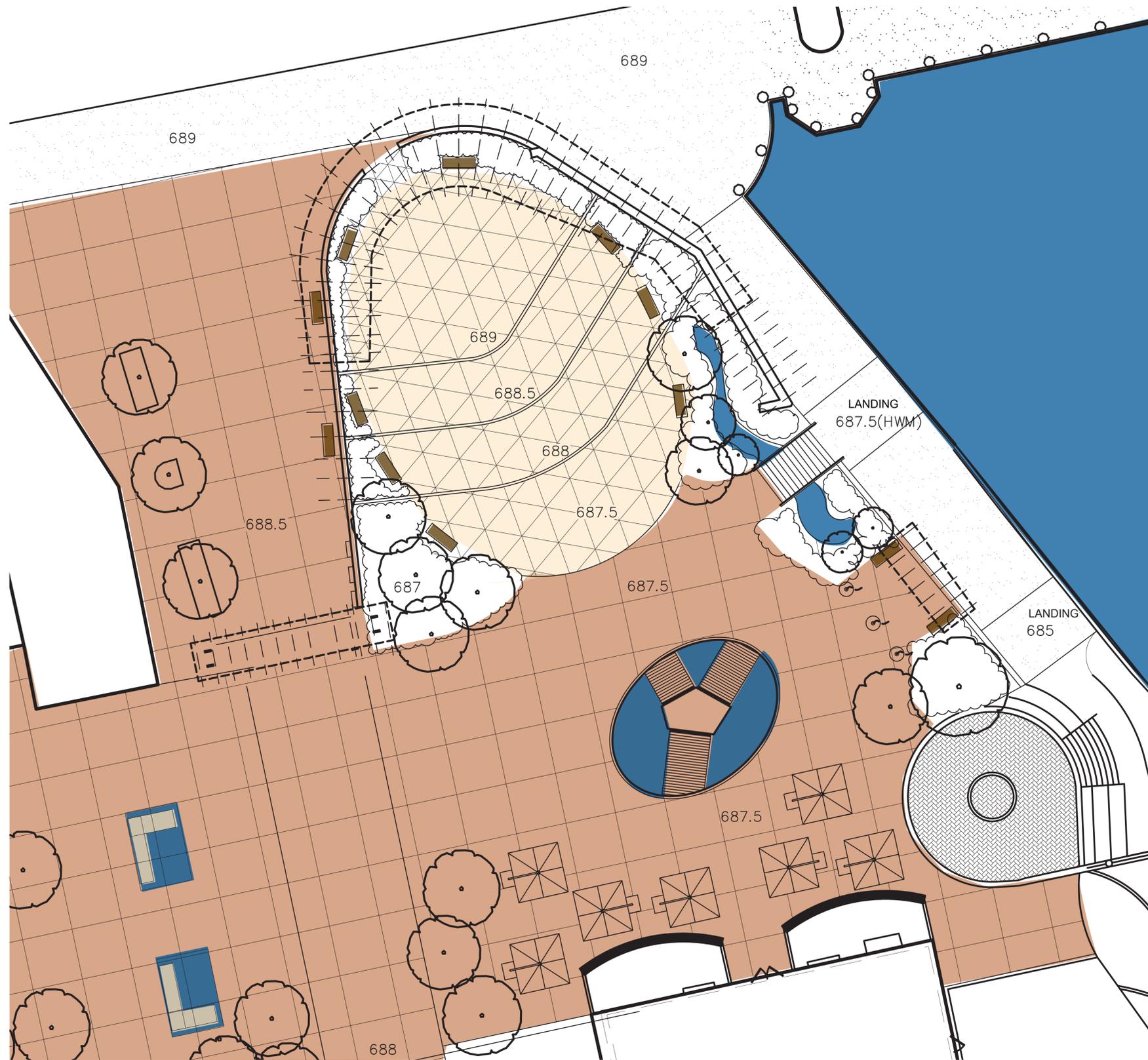
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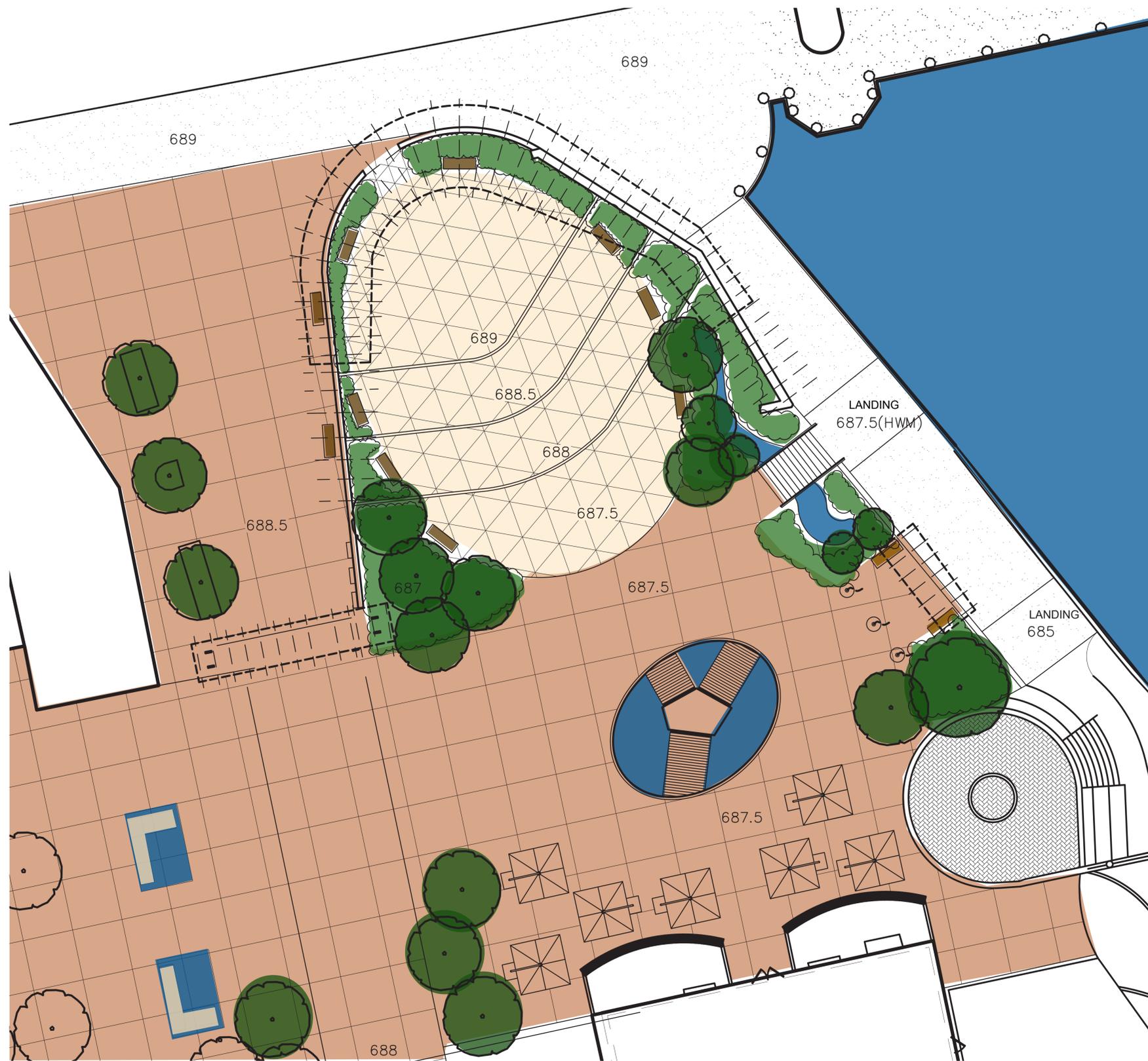
