

Stantec Architecture Inc.
Visioning. Brands. Experiences
1112 Pearl Street, Boulder CO 80302 US
Tel: 303 447-8202



June 28th, 2024

Ms. Ditas Esperanza
City of El Paso Robles
Public Works Department
1000 Spring Street
Paso Robles, CA 93446

Reference: Additional Services for Refining Project Features to Support PA/ED (PAED), Paso Robles, California.

Dear Ms. Esperanza,

Thank you for the opportunity to continue working with your team and to provide additional design services for refining project features along the Niblick Road as part of the on-going PA/ED.

The following proposal outlines Concept Design services to for landscape enhancements, placemaking features, and signage and wayfinding design, and roadway plan updates along Niblick Road, starting at Spring Street and ending at Creston Road.

We look forward to working with the City on this exciting transition. Should you have any questions regarding the below proposed scope of work, please contact Eric Snelling, Bridget Rice, or Buddy Hain.

PROJECT UNDERSTANDING & SCOPE

Niblick Road is a major east-west arterial in the southern portion of Paso Robles and provides access to three shopping centers, three schools, including Paso Robles High School, and several bike path trails running through adjacent residential neighborhoods.

In conjunction with the current scope of work by Stantec to provide a new 10-foot wide multi-use path and improve safety for pedestrians and bicyclists along Niblick Road, Stantec ViBE will provide conceptual design services for the following enhancements identified in the *Visioning and Desired Outcomes Report* dated 6/11/24:

- Enhanced Landscape Design at Select Areas – Salinas Trailhead, Lenco Park, Commercial Frontage Area, and Identified City-Owned Open Spaces
- Bikeway Separator Design – Spring Street entrance design, fence design, bollard selection
- Enhanced Street Lighting – bollard integration, new overhead streetlight selection
- New Wayfinding Signage Family for Pedestrian and Bike directionals
- Permanent Decorative Banner Insets (cut metal options)
- Concept Design for Temporary Banner Insets (no DD re: this being temporary and facilitated by the City for seasonal installs. If the City would like ViBE to develop design templates, that can be included in the next phase of design / as additional scope)
- Identification of Public Art Opportunities

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- Wall Design / Treatment for Existing Street Walls** (included in scope, but City needs to first provide direction on approach with landowners / if walls will be demolished)
- Custom Sidewalk graphics at school zone
- Bike infrastructure development re: protective and bike station features
- Bus Shelter improvements – new design or added elements for enhancement
- Gateway Features at Major Intersections (Spring Street, Salinas Trailhead, Creston Rd.)

Once completed, roadway plans will be updated to include the revisions made during the ViBE design development process along with addressing comments received during our last submittal. Updates are anticipated to include:

- Basemap updates to include developer projects located on Niblick near South River and Creston Roads.
- Conceptual layout of a right-turn pocket at Paso Robles High School.
- Updates to curb layout in front of Woodland Plaza.
- Inclusion of ViBE updates and address previously received comments.

No additional scope or fee is included in this proposal regarding attendance at public workshops, Planning Commission meetings and City Council meetings. Stantec representative attendance is already address in the current scope of services.

1.0 CONCEPTUAL DESIGN

Task 1.1 – Vision Concept Deck

The purpose of this phase is to help the Client make informed decisions early, as well as to articulate an overall project vision based on the Design Brief. Stantec will explore several ideas giving tangible form and character to the elements identified above in the Project Understanding (pulled from the *Visioning and Desired Outcomes Report* dated 6/11/24).

Stantec ViBE will prepare a Vision Concept Deck that includes hand and computer-generated drawings for each typical placemaking element. These sketches will explore form, materiality, fabrication methods, graphic design, color, lighting, and landscaping. Sketches may include perspectives, overall plans, elevations, or sections. Vision Concept Deck drawings are not intended to include detailed, specific information for construction, accurate shop drawings, or detailed cost estimates. The drawings serve to communicate the design intent at a level sufficient to clearly describe the design options to the Client, stakeholders, and the community. A 3D Model of Niblick Road will be generated during this phase of work so design ideas can be presented in-situ.

Landscaping design at this phase will include a Preliminary Planting Plan & Narrative: Site plan illustrating tree species and location, plus planting concepts for all planting areas. The plan will also include images of the preliminary plant palette, such as proposed trees, shrubs and groundcovers.

Additionally, the Vision Concept Deck will include a Preliminary Signage and Placemaking Location Plan(s) approximately locating the above listed elements along Niblick Road. These plans will be developed as 2D line drawings.

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Stantec VIBE will setup virtual meetings to review the following:

- Revisit the Visioning document and present an initial pass at possible aesthetic themes / design approaches in the form of precedent imagery.
- 50% & 100% conceptual design development for Client comment and direction. Revisions from the task will be address during the start of the Design Development task.

