

CITY OF WESTWOOD

MASTER PLAN

REQUEST FOR PROPOSAL



building a strong and
healthy community



HOEFER WYSOCKI
Architecture

Hofer Wysocki Architecture
11460 Tomahawk Creek Parkway Suite 400
Leawood Kansas, 66206

Contact ::

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July 27, 2015

City of Westwood
4700 Rainbow Blvd
Westwood, Kansas 66205

Re: Master Plan RFP

The Hoefer Wysocki Project Team is pleased to submit herewith our letter of interest and proposal for the Westwood Master Plan. We offer a fresh national perspective and the local expertise required for such an important endeavor. This project offers a unique opportunity to establish smart and sustainable policies; allocate municipal resources and budgets for maximum impact; locate programs and new development in strategic locations; improve overall community connectivity; provide a more sustainable human scaled public realm; think provocatively and creatively about future economic development, housing and partnership needs, and; to create a unified master plan that will serve the City of Westwood to achieve collective aspirations.

Our team's past working relationships and combined portfolio provides extensive knowledge and experience for every aspect required for this planning partnership with you to achieve a meaningful and implementable plan of action.

Our planning process is rooted in the belief that community stakeholder involvement is crucial to the success of long-term, sustainable strategies. We are prepared to devote considerable resources to facilitate an inclusive, dynamic engagement process which will result in a level of ownership across the community – based on understanding and enthusiasm for the ideas that will carry forward.

The value of our team and the details of our qualifications are outlined in the following proposal, but please do not hesitate to contact me if you have any questions or comments. We look forward to the opportunity to discuss our qualifications further.

Thank you for giving us the opportunity to submit a Request for Proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Hamilton', with a long horizontal line extending to the right.

Brian Hamilton, AICP
Director of Urban Design + Community Planning
Hoefer Wysocki Architecture





*“Man’s mind, once stretched to a new idea, can never go
back to its original dimensions.”*

*- Oliver Wendall Holmes
American Author & Physician*

The Value of our Team



Our team's depth, experience, expertise and local familiarity provides us a comprehensive understanding of the goals and project requirements.

This effort is about implementation of meaningful placemaking.....Building on the foundation to create **VIBRANT ENVIRONMENTS** that foster opportunity for strong **SOCIAL CONNECTIVITY, ECONOMIC ENRICHMENT, ENDURING DEVELOPMENT, and NEIGHBORHOODS OF VITALITY.**

Key to these aspirations will be the road map towards implementation – with the tools and guidance to empower both the public and private sector to create successful and sustainable investments.

A principal strength of our team is a comprehensive understanding of how both the public and private sectors facilitate real world investments and more often than not, the public-private relationships and partnerships required to turn dreams into realities.

Our team views itself as an extension of the community, staff and leadership that will contribute at a high level to developing this “ground-up” vision toward meaningful community initiatives – both in the short-term and long-term. This vision will be achieved through development of a plan to address proactive and reactive efforts that respond to changes in the marketplace, lifestyle and development trends, technology and, the realm of financing and fiscal responsibility.

Our team brings to the table the highest level of expertise and experience for all aspects required to develop a smart and sustainable framework. We represent national and local thought leadership – all directed towards developing real world program-driven and memorable places that meet long-term collective aspirations.

Our placemaking team is comprised of like-minded firms and professionals that are rooted in a shared culture, a Midwestern ethic, and a sense of “creative common sense.” We will utilize our proven record of success to integrate a vision, mission, previous efforts and community values into the Westwood Master Plan.

In summary, we offer the following benefits:

Multi-disciplinary knowledge and expertise.

We are urban designers; community planners; architects; economic and municipal specialists; transportation planners, and; civil engineers whose work reflects the value of listening, then leading the formation of successful and sustainable environments.

Well-designed and proven process.

Our clear methodology - developed jointly with you from start to finish - will ensure that schedules are met. We believe that your community building mission is principal to our product and work philosophy.

Organization & Communication.

Our team believes that we that we are all stronger together than we are individually. We integrate the client and community stakeholders into the greater team. We are able to facilitate a single vision with each person contributing and working together toward a common vision.

We work in a collaborative spirit - through work sessions, stakeholder meetings, and other interactive methods that will create a culture of engagement that constructs relationships, fosters momentum, and provides a solid foundation for Westwood's future.





*“Coming together is a beginning; Keeping together is progress;
Working together is success.”*

*- Henry Ford
American Industrialist*



“The value of an idea lies in the using of it.”

- Thomas Alva Edison
Inventor & Businessman

METHOD

From our interpretation of the RFP, we see the ultimate outcome guided by **INNOVATIVE PRACTICALITY**. In essence, navigating a community education and visioning process that translates into sustainable solutions that have real world **IMPLEMENTABILITY**. Our proven approach transforms both the qualitative and quantitative aspects into a smart, user-friendly and effective “blueprint” for success.

We understand that community-building is a long and complex endeavor. A successful plan must be rooted in sound **PRINCIPLES**, built from the **GROUND-UP** by stakeholders and adaptable to respond to ever-changing, **REAL WORLD** development, life-style, economic forces and influences. We champion a **“BEND, BUT DON’T BREAK”** philosophy that will provide sound guidance, but allow staff and leadership to respond to dynamics - necessary for long-term, implementable initiatives.

This plan will serve as a resource for a variety of stakeholders that translates sound, yet creative planning and development principles, recommendations that are rooted in realities, leverage tangible assets and opportunities, and crafted specifically to meet the needs of the Westwood community.

We work with communities to develop plans that can be utilized actively and reactively, given the opportunities at hand. Well constructed strategies and policies will empower the City of Westwood to make more informed decisions, strategically package resources to thrive in the competitive landscape, and create positive long-term environmental, economic and social growth.

We accomplish this positive outcome through raising the bar in the paradigms for the future. All of this in what we believe will be a highly desirable first-tier exurban “place” that cultivates a diverse, yet harmonious range of activities, living choices, destinations and experiences.

We believe.....good planning can transform lives.





MANAGEMENT PLAN OVERVIEW

Our management plan of the project methodology and process is comprised of several general principals and phases, that include **(for more information, please refer to the process outline, pages 8-11):**

WORK PLAN

The work plan is developed to be utilized as a project coordination tool among the client and the consulting team.

ANALYSIS & OBSERVATIONS

We will build our recommendations on market realities and opportunities.

Market and Economic Development

Our experience as planners, analysts and developers has led us to a philosophy that “pie in the sky” recommendations do nothing to help our clients realize the plan’s potential and be implemented. We will examine the residential and commercial landscape for Westwood and the greater area to capture a realistic snapshot of potential opportunities.

Physical

Document and assess the physical characteristics that outline challenges and potential opportunities. This typically will focus on land use and the mobility, parking infrastructure framework, and community facilities.

Fiscal and Administrative

Discussion of the current administrative procedures, processes and needs. Explore ramifications of long-term capital projects to create a baseline to build upon recommendations of the plan.

PUBLIC OUTREACH CAMPAIGN

Public outreach is one of the more valuable tools of the project process, and is threaded throughout the duration of the project. It allows for meaningful dialogue and input among a variety of stakeholders and accomplishes several goals **(for more information, please refer to the process outline, page 17).**





DEVELOP ALTERNATIVE APPROACHES

A series of divergent concepts are explored, utilizing community input, stakeholder interviews and our objective observation and expertise. Concepts are formulated to draw opinions about the strengths and weaknesses of each approach.

The intent is to creatively build a defined direction by identifying the best elements and core principles from several concepts. Typically, a public open house with our team and community leadership allows the citizenry to have meaningful dialogue with the team and their neighbors. These first two phases are critical in building the sense of “ownership” by the community, who are the stewards of this plan.

DRAFT AND REFINED PLANS

By analyzing community input, verifying goals, values and aspirations, balancing real-world opportunities and constraints, a preferred direction for Westwood is developed. This direction represents the most acceptable and viable solution for the Westwood citizens, stakeholders and leadership.

QC DRAFT & FINAL PLAN

In working with the client, the draft plan is refined. Additional implementation strategies may be incorporated, such as funding opportunities and priorities. In addition, an executive summary marketing brochure is developed that can be utilized by leadership, staff and businesses for economic development efforts.

DELIVERY (Hard Copies & Electronic)

The process outlined represents a broad-based approach based on our experience. The final approach can be refined in working with the City of Westwood.

