

cityofnovi.org

# CITY of NOVI CITY COUNCIL

**Agenda Item 2  
June 1, 2009**

**SUBJECT:** Approval to award professional services contract to Birchler Arroyo Associates Inc. in association with Grissim Metz Andriese and The Chesapeake Group for preparation of a Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake (the 'Landings Property') in the amount of \$20,796.

**SUBMITTING DEPARTMENT:** Parks, Recreation & Cultural Services

**CITY MANAGER APPROVAL:** 

<b>EXPENDITURE REQUIRED</b>	<b>\$20,796</b>
<b>AMOUNT BUDGETED</b>	<b>\$30,000</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$20,796</b>
<b>LINE ITEM NUMBER</b>	<b>208-691.00-816.000</b>

### BACKGROUND INFORMATION:

In FY 08/09, City Council allocated \$30,000 for a Land Use Study to determine the best long-term use of City-owned property, commonly known as "the Landings Property," at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake. Per Council meeting minutes from January 26, 2009, a draft Request for Proposals (RFP) for the Land Use Study was developed for Council review on February 13, 2009.

On April 14, 2009, the City received proposals from nine firms and interviewed the top three rated firms utilizing a Qualified Based Selection (QBS) process, which determined each firm's approach to the land use evaluation and community input process.

The QBS proposal review factors included the following:

- Firms current resource capability to perform required services in a timely and complete basis
- Evaluation of approach, schedule and assigned personnel
- Related experience: Comparable projects of similar scope
- Related experience: Citizen engagement/facilitation
- Understanding of project scope and deliverables
- Cost

The following chart below summarizes the results of the QBS process for the three firms interviewed on April 21, 2009. The total fee includes The Land Use Study and the Alternate 1 - Feasibility Study, which is the development of a conceptual design and feasibility study for the public land use alternative.

<b>Firm</b>	<b>Total Fee</b>	<b>Staff Review Score</b>	<b>Proposal Rank</b>
Birchler Arroyo/Grissim Metz Andriese/ The Chesapeake Group	\$ 20,796	487	1
Hamilton Anderson Assoc.	\$ 44,500	455	2
Beckett & Raeder	\$ 28,440	455	2

Based upon the interviews and overall proposals, staff recommends the selection of Birchler Arroyo Associates Inc. in association with Grissim Metz Andriese and The Chesapeake Group. Birchler Arroyo has worked on various projects with Novi in the past, such as the South Lake Drive project, and has in-depth knowledge of the community and surrounding area. Throughout the process the firm demonstrated their varied experience with site specific land use evaluation, design and investigation and an effective approach to stakeholder engagement in the planning process. Additionally, the firm will be utilizing the design expertise of Grissim Metz Andriese and the economic evaluation skills of the Chesapeake Group.

Birchler Arroyo will facilitate community input utilizing a comprehensive approach which includes public information sessions, an online survey, as well as individualized meetings with pertinent stakeholders. The objective of Birchler Arroyo is to provide a comprehensive land use study that evaluates the City's full range of options and analyses regarding each use. Consideration will be given to the current parcel lines, street dedication and any deed restrictions that may inhibit a proposed use. In addition, a conceptual design and feasibility study for the public land use alternative will be developed. The deliverables will be a project report and oral presentation by September 2009, for Council's use in the decision making process.

**RECOMMENDED ACTION:** Approval to award professional services contract to Birchler Arroyo Associates Inc. in association with Grissim Metz Andriese and The Chesapeake Group for preparation of a Land Use Study of City-owned property at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake (the 'Landings Property') in the amount of \$20,796.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**City of Novi**  
**QBS Group Tally for RFP Land Use Study for the Landings Property**

	<b>Design Team</b>	<b>JCK/JPRA</b>	<b>Birchler Arroyo</b>	<b>McKenna</b>	<b>Beckett &amp; Raeder</b>	<b>PEA</b>	<b>Wade Trim</b>	<b>Kevin Hart Assoc.</b>	<b>Hamilton Anderson</b>
<b>Average Total</b>	338	394	<b>487</b>	437	<b>455</b>	298	398	113	<b>455</b>
<b>Rank</b>			<b>1</b>		<b>2</b>				<b>2</b>

# MEMORANDUM



TO: RANDY AULER, DIRECTOR OF PARKS, RECREATION  
AND CULTURAL SERVICES

FROM: NANCY COWAN, SUPERINTENDENT OF RECREATION

SUBJECT: THE LANDINGS, LAND USE STUDY CONSULTANT

DATE: MAY 19, 2009

5-21-09  
For Mayor and City  
Council Review  
Randy Auler

The City received nine proposals and interviewed three firms utilizing a Qualified Based Selection (QBS) process to select a consultant for the Land Use Study of The Landings Property.