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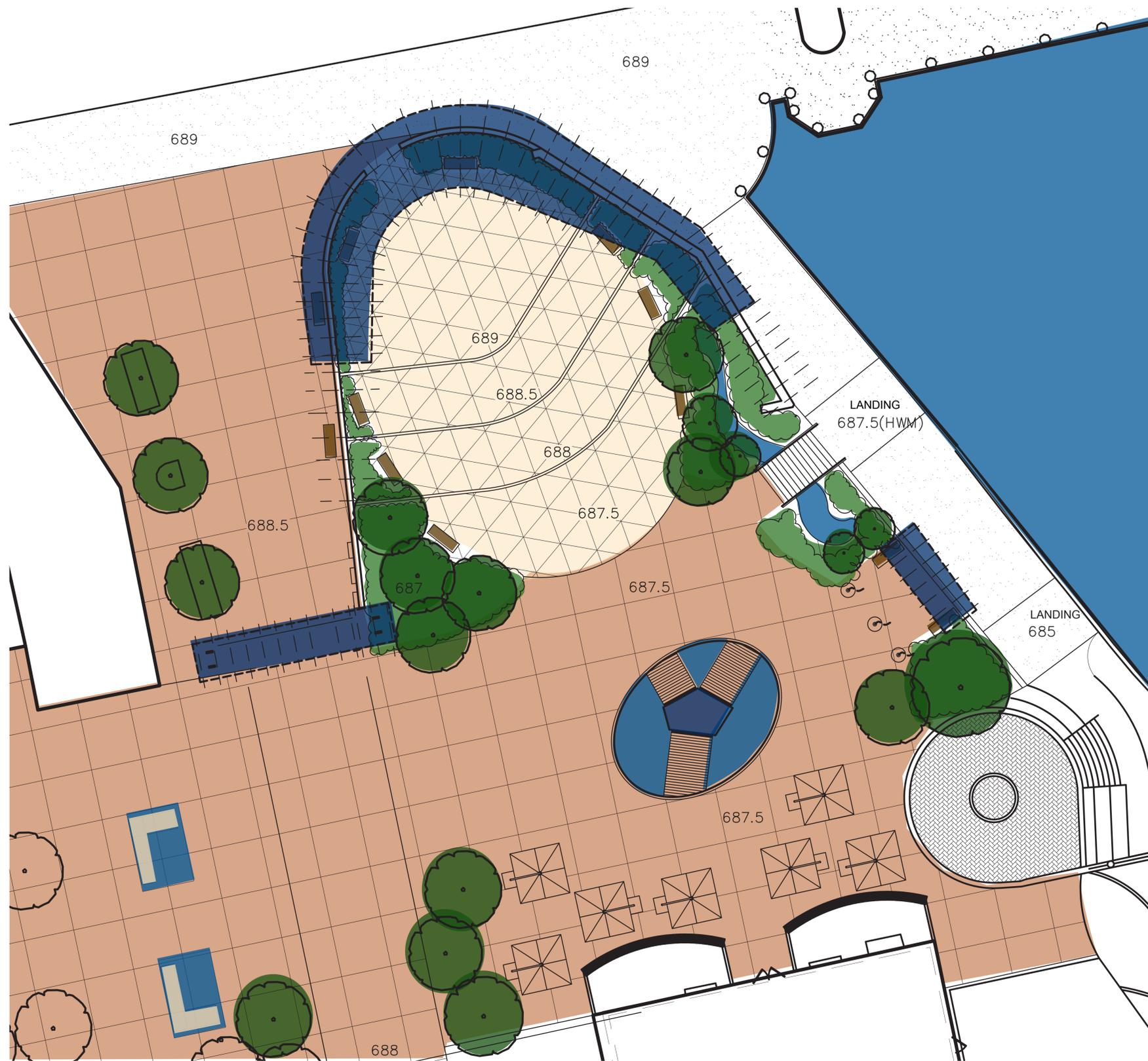