Key elements envisioned for the plan include (subject to modification through dialogue with Advisory Committee and the City of Westwood).

EXECUTIVE SUMMARY

COMPREHENSIVE PLAN SECTION

- Land Use.
- Redevelopment Framework.
- Transportation/Mobility/Parking Strategies.
- Community Facilities.
- Economic Development.
- Implementation Outline.

STRATEGIC PLAN SECTION

- Priorities & Strategies.
- Operational and Capital Improvements.
- Process to Review and Update.

APPENDIX

- Existing Conditions.
- Public Outreach Process.

A :: DISCOVERY



A1 :: WORK PLAN

Get the Ducks in a Row

Work with the Westwood Master Plan Advisory Committee to refine a detailed project work plan.

- **Lead Kick-Off Meeting with Master Plan Advisory Committee and other identified key stakeholders**
- Refine public outreach campaign and targeted stakeholder outreach plan.
- Define analysis approach.
- Define project calendar, benchmark dates and key deliverables.
- Verify project management and communication process with City staff and Advisory Committee.
- Review scope, schedule and deliverables
- Discuss and identify collaborative programs and partnerships.
- Review capital projects recently completed and underway
- Review sustainability metrics.
- Review milestones for municipal budget, contract considerations, capital outlays, staffing, debt structuring and other asset allocation.
- Review additional team requests for background information.



A2 :: ANALYSIS & OBSERVATIONS

Lay of the landscape

Snapshot of existing conditions and trends.

- Facilitate inventory of area resources.
- Review and assess previous plans and studies.
- Current, planned and proposed development.
- Transportation, parking and mobility overview.
- Demographic trends overview.
- Market dynamics and development trends overview.
- Needs assessment.
- Land use.
- Evaluate design criteria and guidelines.
- **Advisory Committee presentation of findings.**

DELIVERABLES

- Work Plan

DELIVERABLES

- Analysis, Observations & Assessment Memorandum of Findings

Months 1-3



A3 :: PUBLIC CONCLAVE EVENT

Getting the Community Involved

Making sure everyone's ideas are voiced

PUBLIC WORK SESSION

- Overview of process.
- Overview of findings.
- Identify the goals, objectives, assumptions and metrics to serve as a building block of the Westwood Master Plan.

STAKEHOLDERS (PRELIMINARY INVENTORY)

- Area business.
- Area property owners.
- Area residents.
- City departmental staff.
- Institutions.
- Public Safety.
- City committees.
- Area developers, real estate brokers & financial institutions.
- Others identified in the Work Plan by the Advisory Committee.
- University of Kansas Medical Center.
- **Advisory Committee presentation of findings.**

DELIVERABLES

- **Public outreach and key stakeholder findings summary memorandum**



B :: EXPLORATION



B1 :: ALTERNATIVE APPROACHES

Dream the dream
Idea voyaging

PUBLIC WORK SESSION

- **COMMUNITY CHARRETTE KICK-OFF WORK SESSION & DESIGN STUDIO.**
- Ideation and visioning.
- Alternatives development.
- **COMMUNITY OPEN HOUSE AND CHARRETTE INPUT.**
- **Advisory Committee presentation of findings.**

PREFERRED DIRECTION (50% DRAFT)

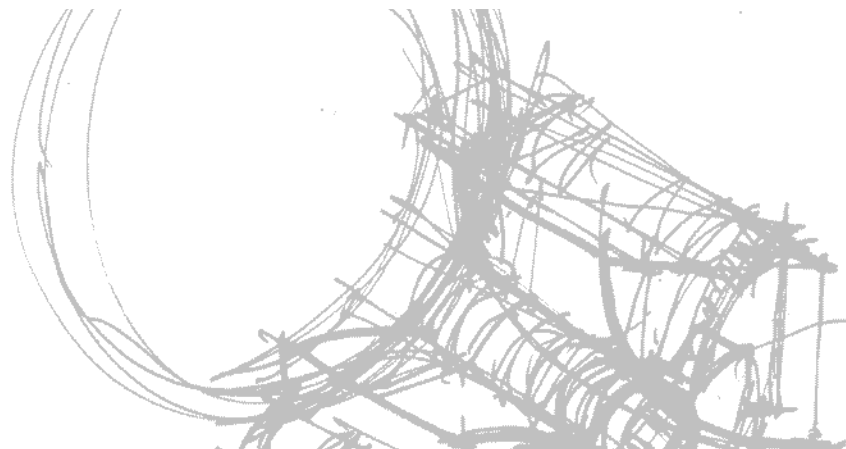
- Based upon charrette input, develop a high-level preferred direction.



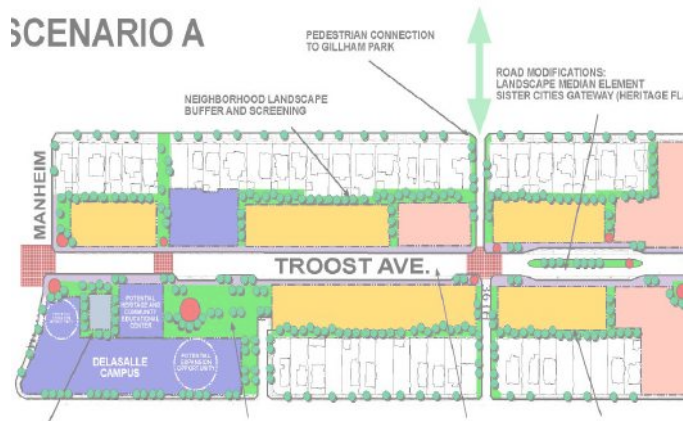
B2 :: DRAFT PLAN (75% PLAN)

Build the dream
Begin testing and translating aspirations into realities

- **Advisory committee and leadership work session to develop preliminary 'fit to program' comprehensive and strategic plan components.**
- Test "fit to program" elements. Evaluate community wish list through a lens of real world practicality and implementation.
- Develop aspects of plan that further community aspirations and broad strategic goals.



SCENARIO A



DELIVERABLES

- Work Plan

DELIVERABLES

- Initial plan draft (75% Draft)

Months 4-5

C :: SYNTHESIS



C1 :: REFINED PLAN (95% PLAN)

Refine the dream
Detailing the vision

- Refine all aspects of the plan.
- **Advisory Committee plan review.**

PHYSICAL:

- Land Use.
- Housing / Business / Entrepreneurship.
- Transportation / Parking / Community Connectivity.
- Community Facilities and Services.
- Sustainable Placemaking.
- Economic Development.
- Capital Improvements.

STRATEGIC PLAN COMPONENT:

- City Priorities.
- Operational / Organizations / Administrative.
- Capital Programs.

ADDENDUM:

- Support material .

DELIVERABLES

- Refined Plan (95% Draft)



C2 :: FINAL PLAN PROCESS

Share the dream
Celebrating the Dream

PUBLIC WORK SESSION (95% PLAN)

- Community work session.
- City Council Presentation.

QC DRAFT SUBMITTAL

- Final edits, authorization to publish.

FINAL PLAN (100% DRAFT)

- Deliver final plan, associates material and celebrate!