The QBS proposal review factors included the following:

- Firms current resource capability to perform required services in a timely and complete basis
- Evaluation of approach, schedule and assigned personnel
- Related experience: Comparable projects of similar scope
- Related experience: Citizen engagement/facilitation
- Understanding of project scope and deliverables
- Cost

The following chart below summarizes the results of the QBS process for the three firms interviewed. The total fee includes The Land Use Study and the Alternate 1 - Feasibility Study, which is the development of a conceptual design and feasibility study for the public land use alternative.

Firm	Total Fee	Review Score	Proposal Rank
Birchler Arroyo/Grissim Metz Andriese/ The Chesapeake Group	\$ 20,796	487	1
Hamilton Anderson Associates	\$ 44,500	455	2
Beckett & Raeder	\$ 28,440	455	2

Based upon the interviews and overall proposals, staff is recommending the selection of Birchler Arroyo Associates Inc. in association with Grissim Metz Andriese and The Chesapeake Group. Birchler Arroyo will facilitate community input utilizing a comprehensive approach which includes public information sessions as well as more individualized meetings with pertinent stakeholders.

A motion sheet with the staff recommendation will be on the June 1, 2009, Council Agenda. The tentative schedule for the process is attached.

The Landings Study - Proposed Timeline

Task	Month												
	June			July			August			September			
Project Kick-off Meeting with Staff	█												
City Council Input Session		█											
Preliminary Land Use Alternatives			█	█	█								
Community Input Workshop						█							
Final Land Use Alternatives						█	█	█					
Conceptual Design and Feasibility Study								█	█	█			
City Council Input Session											█		
Finalize Studies												█	█
City Council Presentation													█

## CONSULTANT AGREEMENT

This Agreement shall be considered as made and entered into as of the date of the last signature hereon, and is between the City of Novi, 45175 W. Ten Mile Road, Novi, MI 48375-3024, hereafter, "City," and Birchler Arroyo Associates, Inc., whose address is 28021 Southfield Road, Lathrup Village, MI 48076, hereafter, "Consultant."

### RECITALS:

NOW, THEREFORE, in consideration of the foregoing, the City and Consultant agree as follows:

#### **Section 1. Work.**

For and in consideration of payment by the City as provided under the "Payment for Services" section of this Agreement, Consultant shall perform the work described in the manner provided or required by the following Contract Documents, which are attached to and made a part of this Agreement as Exhibits A through C, all of said work to be done in a competent, efficient, timely, good and workmanlike manner, in accordance with the customary standard of care, and in compliance with all terms and conditions of this Agreement.

Exhibit A	Work Description
Exhibit B	City's Request for Proposals dated March 25, 2009.
Exhibit C	Consultant's Proposal, including Fee Proposal dated April 14, 2009.

#### **Section 2. Payment for Services.**

1. Basic Fee. A not-to-exceed fee of \$16,176 for the Land Use Study and a not-to-exceed fee of \$4,620 for the completion of Alternate 1, the Feasibility Study. If the City chooses to include a Mail Survey, the additional cost will be \$1,800 plus \$2.75 per outgoing survey and \$2.00 per returned survey. Should additional services beyond the scope of the project be necessary, hourly rates detailed in the Consultant's Proposal shall apply.

#### 2. Payment Schedule for Basic Fee.

Consultant shall submit monthly statements for Services rendered. The statements shall be based on the fee schedule submitted in the proposal for services actually completed for each task as set forth in Exhibit A at the time of billing. The monthly statements shall be accompanied by a written description of the status of

project progress for that month. The City shall confirm the correctness of such statements. Upon such confirmation, the City shall pay the amount owed within 30 days.

Final billing under this agreement shall be submitted in a timely manner but not later than three (3) months after completion of the services. Billings for work submitted later than three (3) months after completion of services will not be paid. Final payment will be made upon completion of audit by the City.

3. Payment Schedule for Expenses.

As compensation for expenses, when incurred in direct connection with the project, and approved by the City, the City shall pay the Consultant its actual cost.

**Section 4. Ownership of Plans and Documents; Records.**

1. Upon completion or termination of this agreement, all documents prepared by the Consultant, including tracings, drawings, estimates, specifications, field notes, investigations, studies, etc., as instruments of service shall become the property of the City.

2. The City shall make copies, for the use of the Consultant, of all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Consultant under this Agreement, and also make available any other maps, records, or other materials available to the City from any other public agency or body.

3. The Consultant shall furnish to the City, copies of all maps, records, field notes, and soil tests that were developed in the course of work for the City and for which compensation has been received by the Consultant.

**Section 5. Termination.**

1. This Agreement may be terminated by either party upon fourteen (14) days' prior written notice to the other party in the event of substantial failure by the other party to fulfill its obligations under this agreement through no fault of the terminating party.