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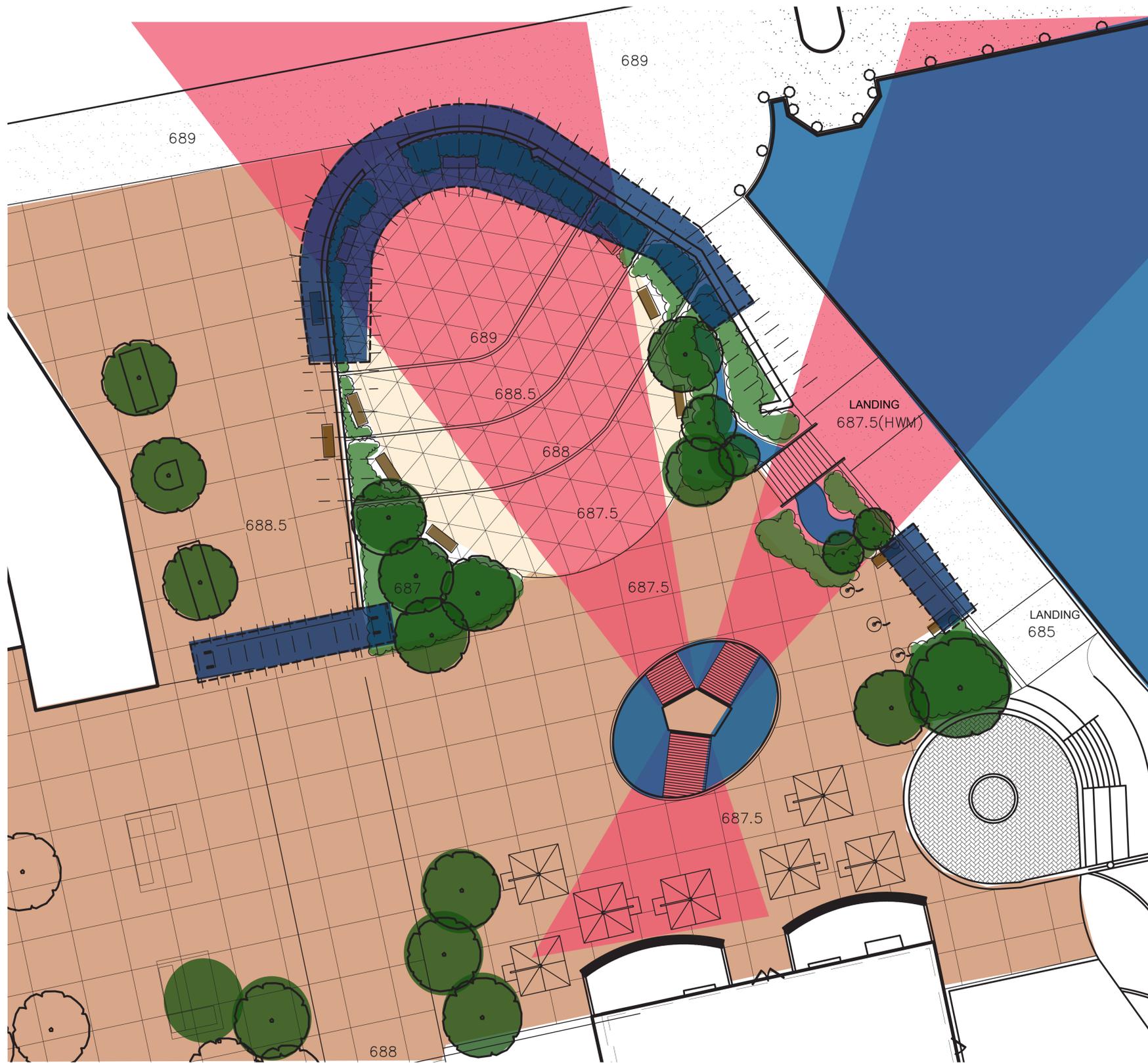
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