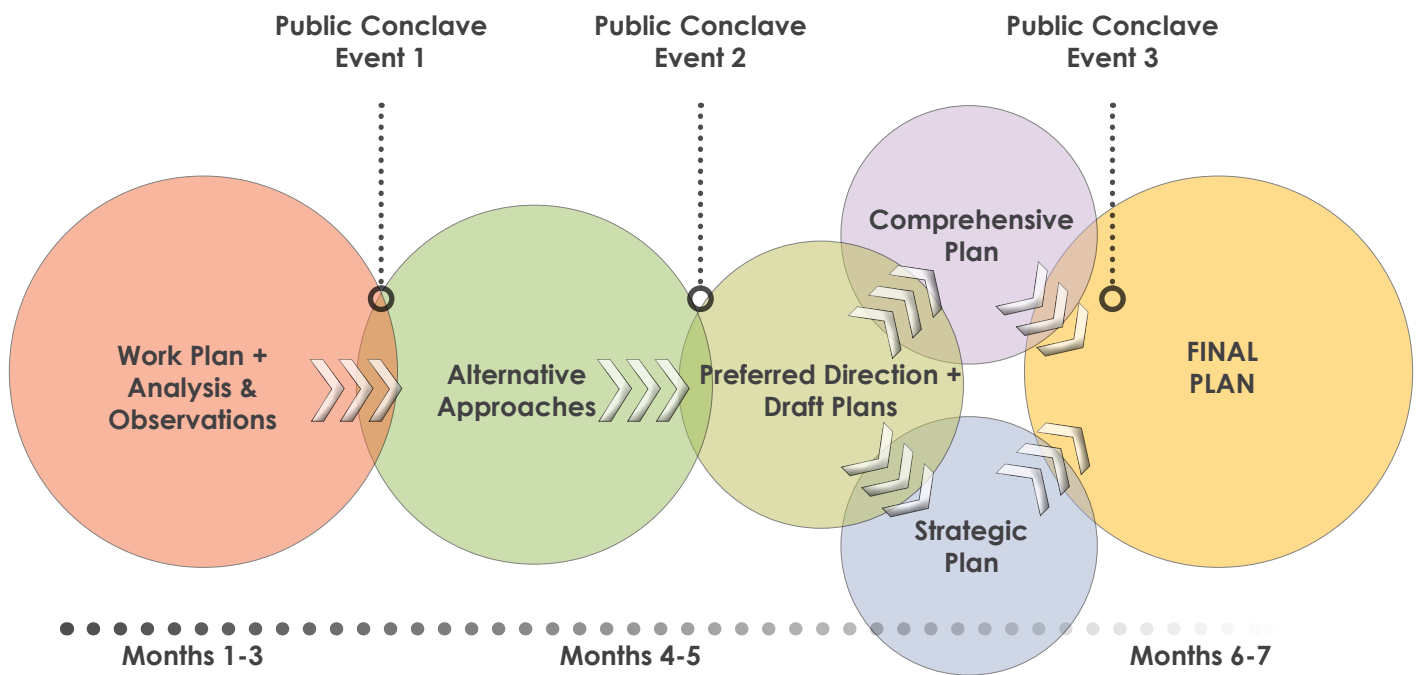


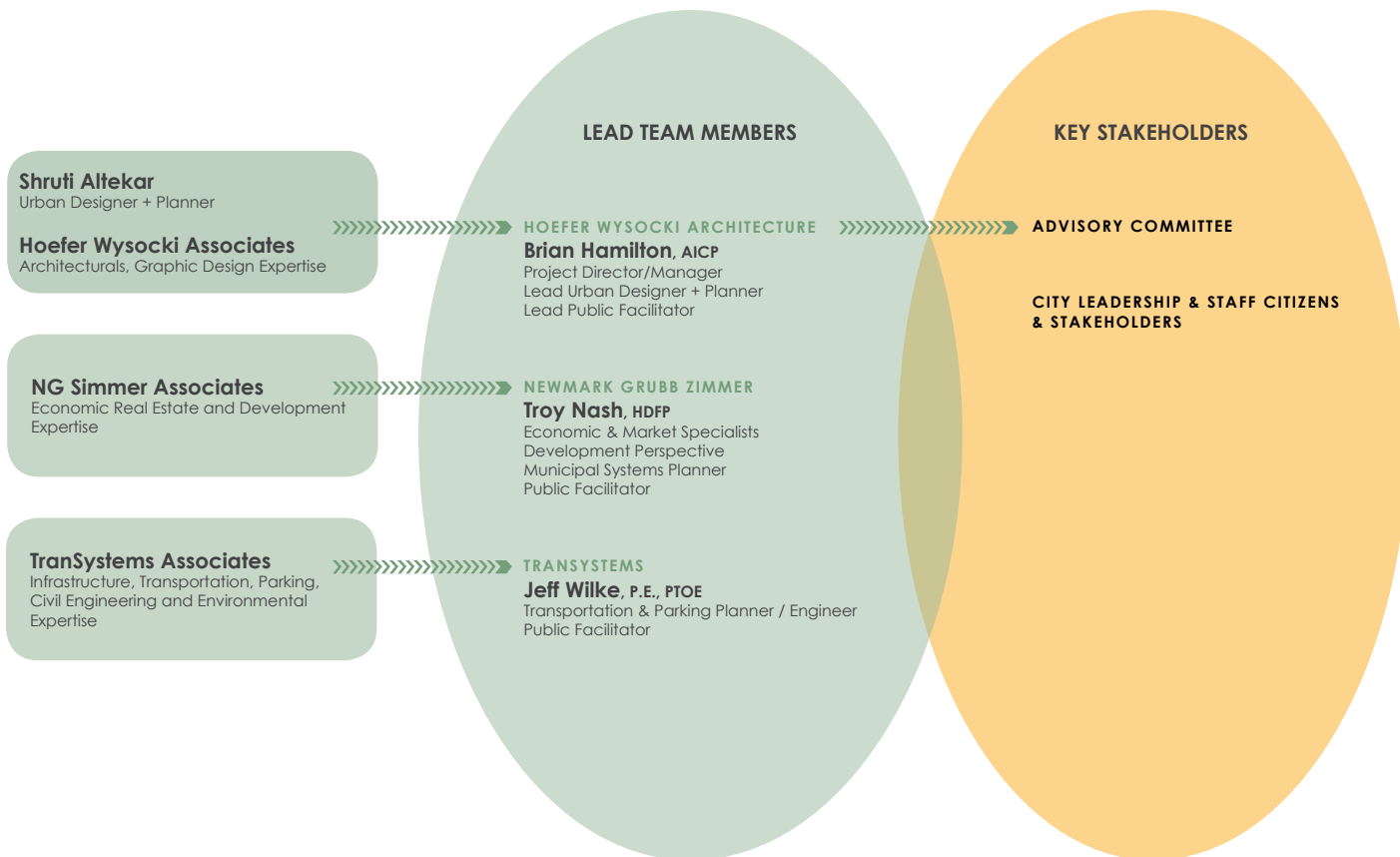
DELIVERABLES

- All final materials

Months 6-7

PROCESS SUMMARY





<p>● Primary</p> <p>○ Support</p>								
		Brian Hamilton	Shruti Altekar	Hoefer Wysocki Support Staff	Troy Nash	NG Zimmer Support	Jeff Wilke	TranSystems Support
DISCOVERY MONTHS 1 - 3								
A1 :: WORK PLAN		●	○	○	○	○	○	○
A2 :: ANALYSIS & OBSERVATIONS		●	●	○	●	○	●	○
A3 :: PUBLIC CONCLAVE		●	●	○	●	○	●	○
EXPLORATION MONTHS 4 - 5								
B1 :: ALTERNATIVE APPROACHES		●	●	○	○	○	○	○
B2 :: DRAFT PLAN		●	●	○	●	○	●	○
SYNTHESIS MONTHS 6 - 7								
C1 :: REFINED PLAN		●	●	○	●	○	●	○
C2 :: FINAL PLAN PROCESS		●	○	○	●	○	●	○

STRATEGIC COMMITMENT

Our management plan places team leadership at the forefront to ensure effective communication. This begins with Brian Hamilton, project manager, who will be involved immediately with the plan, development and day-to-day facilitation, coordination and response.

Shruti Altekar is also dedicated project support and will respond to the daily needs the Westwood Master Plan project. We also have provided our top leadership in each respective team expertise in a coordinated client interaction, which in turn provides a high level of accessibility and response.

This core team will oversee and navigate the effort providing the right expertise at the right time and right place to ensure the integrity of the process and deliverables are of the highest quality.

CRITICAL ISSUES & OBSERVATIONS

As a high level observation and experiences, some of it's most noticeable assets include:

Convenient access to some of the area's most recognizable destinations such as:

- The Country Club Plaza
- University of Kansas Medical Center/39th Street Corridor
- Kansas City Midtown Corridor
- Downtown Kansas City/Power & Light District
- The Fairway Shops
- Johnson Drive Corridor
- University of Kansas City-Missouri
- Cultural Arts Corridor (Nelson-Atkins Museum, Kemper Museum of Contemporary Art and the Kansas City Arts Institute)

Education

Westwood is in the Shawnee Mission School District and is home to Westwood View Elementary School. In addition, Westwood is located near other educational institutions (Pembroke Hill, Kansas City's largest independent college preparatory school, Horizon Academy, Bishop Miege High School and St. Agnes School).

Emerging 47th Street Corridor

Along Westwood's northern boundary, 47th Street is making milestones in transforming itself into a more eclectic mix of neighborhood support businesses and activities.