2. This Agreement may be terminated by the City for its convenience upon three (3) days' prior written notice to the Consultant.

3. In the event of termination, as provided in this Article, the Consultant shall be paid as compensation in full for services performed to the date of that termination, an amount calculated in accordance with Section 2 of this Agreement. Such amount shall be paid by the City upon the Design Consultant's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries, and that other information and materials as may have been accumulated by the Consultant in performing the services included in this Agreement, whether completed or in progress.

**Section 6. Disclosure.**

The Consultant affirms that it has not made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person or any of the person's immediate family, having the duty to recommend, the right to vote upon, or any other direct influence on the selection of consultants to provide professional design services to the City within the two years preceding the execution of this Agreement. A campaign contribution, as defined by Michigan law shall not be considered as a valuable gift for the purposes of this Agreement.

**Section 7. Insurance Requirements.**

1. The Consultant shall maintain at its expense during the term of this Agreement, the following insurance:

- a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
- b. **Commercial General Liability Insurance** – The Design Consultant shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
- c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence.
- d. The Design Consultant shall provide proof of **Professional Liability** coverage in the amount of not less than **\$1,000,000** (One Million Dollars) per occurrence and/or aggregate.

2. The Consultant shall be responsible for payment of all deductibles contained in any insurance required hereunder.

3. If, during the term of this Agreement, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits, the Consultant will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Design Consultant's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.

4. All policies shall name the Consultant as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City. Commercial General and Automobile Liability policies shall name the City of Novi, its officers, agents and employees as additional insured. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Attn: Purchasing Department, 45175 West Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Agreement and at least fifteen (15) days prior to the expiration dates of expiring policies.

5. If any work is sublet in connection with this Agreement, the Consultant shall require each sub-consultant to effect and maintain at least the same types and limits of insurance as fixed for the Consultant.

6. The provisions requiring the Consultant to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Consultant under this Agreement.

7. The City has the authority to vary from the specified limits as deemed necessary.

#### **Section 8. Indemnity and Hold Harmless.**

1. The Consultant agrees to save harmless and defend the City against and from any or all liability, loss or damages (including without limitations, fees and expenses of attorneys, expert witnesses and other consultants) which the City may suffer as a result of claims, demands, costs, or judgments against it arising from, out of or in consequence of the performance of this Agreement, excepting only such liability, loss or damage as shall have been occasioned by the sole negligence of the City of Novi, its officers, agents or employees.

2. The Consultant agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Agreement. Further the Consultant agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Consultant's performance under this Agreement.

#### **Section 9. Nondiscrimination.**

The Consultant shall not discriminate against any employee, or applicant for employment because of race, color, sex, age or handicap, religion, ancestry, marital status, national origin, place of birth, or sexual preference. The Consultant further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 4563) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this Agreement.

#### **Section 10. Applicable Law.**

This Agreement is to be governed by the laws of the State of Michigan and the City of Novi Charter and Ordinances.

**Section 11. Approval; No Release.**

Approval of the City shall not constitute nor be deemed release of the responsibility and liability of Consultant, its employees, associates, agents and consultants for the accuracy and competency of their designs, working drawings, and specifications, or other documents and work; nor shall that approval be deemed to be an assumption of that responsibility by the City for any defect in the designs, working drawings and specifications or other documents prepared by Consultant, its employees, subcontractor, agents and consultants.

After acceptance of final plans and special provisions by the City, Consultant agrees, prior to and during the construction of this project, to perform those design services as may be required by City to correct errors or omissions on the original plans prepared by Consultant and to change the original design as required.

**Section 12. Compliance With Laws.**

This Agreement and all of Consultant's work and practices shall be subject to all applicable state, federal and local laws, rules or regulations, including without limitation, those which apply because the City is a public governmental agency or body. Design Consultant represents that it is in compliance with all such laws and eligible and qualified to enter into this Agreement.

**Section 13. Notices.**

Written notices under this Agreement shall be given to the parties at their addresses on page one by personal or registered mail delivery to the attention of the following persons:

City: Nancy Cowan, Superintendent of Recreation, and Maryanne Cornelius, Clerk, with a copy to Thomas Schultz, Secrest, Wardle, Lynch, Hampton, Truex & Morley, 30903 Northwestern Highway, Farmington Hills, MI 48334.

Design Consultant: Rod Arroyo, Vice President, Birchler Arroyo Associates, Inc.

**Section 14. Waivers.**

No waiver of any term or condition of this Agreement shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.