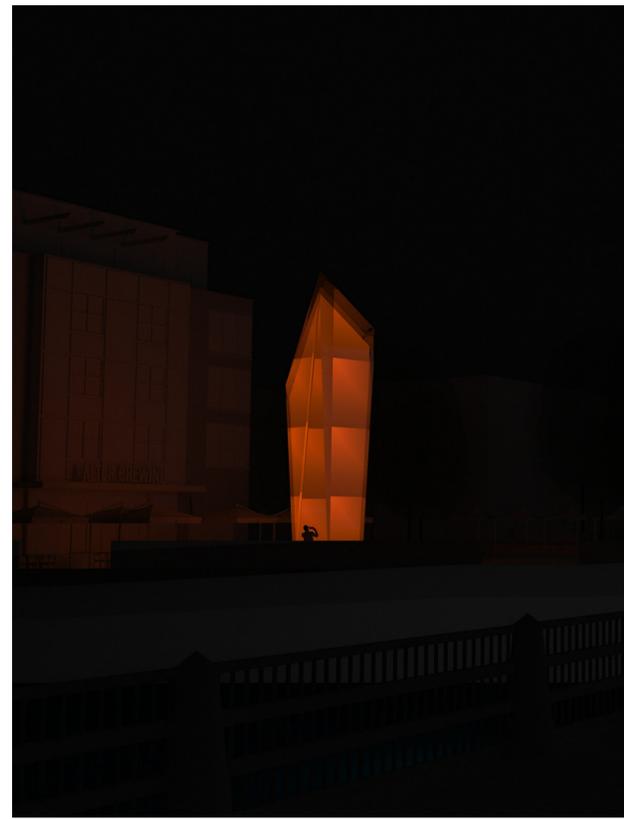
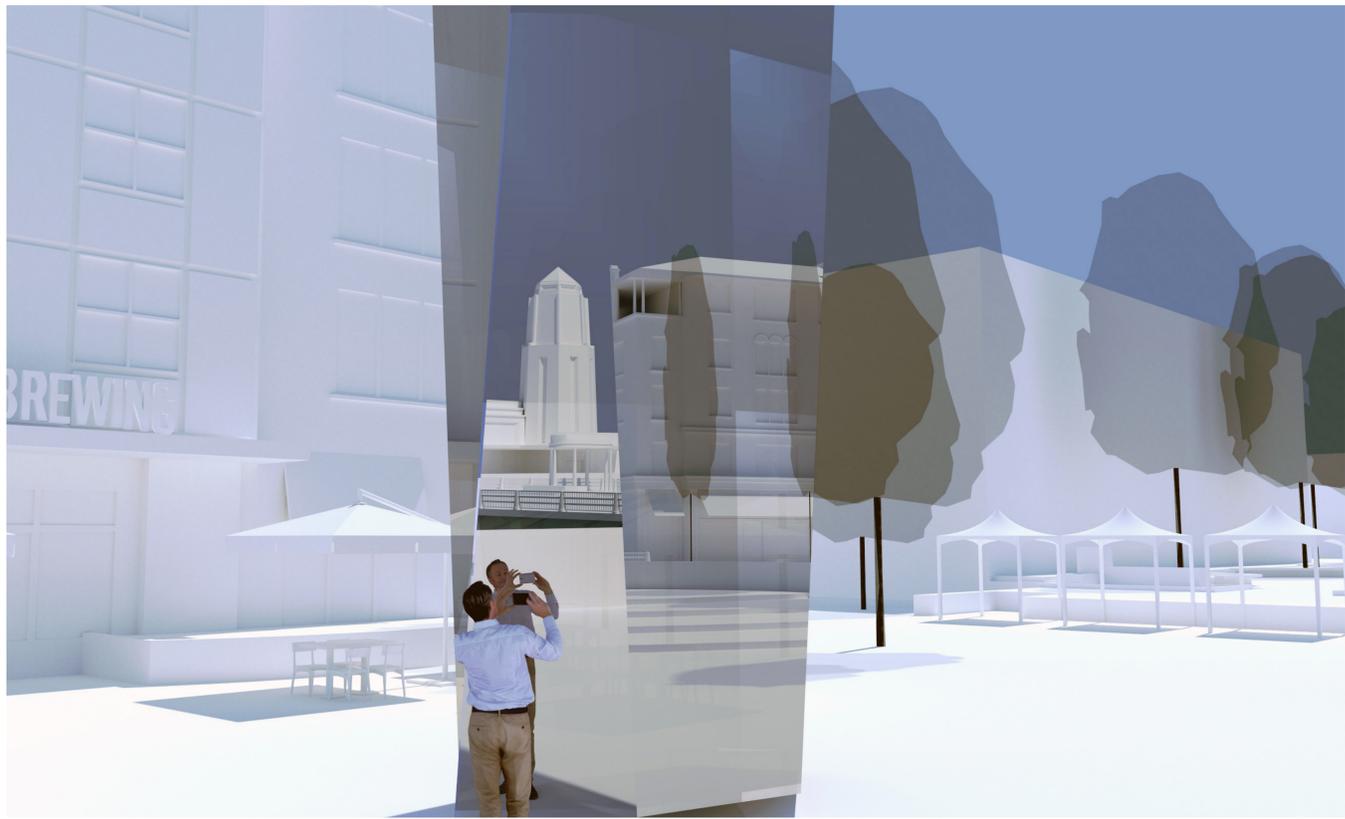