Woodside Health & Tennis Club

A stable anchor for recreation and fitness for years, a master plan (Woodside Village) envisions a new town center for the City of Westwood. The Village will integrate Woodside Health & Tennis Club with over 300 new luxury residential units and over 30,000 square feet of retail shops. Once completed, this will be a key anchor along the Rainbow Boulevard Corridor, which is evolving into a mixed-use, "Town & Gown" environment. This is fueled by the major investments of the University of Kansas Medical Center, associated facilities and spin-off support development.

How will Westwood position itself for success in the next five, ten and 20 years? This master plan is timely to begin to explore and define these aspirations and strategies.

We believe, at a high level observation, that careful consideration of several themes will **raise the dialogue during the process** - based on our collective experiences and lessons learned.

LEVERAGE ASSETS & FORM STRONG ALLIANCES

Westwood, Kansas is a land-locked, first-tier exurban community, ideally located in the Kansas City Metropolitan Area.

Westwood is primed to further explore a greater level of strategic density along commercial corridors with environments that typically have a high level of vibrancy and vitality of their own. Places that provide opportunity, stability and consistent growth are nurtured by a cooperative relationship among citizens, businesses, community leaders and government. A sound partnership among these community players is paramount to making aspirations into realities. This is even more paramount, due to the fact that Westwood shares municipal boundaries with other jurisdictions along portions of these corridors.

AUTHENTICITY

Strategies for Westwood should be crafted to express its own identity and unique qualities. Although many of the "pieces of the puzzle" may be universal, their implementation should promote the specific characteristics of what makes Westwood distinctive.

PROMOTE CREATIVITY & ENSURE QUALITY

Neither the public or private sector can individually accomplish absolute implementation on their own. Often, they can take on a specific piece successfully. More often, a Public-Private Partnership will be required - each with a measure of risk and reward.

Ultimately, a master plan for Westwood will need the clarity to articulate the "rules of the game," which in turn will empower community leadership and staff to better evaluate proposals, assist in potential funding and grant pursuits, and provide guidance for initiatives. For the private sector, clear definition of expectations and processes helps in the evaluation to activate investments.



UNDERSTAND THE LAY OF THE LANDSCAPE

A snapshot of the Westwood area will empower all to understand the existing conditions through investigation; analysis; assessment of needs, goal setting & visioning; qualitative and quantitative evaluation, forecasting and projecting.

NOT EVERYTHING TO EVERYONE, BUT SOMETHING FOR EVERYBODY

Diversity and adaptability are key metrics of environments that are dynamic and sustainable at all levels – socially, physically and economically. Places for live, work, play and innovate appeal to a wide-range of people and businesses, and in a variety of formats and price points.

Great placemaking environments are sculpted and shaped to have a high degree of diversity, flexibility, choices, and can sustain variety in goods and services in a highly integrated realm. Great Places do not have a “one size fits all” environment.

ANTICIPATE CHANGE

There are choices and ramifications for every action a city undertakes (building, infrastructure, business recruitment and retention, annexation, zoning and public policy). Some choices may be market-driven in the near-term, while others may need to be cultivated over time. Our approach will explore anticipating change and a variety of viable choices.

MOVE TO, THROUGH & WITHIN

Connectivity, and a variety of means by which to link one another is another key metric of success. Choices and opportunities to reach destinations and interact by a variety of means will be critical. Well designed streets are more than a means of conveyance in great places: They become social arteries within a community.

LEAD WITH POLICY AND FOLLOW WITH INVESTMENT

A good planning process will help establish a collective vision for Westwood. This vision must be followed with an effective implementation program. Appropriate development doesn't just happen. Sound and rational land use, infrastructure, housing, public facilities, recreational, environmental and economic development policies are necessary components for achieving a well-rounded vision and overall plan for development. Ultimately, effective public policy, investment and partnerships creates the climate for private development.

ACCOMMODATE THE CYCLE OF LIFE

Strong and diverse neighborhoods are essential to healthy communities. For Westwood, a predominance of quality single family, blended with other formats - at a variety of product types and price points, will allow residents to “grow” a lifetime within their community.



SUSTAINABLE AND SMART

Sustainability must be approached as a multi-dimensional philosophy. Sustainable approaches should encompass the concept of both environmental stewardship and economic endurance. As Westwood evolves into the 21st century, approaches to best practices management, sustainable development and sensitive community building practices will need to be addressed.

THE PROCESS SHOULD BE A PLATFORM TO EXCHANGE IDEAS AND FACILITATE MEANINGFUL DIALOGUE.

Often, community stakeholders are only “separated by a common language.” Our process will allow those individual stakeholders and groups that are vested in Westwood to explore a variety of solutions.





“The pessimist sees difficulty in every opportunity. The optimist sees the opportunity in every difficulty.”

*- Sir Winston Churchill
Prime Minister of the United Kingdom, 1940-1945*

“The art of effective listening is essential to clear communication, and clear communication is necessary to management success.”

- James Cash Penny
American Businessman and Entrepreneur

PUBLIC OUTREACH CAMPAIGN

Public outreach is one of the more valuable tools of the project process and is threaded throughout the duration of the project. It allows for meaningful dialogue and input among a variety of stakeholders and accomplishes several key goals to a successful process:

- Builds transparency and trust
- Allows for issues, concerns and opportunities to be identified
- Creates excitement and conversation
- Allows for input and ideas
- Better explores a variety of solutions and potential impacts

We believe there are two facets to successful public engagement. First, put faces to names through venues such as public work sessions and open houses to allow the citizens and stakeholders to come together. Secondly, we can engage those through electronic platforms that enable the process to cast a “wider net.” Within each platform, we are advocates of three primary public facilitation goals, which include:

EDUCATE

Overview on the objectives and process that will provide examples of similar projects and the lessons learned. How does a successful master plan work, provide benefit and potentially improve the social, physical and fiscal landscape at the macro and micro level – both directly and indirectly.

LISTEN

Create the venue and guidance that allows participants to express concerns, ideas, goals and visions. Exchange ideas and explore new passions. Begin to identify consensus concerns, assets, challenges and common aspirations for the area.

CHALLENGE

It is important to build upon education and open dialogue to foster ideas and thoughts, as meaningful concepts can emerge in unique ways.

OVERVIEW: PUBLIC OUTREACH CAMPAIGN

Discovery: Public Conclave Event 1

- Project Education, Verification and Vision
- Key Stakeholder Interviews & Work Sessions. Individual and group stakeholders to be identified with the Advisory Committee during the Work Plan).
- Other outreach sessions may include “Coffee with the Chamber” sessions; club, committees and other organization meetings; Merchants round tables, and; other engagement opportunities (developed with the Advisory Committee during the Work Plan).

Exploration : Public Conclave Event 2

- Aspirations, Ideation & Concept Generation.
- Alternative Approaches Review.
- Preferred Direction Components & Concepts.
- Public Open House: Review of Alternative Approaches.

Synthesis: Public Conclave 3

- Plan Overview and Input.



“Leadership is the capacity to translate vision into reality.”

*- Warren Bennis
American Scholar, Professor & Author*



HOEFER WYSOCKI *Architecture*

LEAWOOD, KANSAS | DALLAS, TEXAS

At Hoefer Wysocki our collective experience in planning, urban design and architecture has allowed us to understand exactly how initiatives get done. Involving both the private and public sector, developing a system of partnerships is most often a necessary part of formulating tangible solutions.

Founded in 1996, Hoefer Wysocki is a full-service, multidisciplinary firm that provides planning, urban design, architectural and interior design services. Hoefer Wysocki is a large and growing firm with over 100 employees. Headquartered in Leawood, Kansas, the firm has a local, regional and national presence through a diverse portfolio of architectural, planning and community design projects.

At Hoefer Wysocki, our unique perspective to community building is shaped by our understanding and belief that success is measured at all levels - from interior to exterior, site to street, building to block, neighborhood to district and city to region. Through public engagement, visioning sessions and careful exploration of alternative approaches, we position communities to actively pursue their aspirations and goals to give them the tools they need to succeed for years to come.

Our urban design and community planning practice is built around creating sound and innovative solutions that can be implemented for the communities we serve. We accomplish this through a comprehensive approach towards community enrichment that includes public outreach, visioning and ideation, exploration of alternative approaches and, strategies that position community leaders to achieve goals for a better community.

Because its your community.....



Futuring from the ground up.....

A FULL-SERVICE POWERHOUSE

Newmark Grubb Zimmer (NGZ), a full-service commercial real estate company, provides a range of services including sales and leasing, property and facility management, global corporate services, owner's representative services for public and private development projects and public sector consulting, as well as various real estate consulting services.