Task 1.1 Deliverables and Schedule:

Deliverables:

- o 50%, and 100% Vision Concept Deck including Preliminary Signage, Placemaking Location Plan(s), and landscape palette ideas formatted into a multi-page 11 x 17 PDF presentation

Meetings and Travel:

- o No travel is anticipated during this task.
- o Preliminary meeting to review the approved visioning document and review precedent look and feel images ahead of concept design development. – 60- minute meeting
- o 50% and 100% presentations – 60 to 90-minute virtual meeting

Schedule: 4-6 weeks depending on Client schedule / review turnaround time

Task 1.2 – Roadway Updates

Upon completion of the Concept Deck, our Civil team will begin updates to the roadway plans prepared previously. Plans will be updated to include future roadway improvements by developers at the intersections of Niblick and South River Road, and Niblick and Creston Roads, and will provide conceptual design of a right-turn pocket at Paso Robles High School. Additionally, Stantec will prepare conceptual layout of the frontage at Woodland Plaza to enhance the safety of those using the multi-purpose trail. Comments on roadway and ramp layouts that were received on the last submittal will also be addressed.

Task 1.2 Deliverables and Schedule:

Deliverables:

- o 30% Roadway Plans

Schedule: 4-6 weeks depending on receipt of developer CAD files and timeline of Concept Deck development

FEE SUMMARY

Total Professional Fee: \$106,600

Reimbursable Expenses: Allowance for airfare, meals and accommodations, transportation, other travel related expenses, and any project expenses such as Fed Ex will be billed at cost in addition to professional fees.

TERMS AND CONDITIONS

The proposed scope and fee is an additional service to the original executed agreement. The proposed compensation is based on our understanding of the project, the scope of professional services, deliverables, project team, project schedule, form of agreement, and payment terms described in this proposal and in accordance with the existing contract. Should changes occur to any of these prior to or during the execution of the professional services, a commensurate adjustment to the proposed compensation will be made.

PROJECT ASSUMPTIONS & EXCLUSIONS

- Accurate 2D/3D computer model or plans of existing context will be provided to Stantec ViBE prior to beginning work (Revit, Sketchup, etc.).
- Before work begins, the Client will give Stantec a rough Project Budget.
- The City will appoint a Point Person / Representative that will be Stantec's primary contact and primary decision maker.
- Access to Client's photographic and content library will be provided as appropriate; additional stock photography will be sourced by Stantec ViBE and will be invoiced at cost or will be licensed directly through the Client.
- Scope does not include entitlement or additional city approval process meetings beyond that defined in this scope of services.
- All narrative and copywriting will be provided by the Client to Stantec ViBE
- Digital content is not included in the above scope.
- All design is for aesthetic intent only. No engineering (mechanical, electrical, structural, data) or stamped drawings included in scope.
- Scope of Services for Construction Documents (60%-100%), Bid Negotiation, Fabrication, Production and Installation oversight are not included in this scope of work.
- While general best practices relating to ADA will be considered, formal code review is not included in current scope. Stantec ViBE will work with guidelines provided by AOR.
- No Rough Order (ROM) of Magnitude pricing included. Cost estimating to be done by client-selected 3rd party.
- Documentation in addition to that noted in above deliverables specific to city review, permitting, etc. is not anticipated in the scope and will be considered an Additional Service.
- Reviews and approvals from the Client will be prompt and thorough. If changes are made after approvals, the cost of implementing the changes will be considered an Additional Service.
- It is assumed that the Project, as defined herein, will run continuously within the timeframe outlined in the schedule sections of each component part. Substantial changes to the design process duration may require amendments to the ensuing contract in order to account for any additional time.
- Additional meetings or deliverables that fall outside of what is defined herein may require amendments to the ensuing contract in order to account for any additional time and fee.
- Developing a new City Brand Identity (logo, etc) is not included in this scope of fee.
- Design/Engineering other than that provided within the Scope of Services.
- Topography and boundary surveys.
- Legal descriptions of property.
- Soils testing and/or engineering.

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- Existing site engineering and utility base information.
- Irrigation design services – if required, can be included as Additional Services.
- Structural Engineering services for all site structures and hardscape features.
- Mechanical/Electrical/Plumbing engineering services related to outdoor kitchens and/or fire features.
- Electrical Engineering services for exterior lighting.
- Cost estimating of prepared design option(s).

Thank you again for your consideration. We look forward to the opportunity to partner with you in delivering an elevated corridor design strategy for Niblick Road.

Very Best,



Francis "Buddy" Hain, PE
Civil Engineer, Senior Associate
805.245.1059
buddy.hain@stantec.com



Eric Snelling
Project Manager, Principal
805.250.2857
eric.snelling@stantec.com