ARCHITECTS. ENGINEERS. PLANNERS.

June 28, 2016

Troy Euton
Director of Parks and Recreation
City of Gahanna
200 South Hamilton
Gahanna, OH 43230

RE: Creekside Restoration Planning

Dear Mr. Euton

Per our conversations, the Parks and Recreation Department (under your leadership) would like to engage OHM in a planning effort to examine the public portions of Creekside that include the park, plaza, and streetscape elements of the development. This planning effort will be led by OHM in partnership with Parks and Recreation Staff, and a Steering Committee designated by the City of Gahanna.

The goals of this project are:
- Identify and prioritize 'replace in-kind' projects
- Identify and prioritize proposed programmatic changes to Creekside

In short, OHM will lead a planning process whereby stakeholders will identify 'projects' for consideration. 'Projects' will consist of areas in need of repair and/or reconstruction. Each 'project' identified will be considered in financial terms of $1-$2 million dollar increments to establish a PHASED APPROACH to the reconstruction of Creekside over a 5-7 year period. The planning process also allows for the consideration of new program elements deemed 'desired' by the stakeholders that do not currently exist at Creekside. The planning process outlined below has been designed to allow stakeholders to explore possibilities related to new park/plaza elements such as performance stage enhancements, more interactive water features (splash pad), and re-thinking the lagoon area. Once 'projects' have been identified, OHM and Gahanna Staff will conduct a feasibility analysis to determine what needs to be done to support the proposed elements along with a cost estimate for each project for consideration. Projects, feasibility, and costs will then set the stage for prioritization and a phased implementation.

The following is an outline of the professional services to be provided for the Creekside Restoration Planning:

PROJECT CLARIFICATIONS AND ASSUMPTIONS

- City of Gahanna will provide all reports, historic data, and cost estimates that is pertinent to the project for OHM.
- City of Gahanna will identify 'stakeholder/steering' committee and provide contact information to OHM.
- Material testing, structural evaluation, engineering services are not included in this contract.
- OHM assumes 4 general 'project' areas:
  - Lagoon area
  - Stage area
  - Streetscape
  - Upper Plaza

SCOPE OF SERVICES

Project Kick-off Meeting #1
- Review project Goals and Objectives
- Schedule
- Deliverables
- Set up Stakeholder/Steering Committee appointments
- Identify reports/data/drawings/photos that City of Gahanna has for OHM review

Task One- Assessment and Existing Conditions Analysis & Review
OHM will review reports and data related to the construction/reconstruction of Creekside for review and analysis. OHM will develop a preliminary 'target list' of major issues that present a safety concern.

Deliverables:
- Base Mapping and Photo Documentation
- Meeting #2: Project 'walk-thru' with City and Stakeholder/Steering Committee
- Meeting #2 Memorandum
- Overall Conditions Analysis (per area) --Analysis includes evaluation of existing condition, what caused failure, and best practice remedy. REPORT FORMAT
- Preliminary Target List

Task Two – Program Exploration (Asks the question: What do we want to do 'differently'?)
OHM will conduct a Program Exploration exercise where the Committee will be asked 'What do we want to do differently at Creekside?' This process explores various site amenities and site programming that does not currently exist at Creekside. Specifically, the process will investigate what site elements can help leverage the commercial and residential components of the development to become more competitive as a community destination.

Deliverables:
- DRAFT Site Program list
- Two (2) site redesign concepts related to enhancing/changing existing layout and programming per area
- Meeting #3 (Stakeholder/Steering Committee) present Site Program List and Redesign Concepts
- Meeting #3 Memorandum

Task Three –Feasibility and Cost Estimate
OHM will conduct feasibility analysis and cost estimates for all the improvement and/or replace in-kind 'project' areas. Each 'project' area will be studied to determine the best practice for the reconstruction or the redesign and construction per element.

Deliverables:
- Feasibility Analysis for each 'project' area
- DRAFT Cost Estimate per 'project' area (detailed line item budget estimate)

Task Four—Advisory Committee Outreach
OHM will present the outcomes of Tasks 1-3 to an Advisory Committee for review and input. The Advisory Committee will be made up of a wide-range of community members representing the various demographics of Gahanna. Task Four will act as a 'strategic' public input session.

Deliverables:
- Meeting #4 Advisory Committee (presentation)
- Meeting #4 Memorandum

Task Five–Prioritize and Phase Projects
Utilizing the information developed throughout the planning process OHM and the Parks and Recreation Dept. will develop 'bite' sized projects in increments of $1-2 million dollar projects to be prioritized for a phased implementation.

Deliverables:
- Prioritized list of 'projects' and site mapping/diagram to define physical parameters (per area)
- Detailed narrative per project that defines project 'scope' (each project)
- Finalize Cost Estimates per 'project' (line item budget estimate)

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FEE AND REIMBURSABLE EXPENSES

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We propose to complete the above scope of services for the fees below and direct project expenses for printing, mileage, courier, photos, etc.

Fee: $29,250

Additional Services:

If services beyond this scope are required we can perform these on an hourly basis in addition to the fee or at a negotiated sum at your request, such as, additional meetings or site visits.

AUTHORIZATION

If you find this proposal to be acceptable, please provide OHM Advisors with authorization to proceed by signing below and returning a copy of the signed proposal.

Sincerely,
OHM Advisors

_____   _____
Tony Slanec, Principal   Thomas R. Kneeland,   Mayor
                                                                              City of Gahanna

                                                               _____
                                                               Troy Euton,   Director Parks & Recreation
                                                                                      City of Gahanna