NGZ is regularly recognized as one of the top brokerage firms in the region, negotiating more than 450 transactions per year. The firm currently manages more than 6.7 million square feet of office, medical, industrial, retail and educational property and serves as corporate real estate advisor for an assortment of local, regional, national and international companies.

NGZ has been responsible for some of the most iconic developments in the Midwest region, including the NNSA National Security Campus, Sprint World Headquarters Campus and the Village West tourism, entertainment and retail district - each valued at \$1 billion or more.





KANSAS CITY, MISSOURI | OFFICES NATION-WIDE

TranSystems brings innovative consulting, engineering and design solutions to solve the nation's transportation infrastructure challenges. We are dedicated to facilitating the movement of goods and people by creating an integrated transportation system around nine key market sectors – freight rail, passenger rail and transit, states and municipalities, aviation, manufacturing and distribution, maritime, trucking, energy and communications, and the federal government.

TranSystems believes that planning is as essential to the overall goal of providing for the safe, rapid, convenient and efficient movement of people and goods as is proper design, operation, maintenance and administration.

Our engineering experts provide distinct services in transportation, civil, mechanical, bridge, electrical, structural, environmental, hydraulic/hydrologic, traffic, and industrial engineering. But, it doesn't stop there. Realizing the value of industry credentials, many of our professionals have taken their careers to the next level by earning recognition as Professional Engineer, AIA and/or LEED accredited. With extensive knowledge of their fields and industry experience, these professionals work together to develop innovative solutions.

A mid-sized firm, comprised of 900 professionals in 32 offices throughout the US, TranSystems allows clients access to an experienced team of industry professionals with subject matter expertise in a variety of disciplines, along with the capabilities to provide support through the entire program life cycle from problem-solving and planning through design and construction management to operations and program management.

We know our success is ultimately gauged by our ability to provide a safe and efficient transportation for the end-user - those who drive on the infrastructure we design, work in the buildings that we conceive, and take the processes that we model and make them successful.

Naturally connected.....



Brian Hamilton, AICP



:: PROJECT ROLES ::

PROJECT DIRECTOR/MANAGER
LEAD URBAN DESIGNER + PLANNER
LEAD PUBLIC FACILITATOR

:: QUALIFICATIONS ::

Education

Master of Arts, Geography, 1991
Cert. Regional & Urban Planning, 1991
Kansas State University

Bachelor of Science, Geography, 1989
Environmental Design Studies Program, 1988
Kansas State University

Registration

American Institute of Certified Planners

Affiliations

American Institute of Certified Planners (AICP)

Urban Land Institute (ULI)

American Planning Association (APA)
Featured Speaker, Presenter & Workshop
Facilitator (National & State Conferences)

- Chicago, IL
- New Orleans, LA
- Washington D.C.
- San Francisco, CA
- San Antonio, TX
- St. Louis, MO
- Cuyahoga Falls/Akron, OH

Former Member, Westport Special District
Board of Directors



For the past 24 years, Brian has provided expertise and creativity in developing solutions for a wide-range of project types throughout the country. His diverse portfolio in urban design, community planning, design guidelines, site design, master planning, parks and trails gives him a unique perspective to meaningful community-building initiatives.

His diverse roles in project management, public facilitation, design and planning workshops has cultivated a comprehensive understanding of the built and natural environment that translates into practical, yet innovative solutions. Much of Brian's focus - and passion for his career has been working in downtown and corridor environments within the heartland region of the United States.

One of Brian's talents is his ability to quickly formulate and translate design and planning concepts with imagination and a high degree of readability by a variety of users. His approach creates excitement, imagination and fosters a sense of "ownership" among stakeholders. This philosophy is carried through all aspects of his work - from goal setting to visioning, ideation to the exploration of alternative approaches, and to concept development and delivery.

Brian's experience also includes past projects in Westwood, such as the 47th & Mission Road Concept Plan, subsequent 47th Street Corridor Streetscape Concept Plan and, working with Zimmer Real Estate Services (Now Newmark Grubb Zimmer) on Master Developer evaluations for the corridor.

Some of Brian's recent placemaking, community planning and urban design projects in the last 5 years include:

- Commerce Street Cultural Streetscape Design, San Antonio, TX
- Tiverton Glen Mixed-Use Center Concept, Tiverton, RI
- Mission Farms West Mixed-Use - Phase II Master Plan, Overland Park, KS
- Plano Gateway Mixed-Use Concept Plan, Plano, TX
- Kansas State University North Corridor Campus Plan, Manhattan, KS
- Comprehensive Plan, Mexico, MO
- University of Missouri Discovery Ridge Research Park Plan, Columbia, MO
- University Row Corridor/Downtown Plan, Arkadelphia, AR
- Marshalltown Medical & Surgical Campus Plan, Marshalltown, IA
- 80 Marty Mixed-Use, Overland Park, KS
- Mustang Crossing Mixed-Use Master Plan, Crossroads, TX
- Twin Creeks Mixed-Use Master Plan, Allen, TX
- RailYard 210 Mixed-Use Master Plan, North Kansas City, KS
- Park Place Mixed-Use Master Plan, Grapevine, TX
- City Place Mixed-Use Master Plan, Overland Park, KS
- Village on The Frontier Mixed-Use Plan, Celina, TX
- Parkside Mixed-Use Development Plan, Marshall, MO
- Westside/Elmendorf Lake Park Corridor Concept Plan, San Antonio, TX
- Legacy View Mixed-Use Development Plan, Cedar Hill, TX
- Downtown Improvement Plan, Boerne, TX
- Village Plan, Amity, AR
- Downtown Concept Plan, Gurdon, AR
- Water-Based Redevelopment Concept Plan, Socorro, TX
- Kansas State University Foundation Campus Plan, Manhattan, KS
- Kansas Bio-Science Authority Master Developer Campus Plan, Olathe, KS
- Justice Center Campus Plan, Leawood, KS





Shruti Altekar will work closely with Brian Hamilton in the design and development of this Westwood Master Plan. She has experience working on a variety of community developments and will assist on the day-to-day facilitation of the project.



Shruti Altekar



:: PROJECT ROLES ::

URBAN DESIGNER + PLANNER

:: QUALIFICATIONS ::

Education

Master in Urban Design, 2015
University of Texas at Austin

Bachelor of Architecture, 2011
Rachana Sansad's Academy of Architecture
Mumbai, India

Some of Shruti's recent project experience includes:

- Tiverton Glen Mixed-Use Study, Tiverton, R.I.
- Village on the Frontier Mixed Use Master Plan, Celina, TX
- Mixed-Use Development Feasibility Study, Rogers, AR
- Midtown Triangle*, Omaha, NE
- 5th and Conley* - Housing Project*, St. Louis, MO
- Clubhouse Designs*, Pune, Maharashtra
- Ovo and Sky Heights*, Pune, India
- Vidyalankar School of Business*, Mumbai, India
- Landscape Feature for an Apartment Complex*, Pune, India
- Viacom 18*, Mumbai, India

*projects completed while at another firm



Troy Nash



:: PROJECT ROLES ::

ECONOMIC & MARKET SPECIALIST
DEVELOPMENT PERSPECTIVE
MUNICIPAL SYSTEMS PLANNER
PUBLIC FACILITATOR

:: QUALIFICATIONS ::

Education

Bachelor of Economics
Wesley College

Masters of Economics and Political Science
University of Missouri - Kansas City



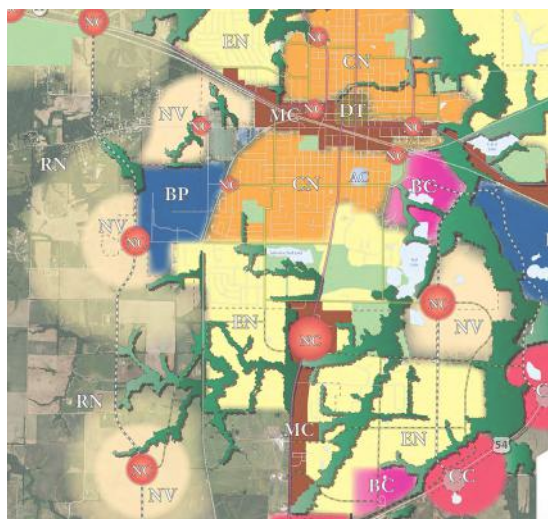
As Vice chairman of the Budget & Audit Committee, Troy had direct oversight for the city's more than \$1 billion budget and audit functions.