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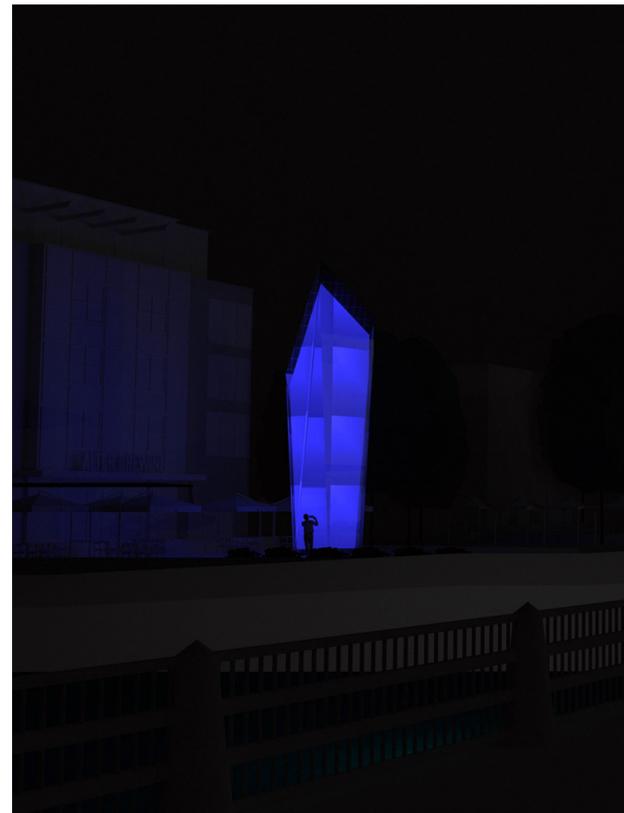
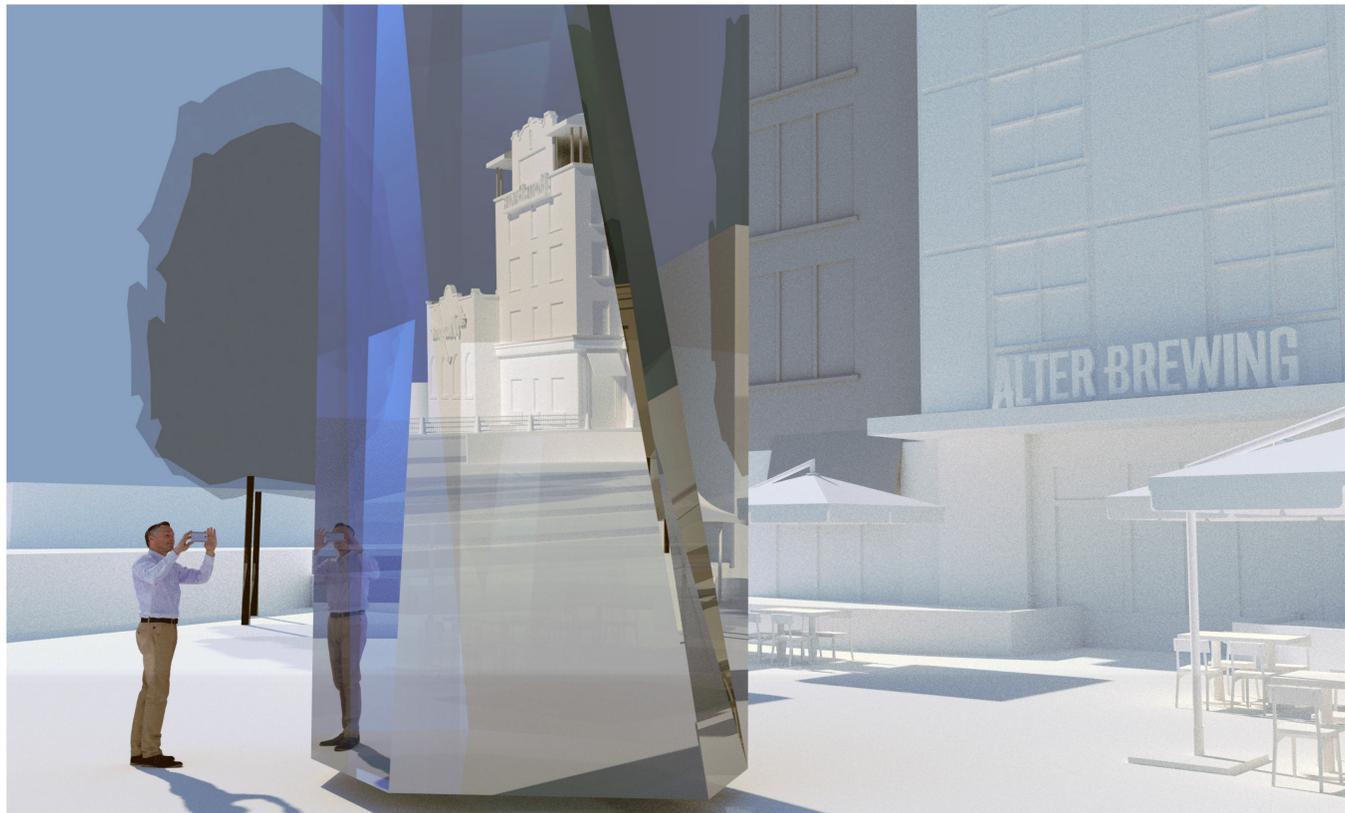