Dr. Troy Nash is a highly regarded expert in real estate and economic development partnerships with urban, suburban and rural communities. As part of the Development Management Group, he has a unique understanding of economic analysis, complex commercial and residential real estate finance, business retention and expansion programs and public policy development and application. Nash's background and experience advising public and private sector clients serves the basis for producing high level economic real estate transactions, customized demographic analysis, target and industry cluster studies, economic impact analysis and strategic and comprehensive planning updates. Having traveled to more than 50 countries, a trademark of his work is identifying the connections between separate and distinct international, national, regional and local trends and their influence on job creation. Nash is able to communicate this in a manner offering communities a clear pathway to achievable strategies and results. Nash's knowledge, coupled with Newmark Grubb Zimmer's methodology, global focus and experience combine economic development strategies and real estate management approaches in a manner that meet client's demands for defensible and applicable quantitative data, a deep understanding of new and emerging trends, the ability to respond with high tactical return on investment solutions and strategies focusing on addressing business needs with an emphasis of implementation.

Nash brings "real-world" experience and practical application to work performed by planners, architects, engineers and economic development professionals. His experience in creating successful comprehensive plan updates and economic development strategic plans for cities, counties, and regions has received wide-spread praise and recognition. Nash's focus on the effects of globalization, immigration, education, and entrepreneurship and innovation with respect to economic development and job creation led him to establish the Urban Rural Alliance, a collaboration of regional communities. Along with his Zimmer colleagues, Nash leads the firm's third-party advisory efforts, delivering integrated real estate solutions serving as master developer, owner's representative, construction manager/project manager for governmental, educational, medical and non-profit and private sector institutions.

AREAS OF SPECIALIZATION:

- Structuring public/private partnerships
- Economic development consulting
- Economic impact analysis
- Job creation strategies
- Economic development advising cities, counties, states and federal agencies
- Comprehensive Planning
- Land use analysis
- Incentive analysis
- Public Participation & Community Outreach



Jeff brings 14 years of experience as a traffic engineer both in the public and private sectors.



Jeff Wilke, P.E., PTOE



:: PROJECT ROLES ::

TRANSPORTATION & PARKING PLANNER /
ENGINEER
PUBLIC FACILITATOR

:: QUALIFICATIONS ::

Education

Bachelor of Science, Civil Engineering
Kansas State University, 2002

Registration

Professional Engineer (Civil): Kansas 2007
Professional Engineer (Civil): Missouri 2007
Professional Traffic Operations Engineer, 2007

Affiliations

Institute of Transportation Engineers (ITE)
Kansas City Chapter – Institute of
Transportation Engineers (KCITE)

Jeff is a skilled traffic engineer, with work experience in both the public and private sector. As a traffic engineer and project manager with TranSystems, Jeff's assignments have included traffic planning studies, safety studies, and traffic engineering design. Jeff has also recently served on the board of direction for the Kansas City Chapter of the Institute of Transportation Engineers (KCITE).

Jeff has prepared or assisted with all aspects of traffic planning and traffic impact studies; from data collection through development of recommendations. Studies have ranged from suburban developments to urban event centers and college campuses. Jeff also has experience presenting study findings and recommendations to elected officials and neighborhood groups.

- North Campus Corridor Master Plan, Kansas State University, Manhattan, KS
- Unified Government On-Call Traffic Engineering Services, Kansas City, KS
- Mission Farms Parking Study, Leawood, Kansas
- Kansas DOT Traffic Engineering Assistance Program, Statewide
- Cerner Campus Traffic Impact Study, Kansas City, MO
- 51st and Oak Traffic Impact Study, Kansas City, MO
- Marriott Courtyard / Residence Inn Traffic Impact Study, Kansas City, MO
- 107th Street & Nall Avenue Traffic Signal Modifications, Overland Park, KS





“Quality is not an act, it is a habit”.

*- Aristotle
Greek Philosopher & Scientist*



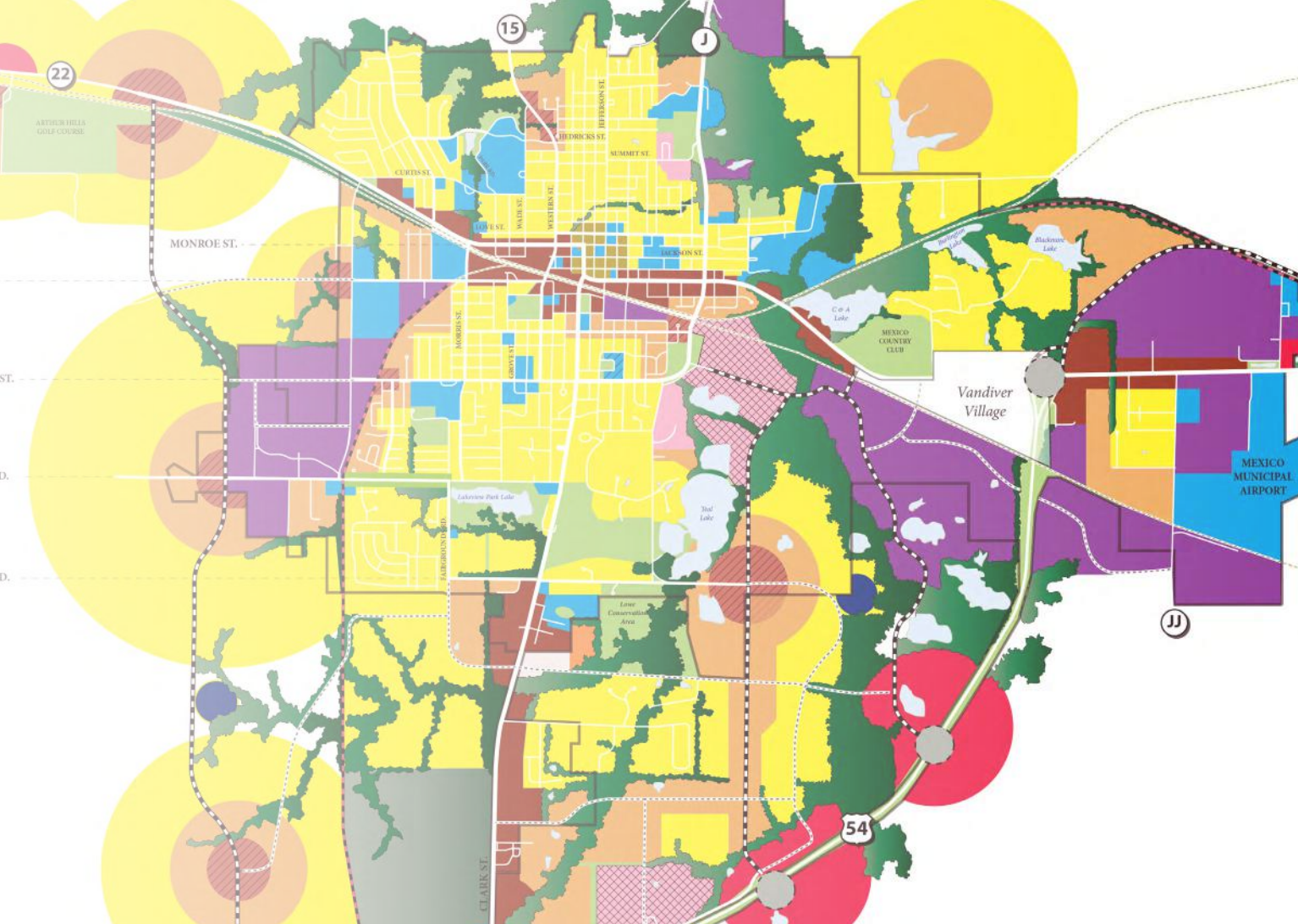
*“Creativity involves breaking out of established patterns
in order to look at things in a different way.”*

- Edward de Bono
Physician, Author, Inventor

PROJECT EXPERIENCE

In the following pages you will see example projects where we have experience in the following project types:

- Significant experience in preparing community Master Plans with intensive public involvement.
- Experience in traffic and parking analysis, planning and design experience.
- Successful experience in obtaining high quality public involvement.
- Market-driven, real-world planning, design and development of a variety of project types.
- Experience planning and designing complete streets.
- Experience in green infrastructure projects.
- Experience in successful public, private and public-private partnership projects - master planning to vertical development.



Comprehensive Plan MEXICO, MISSOURI 2014



URBAN HOUSING &
NEIGHBORHOOD



MIXED USE



GREAT STREETS

This mid-Missouri community has the perfect combination of small-town living and urban charm. Hoefer Wysocki prepared the Comprehensive Plan Update, with the primary goal of developing a community-based plan with aspirations and strategies of how to prepare to retain the city's character, values and mission while growing into the 21st century.

The vision addressed the issues of land-use, economic development, natural resources, physical design, historic preservation, parks and recreation, public services and safety, neighborhoods and housing, transportation, socially responsible public investment and meaningful public-private partnerships that will assist leadership in guiding Mexico's success.

REFERENCE
Bruce R. Slagle
City Manager
City of Mexico, MO
P:: 573.581.2100
E:: bslagle@mexicomissouri.org





Village on the Frontier
CELINA, TEXAS
2015



The 100-acre, six-village Village on the Frontier will be at the center of the rapidly growing north Dallas area, bringing quality of life enhancements which will attract businesses, residents, shoppers and recreational visitors while offering a gathering place for the community. This development combines a rich blend of mid to low-rise buildings that integrate residential lofts, town homes, apartments, office, retail, restaurant, hotel and other entertainment uses. The development promotes pedestrian access and features an array of intimate streets, tree-lined sidewalks and promenades, intimate courtyards –organized along a signature park setting.



REFERENCE

Renee Funderburgh
 Carey Cox Company
 P:: 972.562.8003
 E:: renee@careycoxcompany.com



MIXED USE



GREAT STREETS





CREATIVE ARTS
COMMUNITY



30 QUALIFICATIONS



TOWN & GOWN



GREAT STREETS



CREATIVE ARTS
COMMUNITY

HOEFER WYSOCKI
Architecture

Commerce Street Cultural Corridor SAN ANTONIO, TEXAS 2015

Hoefer Wysocki was the urban design and planning consultant of a diverse team to coordinate a visioning process, planning and redesign of one of San Antonio's most prominent urban streets.

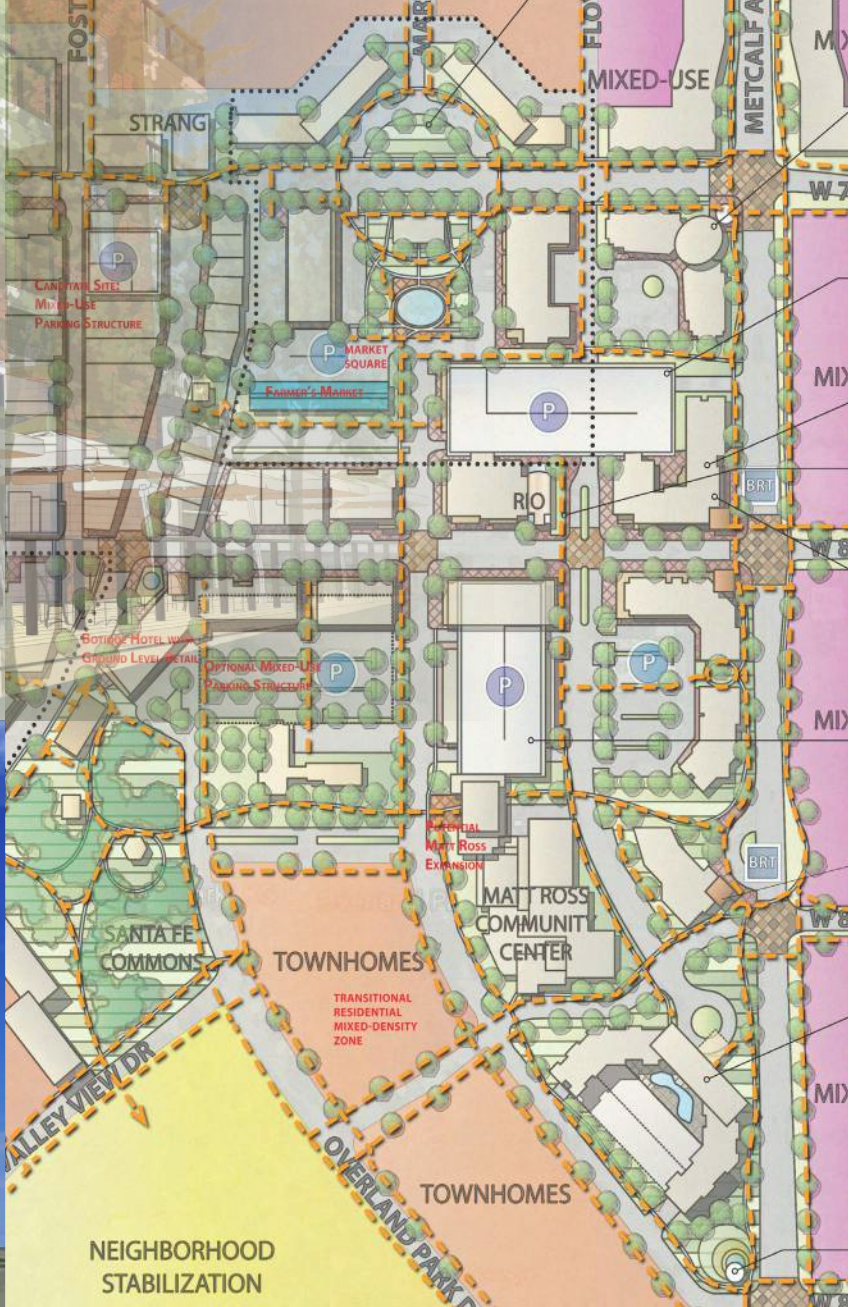
The concept will further celebrate the district's Latino culture through streetscape details and artwork, connecting the University of Texas San Antonio's Downtown Campus, The Educational & Cultural Arts Center, Palace Historic Market Square, the Spanish Governor's Bexar County Courthouse, the Main Plaza/San Fernando Cathedral, San Antonio City Hall, the main entrance to the San Antonio Riverwalk and Convention/Hotel District that will be one of the great multi-model environments.

Key to the project was an interactive community and stakeholder campaign that allowed participants not only provide input, but assist in the nuances of this highly artisan streetscape design. Key elements will include a highly functional streetscape that expresses heritage and history through artwork, interpretive elements and build momentum towards commercial and residential investment in the heart of San Antonio.



REFERENCE

Walter Heard
Terra Design Group
P:: 210.220.1400
E: wheard@terradesignsa.com



The Vue OVERLAND PARK, KANSAS 2015

HOEFFER WYSOCKI
Architecture

Located within blocks of multiple office buildings, shopping centers, a community center and one of the top-rated high schools in the area; this five-story multifamily complex offers an attached parking garage and a courtyard with a pool. With retail shops on the bottom floor, The Vue is a convenient, yet high-end place to live and play.

REFERENCE Mike Bell
Hunt Midwest
P:: 816.459.4230
E: mbell@huntmidwest.com



MIXED USE



GREAT STREETS



TOWN & GOWN



GREAT STREETS



MIXED USE



Westside / Elmendorf Lake Park Corridor Concept Plan SAN ANTONIO, TEXAS 2013

The conceptual plan creates a destination park and lake interwoven into the community known as "The Lake in the City." The revitalization of the corridor and enhanced connection to an adjacent university presents several significant opportunities for private sector redevelopment. Key considerations included public and private land redevelopment opportunities; gateways, branding & wayfinding; multi-modal transportation, and park and open space design. Another part of the vision includes an environmental research center in the park, staffed by the university to increase the university and community connection.

REFERENCE

Walter Heard
Terra Design Group
P:: 210.220.1400
E:: wheard@terradesignsa.com



Beacon Hill Neighborhood Redevelopment

KANSAS CITY, MISSOURI

Ongoing

Newmark Grubb
Zimmer



GREAT STREETS



MIXED USE



URBAN HOUSING &
NEIGHBORHOOD

Beacon Hill neighborhood is located across from Hospital Hill on the east side of Troost Avenue. The Beacon Hill Neighborhood Redevelopment project is designed as a mixed use, new-urbanist neighborhood within walking distance of Hospital Hill, Crown Center, and the historic Union Station. Covering 90 acres with a rolling terrain and panoramic view of downtown, the neighborhood is directly access from Bruce R. Watkins Drive.