Honoring Community and Heritage by Creating an “Elevated Place”

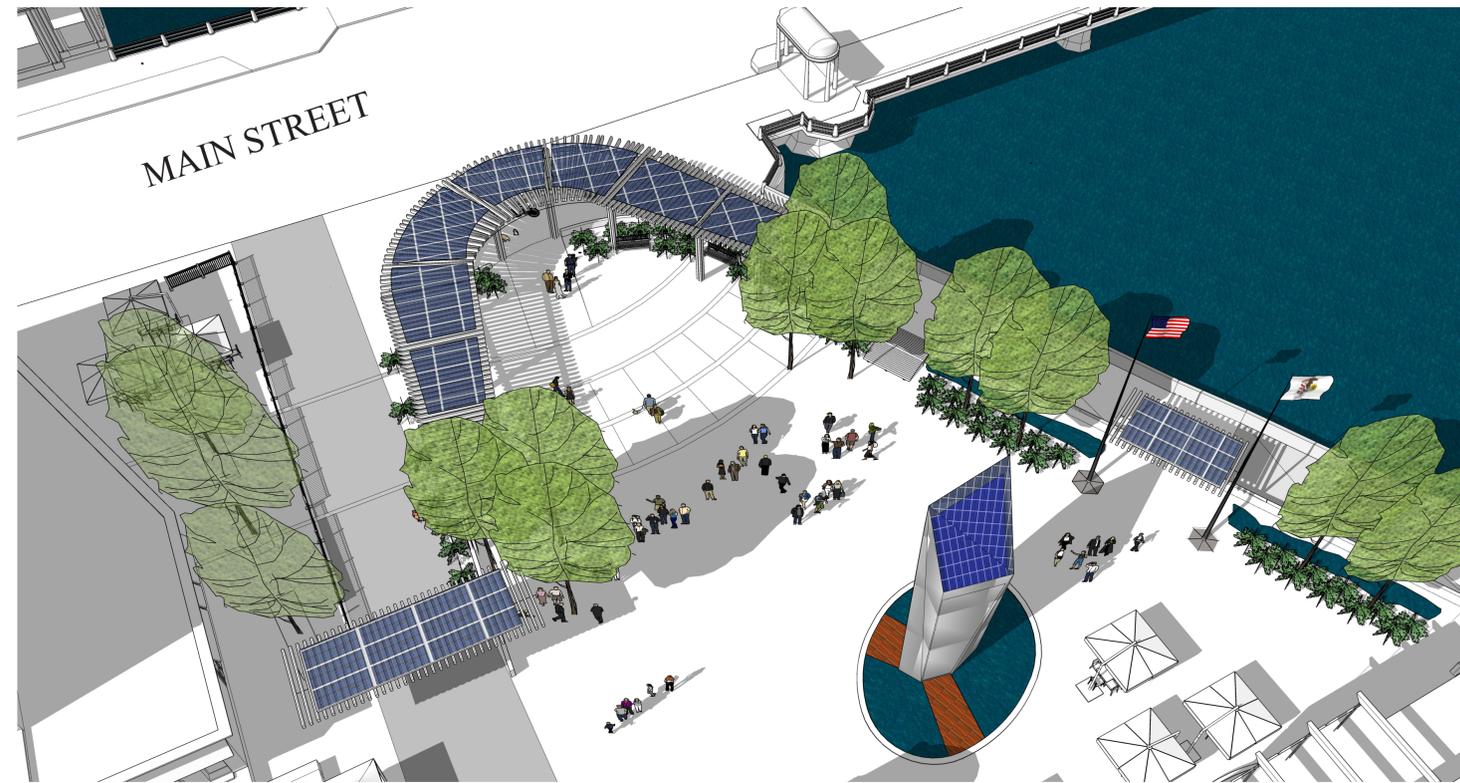
Drawing inspiration from the Vietnam memorial in DC, and Cloud Gate (the “Bean”) in Chicago:

The unique idea behind this iconic glass sculpture is the combination of reflectivity during the day glowing flame at night.

During the day, one can simultaneously see the old and the new. During the night, the tower illuminates the plaza with festive color to commemorate special activities and holidays.



“A unique gathering place that celebrates the natural beauty and heritage of St. Charles”



First Street Plaza emphasizes cultural continuity, urban regeneration, environmental responsibility and community engagement.



September 23, 2020

City of St. Charles
Mayor and Council
St. Charles, IL 60174

Re: Proposal for Design Services
First Street Plaza Concept
St Charles, Illinois

Dear Mayor and Council,

Serena Sturm Architects, Ltd. (SSA) is pleased to submit the following response to your request for Proposal. Our team of professionals would be honored to be awarded the commission for Design Services for the First Street Plaza Improvements. It has been a pleasure and wonderful opportunity to work with the Community Foundation and the City of St Charles on this special project. We recognize the significance of this project in the pursuit of the Community Foundations vision for this project and wholly appreciate the considerable effect it will have on present and future generations. We feel our extensive expertise in design which requires a detailed research into the project potential, site history, a comprehensive assessment of present conditions, and creative design for a vibrant future, would be an essential contribution to the project.

The project site is defined by Main Street on the north, Fox River on the east, Alter Brewing building on the south and the entire First Street ROW from Main Street to Walnut Street. The design approach is based on the preliminary concept presented to the City on August 10, 2020 The overall gathering space is intended to support a wide variety of community events. No work is intended for the existing West Plaza.

We understand that this Proposal is for the implementation of Phase 2 Schematic Design consistent in intent to accomplish the Work Scope per the completed Phase 1 effort. The Phase 1 Work scope included the development of the program and scope of the improvements, a preliminary design that includes visuals and narrative to communicate with Stakeholders and the Community. In the Phase 2 work we will perform the detailed design and development, construction documentation and implementation of the project.

This agreement assumes that you will provide Miscellaneous Owners Expense items including but not limited to those noted on the attached Project Contract Budget which include Geotechnical an updated Site Survey of the entire project Area that documents the rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries, building setbacks and easements, physical characteristics (trees, topography, etc), utility locations and etc. for the site of the Project and a written legal description for the site.

BASIC SERVICES (Architect, Structural, Electrical and Plumbing)

Phase II – Project Implementation

Schematic Design

Develop Stage 1 conclusions into further detail including preparation of scaled architectural and engineering drawings.

Develop Preliminary Budget Outline

Develop Project Schedule

Owner Review – Staff meeting with stakeholders to review our proposed design solutions and gain feedback and insights.

Presentation to Stakeholders as appropriate/required.

Design Development

Prepare and present for approval by the stakeholders documents consisting of drawings and other exhibits to describe the size and character of the project's site, architectural, structural, HVAC, plumbing and electrical systems, materials and such other elements as may be appropriate.

Prepare statement of probable cost

Sign-off of Design Development or revised Design Development

Construction Documents

Prepare, for approval by stakeholders, documents consisting of Drawings and Specifications setting forth in detail the requirements for the Construction of the Project.

Issue bid documents as required for competitive bidding or negotiated contract.

Bidding or Negotiating

Assist the client in pre-bid meeting, obtaining bids or negotiated proposals, and assist in awarding and preparing contracts for construction.

Construction Administration

Observe the Site at appropriate intervals, to become familiar with the progress and quality of the work and to determine in general if the work is proceeding in accordance with the Contract Documents.

Review all shop and engineering drawings and sample submittals for compliance with contract documents.

Provide project status reports as required, informing Client of all relevant events, i.e., substantive discussion with contractors, building owners, etc., or any changes to the construction drawings or schedule.

Determine the amounts owing to the Contractors based on observations at the Project premises and on evaluations of the Contractors' Applications for Payment. Issue Certificates for Payment in such amounts as provided in the Contract Documents

Punch List

COMPENSATION

Projected Overall Compensation for Architectural services for Phase 2 of your project will vary resulting from the ultimate size, our scope of Work, regulatory agency review requirements and project delivery method (i.e. Design-Bid-Build, Pre-Selected Contractor or Design/Build approach to name the most common). Following is an outline of the Projected Overall Compensation for Phase 2 Project Fees based on the approved Phase 1 Scope of Work and the Preliminary Project Cost Estimate.