The project is a 353 Redevelopment Area with 25-year tax abatement. Beacon Hill offers more than new building sites single-family homes; it is also home to 100 fully renovated traditional and historic Kansas City houses. The neighborhood is designed as a traditional Kansas City neighborhood with a pedestrian orientation and streetscape, rear lanes for garage access, open space and neighborhood amenities such as a community center, retail live/work spaces, and commercial lofts. Additionally, historic Robinson Hospital has been redeveloped as the Residences of West Paseo, an elder housing development for 45 residents. The project is truly a mixed-income, ethnically diverse neighborhood.



Columbus Park Neighborhood Redevelopment

KANSAS CITY, MISSOURI

Ongoing

 **Newmark Grubb**
Zimmer



URBAN HOUSING &
NEIGHBORHOOD



GREAT STREETS

Columbus Park proposes the development of a 360-unit housing and mixed-use commercial development in Kansas City's Columbus Park neighborhood. The project includes market rate, for-sale, attached and detached single family housing, senior housing, an affordable housing component, community center, live/work units, and up to 30,000 square feet of commercial space.

The 20-acre site includes property that was once owned by the Housing Authority of Kansas City and 13 private individuals, plus the Missouri Department of Transportation. Pre-development and acquisition activities were completed by NGZ and Columbus Park Developers has finalized a redevelopment plan using certain public incentives. Total project costs are approximately \$90 million. Newmark Grubb Zimmer's Development Management Group has been retained to provide Owners' Representative and Project Management services for infrastructure.



Transportation Improvement Plan and Sales Tax Initiative MONETT, MISSOURI 2015

The purpose of the Long-Range Transportation Improvement Plan, Moving Monett Forward, is to develop a set of multimodal transportation improvements that address deficiencies and provide enhancement for Monett's transportation system. The City of Monett will retire a 1/4-cent capital improvement sales tax in April 2016. Retirement of this tax provided an opportunity to advance transportation infrastructure through a new 1/2-cent sales tax with a seven-year sunset provision dedicated to transportation improvements. The potential sales tax is estimated to generate about \$900,000 annually. The Plan sets the foundation to guide transportation decision-making and investment for short-term priorities that align with the potential sales tax revenue as well as for a long-term vision.

The assessment of the city's transportation network included multiple levels of analysis. Functional classification, traffic volume, and accident data was collected to analyze existing conditions and future needs. Multimodal analysis of the system included an analysis of the city's pedestrian, bicycle, rail, and airport network. Public involvement was also a fundamental element of the community decision-making process for selecting transportation goals, programs, and projects. A combination of public engagement tools were utilized including a series of Advisory Group meetings, targeted stakeholder meetings, a community survey, and public presentations.



Based on the transportation system analysis and public involvement, ten candidate programs and projects were identified. A decision-making matrix was developed in order for the city to select candidate programs and projects for implementation. The matrix utilized a goals analysis based on priorities identified by the community and a risk analysis that assessed the project's ease of implementation. A description, cost estimate, and ranking in terms of the goal

and risks analysis is provided for each program or project. This decision-making matrix allows the city to make an informed decision about the candidate programs and projects to obtain the best value for their investment. The matrix also enables the city to remain flexible by re-evaluating projects over time and responding to new opportunities. Lastly, an implementation plan aligns with the potential sales-tax revenue. The implementation plan demonstrates efficient use of resources to provide a few significant projects over the seven-year, short-term horizon while also demonstrating a return on investment each year through annual programs. A twenty-year, long-term outlook also presents concepts based on growth patterns.



Parkville Regional Multi-Model Access & Liveable Community Study

PARKVILLE, MISSOURI
2013



TranSystems prepared the Parkville Regional Multi-Modal Access and Livable Community Study that identified enhancements to increase multi-modal access in southern Platte County and the City of Parkville. With the addition of a 140-acre regional park; bicycle/pedestrian trails along Route 9 and within English Landing Park; a potential second mainline railroad track through downtown; and development in and around downtown Parkville, citizens and business owners were concerned that transportation network congestion would detract from the livability of Parkville. The Livable Community Study developed a long-term planning vision for Parkville's transportation system that addressed on-going issues for pedestrians and long-term transportation and land use needs.

Recommendations included completing the pedestrian network, implementing complete streets elements and integrating gateway and way-finding features in the downtown. This study was funded by the Federal Highway Administration through its Transportation Enhancement Program, and coordinated through MoDOT.

The study area for this project is the city limits of Parkville, Missouri with particular focus on the downtown. The downtown area is generally bounded by the Missouri River on the South, Park University on the east, 12th Street on the north, and West Street on the west.



The market tells us when and where to build, but the land tells us how. WHAT IS BUILT IS A REFLECTION OF THE COMMUNITY'S IDEALS AND VALUES.



CERTIFICATE OF LIABILITY INSURANCE

2/12/2016

DATE (MM/DD/YYYY)
2/12/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	CONTACT NAME:	
		PHONE (A/C, No, Ext):	FAX (A/C, No):
		E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	1362306 HOEFER WYSOCKI ARCHITECTS, LLC 11460 TOMAHAWK CREEK PARKWAY SUITE 400 LEAWOOD KS 66211	INSURER A:	Continental Casualty Company 20443
		INSURER B:	Travelers Indemnity Co of CT 25682
		INSURER C:	The Travelers Indemnity Company 25658
		INSURER D:	The Phoenix Insurance Company 25623
		INSURER E:	The Travelers Indemnity Co of America 25666
		INSURER F:	

COVERAGES HOEWY01

CERTIFICATE NUMBER: 12171600

REVISION NUMBER: XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B E	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	N	N	680-7366P410 PCAP-7E958665 (TX)	2/12/2015 2/12/2015	2/12/2016 2/12/2016	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
B	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	N	N	BA-7366P618	2/12/2015	2/12/2016	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000	N	N	CUP-007C902052 CUP-7E959011 (TX)	2/12/2015 2/12/2015	2/12/2016 2/12/2016	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ XXXXXXXX
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB-3430T57-7	2/12/2015	2/12/2016	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	PROFESSIONAL LIABILITY	N	N	AEH288392073	2/12/2015	2/12/2016	\$2,000,000 PER CLAIM AND ANNUAL AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

12171600 FOR INFORMATIONAL PURPOSES ONLY	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2014/01)

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Hoefer Wysocki Architecture
11460 Tomahawk Creek Parkway Suite 400
Leawood Kansas, 66206

Contact ::

Brian Hamilton, AICP
Director of Urban Design + Community Planning
P. 913.307.3831
E. brian.hamilton@hoeferwysocki.com



CITY OF WESTWOOD

MASTER PLAN

REQUEST FOR PROPOSAL

FEE PROPOSAL



building a strong and
healthy community

WESTWOOD

MASTER PLAN

REQUEST FOR PROPOSAL

Our approach is to develop detailed scopes to meet specific budgets, tailored for the City of Westwood's Master Plan. Depending of further input and clarifications, we believe that the process can be facilitated for \$64,950.00, which includes anticipated expense allowance.

Per request listed in the RFP (Scope of Services, Proposal Requirements, Item 6), the following hourly rates and hours per phase is provided.

		Brian Hamilton (\$150)	Shruti Altekar (\$90)	HWA Support (\$80)	Troy Nash (\$200)	NG Zimmer Support (\$80)	Jeff Wilke (\$160)	TranSystems Support (\$98)
DISCOVERY								
PREP/KICK-OFF MEETING		16	8	2	8	0	4	0
ANALYSIS & OBSERVATIONS		8	16	2	8	2	8	4
PUBLIC CONCLAVE EVENT 01		16	10	2	8	0	4	0
	126	40	34	6	24	2	16	4
EXPLORATION								
ALTERNATIVE APPROACHES		40	30	4	4	0	4	0
DRAFT PLAN (75%)		40	30	4	16	2	16	4
	196	80	60	8	20	2	20	4
SYNTHESIS								
REFINED PLAN (95% DRAFT)		32	24	4	10	2	12	2
QC & FINAL DRAFT		16	20	8	10	0	8	0
	134	48	44	12	20	2	20	2
	456	168	138	14	64	6	56	10
	100%	38%	30%	3%	14%	1%	12%	2%

FEE ::	\$63,060.00
EXPENSES ::	\$1,890.00
TOTAL ::	\$64,950.00

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11460 Tomahawk Creek Parkway Suite 400
Leawood Kansas, 66206

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