Basic Services

SCHEMATIC DESIGN	15%	\$31,059	
DESIGN DEVELOPMENT	20%	\$41,412	
CONSTRUCTION DOCUMENTS	40%	\$82,824	
BIDDING	5%	\$10,353	
CONSTRUCTION	20%	<u>\$41,412</u>	
TOTAL BASIC SERVICES FEE			\$207,060

Required Supplemental Services

0.01	EXISTING DOCUMENTATION			\$10,000
0.02	SPECIAL CONSULTANTS			
	Civil Engineer	\$136,600	1.10	\$150,260
	Landscape Architect	\$50,000	1.10	\$55,000
	Planting Soils Consulting Engineer	\$9,000	1.10	\$9,900
	Lighting Consultant Allowance)	\$20,000	1.10	\$22,000
0.03	AGENCY REVIEW			
	Civil Engineer (Hourly Allowance)			\$10,000
0.04	COST ESTIMATES			
	Civil	\$13,700	1.10	\$15,070
	Architectural, Structural, Electrical, Plumbing			\$6,100
0.04	MODEL/PRESENTATION MATERIALS			
	Architect (Allowance)			\$10,000
0.05	MAINSTREET BRIDGE EXPANSION FEASIBILITY			
	Architect (Hourly Allowance)			\$2,500
	Civil Engineer (Hourly Allowance)			<u>\$10,000</u>
TOTAL REQUIRED SUPPLEMENTARY SERVICES				\$298,330

Micellaneous Owners Expense \$42,200

Reimbursable Expense (Allowance) \$6,900

TOTAL COST (with Allowances) **\$554,490**

Projected Compensation for the implementation of Phase 2 Schematic Design:

Basic Services

SCHMATIC DESIGN \$31,059

Required Supplemental Services

0.01	EXISTING DOCUMENTATION	\$10,000	
0.02	SPECIAL CONSULTANTS		
	Civil Engineer	\$35,420	
	Landscape Architect	\$22,000	
	Planting Soils Consulting Engineer	0	
	Lighting Consultant (Allowance)	\$14,000	
0.03	AGENCY REVIEW		
	Civil Engineer (Hourly Allowance)	\$10,000	
0.04	COST ESTIMATES		
	Civil	\$5,170	
	Architectural, Structural, Electrical, Plumbing	\$3,000	
0.04	MODEL/PRESENTATION MATERIALS		
	Architect (Allowance)	\$10,000	
0.05	MAINSTREET BRIDGE EXPANSION FEASIBILITY		
	Architect (Hourly Allowance)	\$2,500	
	Civil Engineer (Hourly Allowance)	<u>\$10,000</u>	
TOTAL (Basic Services and Required Supplemental Services)			\$122,090

Miscellaneous Owners Expense Allowance (coordinated by Architect paid by Owner)

Survey	\$8,200
Geotechnical Report (Allowance)	\$4,000

Reimburseables Allowance \$1,380

TOTAL COST (with Allowances) **\$166,729**

Serena Sturm Architects HOURLY FEE SCHEDULE

<u>Position</u>	<u>Base Hourly Rates</u>
Principal.....	\$160.00/Hour
Project Architect	\$ 90.00/Hour
Intern	\$ 65.00/Hour
Project Services Coordinator.....	\$ 55.00/Hour

Reimbursable expense items such as special delivery, printing and reproduction, etc. will be invoiced in addition to the fees outlined for professional services. The costs will be invoiced at the direct cost to our office plus 15% . Itemized billings will occur on monthly intervals.

Terms and Conditions of this proposal are in accordance with the AIA B 101 Owner – Architect Agreement 2017 Edition. Upon acceptance of this proposal SSA will prepare a Contract Draft for Owner review. Drawings, specifications and other documents, including those in electronic form prepared by the Architect and the Architect’s consultants are Instruments of Service owned by the Architect and are for use solely with respect to this Project. Upon execution of this agreement the Architect grants the Owner a nonexclusive license to reproduce the Instruments of Service solely for the purposes of constructing, using and maintaining the Project.

We believe that our diverse architectural background, our collaborative team approach, our extensive experience in this scope of architectural work and our sensitive sustainable designs qualify Serena Sturm Architects, Ltd. to successfully complete the project goals. We are excited to submit this proposal and trust that it is responsive to your initial requirements for this project. We appreciate your consideration of our firm for this special project and look forward to the opportunity to work with you on it. Please call if you have any questions or require further information.

Respectfully,



Marty Serena, Principal
Serena Sturm Architects, Ltd.

ACCEPTANCE OF PROPOSAL

This proposal shall be signified by signing the endorsement below and returning one original to our office.

This proposal’s acceptance may be terminated for convenience and without cause by either party upon not less than seven (7) days written notice. In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed and reimbursable expenses incurred prior to termination.

By: _____ Date: _____
Mayor Raymond P. Rogina