**Section 15. Inspections, Notices, and Remedies Regarding Work.**

During the performance of the work by Consultant, City shall have the right to inspect the work and its progress to assure that it complies with this Agreement. If such inspections reveal a defect in the work performed or other default in this Agreement,

City shall provide Consultant with written notice to correct the defect or default within a specified number of days of the notice. Upon receiving such a notice, Consultant shall correct the specified defects or defaults within the time specified. Upon a failure to do so, the City may terminate this Agreement by written notice and finish the work through whatever method it deems appropriate, with the cost in doing so a valid claim and charge against Consultant, or, preserve the claims of defects or defaults without termination by written notice to Consultant.

#### **Section 16. Delays.**

No charges or claims for damages shall be made by the Consultant for delays or hindrances from any cause whatsoever during the progress of any portions of the services specified in this agreement, except as hereinafter provided.

In case of a substantial delay on the part of the City in providing to the Consultant either the necessary information or approval to proceed with the work, resulting, through no fault of the Consultant, in delays of such extent as to require the Consultant to perform its work under changed conditions not contemplated by the parties, the City will consider supplemental compensation limited to increased costs incurred as a direct result of such delays. Any claim for supplemental compensation must be in writing and accompanied by substantiating data.

When delays are caused by circumstances or conditions beyond the control of the Consultant as determined by the City, the Consultant shall be granted an extension of time for such reasonable period as may be mutually agreed upon between the parties, it being understood, however, that the permitting of the Consultant to proceed to complete the services, or any part of them, after the date to which the time of completion may have been extended, shall in no way operate as a waiver on the part of the City of any of its rights herein set forth.

#### **Section 17. Assignment.**

No portion of the project work, heretofore defined, shall be sublet, assigned, or otherwise disposed of except as herein provided or with the prior written consent of the City. Consent to sublet, assign, or otherwise dispose of any portion of the services shall not be construed to relieve the Consultant of any responsibility for the fulfillment of this agreement.

#### **Section 18. Dispute Resolution.**

The parties agree to try to resolve any disputes as to contract administration or otherwise in good faith. In the event that the parties cannot resolve any reasonable dispute, the parties agree to seek alternative dispute resolution methods agreeable to both parties and which are legally permissive at the time of the dispute. The parties agree to use their best efforts to resolve any good faith dispute within 90 (ninety) days notice to the other party. In the event the parties cannot resolve that dispute as set forth above, they may seek such remedies as may be permitted by law.

WITNESSES

\_\_\_\_\_

\_\_\_\_\_

By:  
Its:

The foregoing \_\_\_\_\_ was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_ on behalf \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

WITNESSES

\_\_\_\_\_

\_\_\_\_\_

CITY OF NOVI

\_\_\_\_\_  
By: David Landry  
Its: Mayor

\_\_\_\_\_  
By: Maryanne Cornelius  
Its: City Clerk

The foregoing \_\_\_\_\_ was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2009 by \_\_\_\_\_ on behalf of the City of Novi.

\_\_\_\_\_  
Notary Public  
Oakland County, Michigan  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT A - WORK DESCRIPTION**

Consultant shall provide professional consulting and conceptual design services in all phases of the Project to which this Agreement applies as hereinafter provided. These services will include serving as the City's professional design and planning representative for the Project, providing professional land use planning, recreation, and landscape design consultation and advice and furnishing customary services incidental thereto, as described below.

### **A. Basic Services.**

The consultant shall develop a Land Use Study to assist the City in determining the best long-term use of City-owned property, commonly known as "the Landings Property," at the northeast corner of South Lake Drive and Old Novi Road on Walled Lake. The Land Use Study shall evaluate the City's full range of options and analyses regarding each use. Consideration should be given to the current parcel lines, street dedications and any deed restrictions that may prohibit a proposed use. Possible land uses include recreational, commercial, and mixed uses, which could involve the sale of the site. However, the consultant should explore other uses beyond those listed above. When developing potential uses, consideration shall be made regarding the surrounding land uses, existing conditions on the site, including topography, natural features, existing infrastructure, traffic volumes on Novi Road and South Lake Drive, historical significance of the site and possible funding opportunities. Community input recommendations are required to involve the citizens at-large, adjoining homeowner associations, Planning Commission, Historical Commission, Parks, Recreation and Cultural Services Commission, Lake Improvement Board, Walled Lake Schools and City of Walled Lake.

### **B. Performance.**

1. The Consultant agrees that, immediately upon the execution of this Agreement, it will enter upon the duties prescribed in this agreement, proceed with the work continuously, and make the various submittals on or before the schedule specified here. The City is not liable and will not pay the Consultant for any services rendered before written authorization is received by the Consultant.
2. The Consultant shall submit a Land Use Alternatives Study and a Conceptual Design and Feasibility Study for a public land use alternative.
3. If any delay is caused to the Consultant by order of the City to change the design or plans; or by failure of the city to designate right-of-way, or to supply or cause to be supplied any data not otherwise available to the Consultant that is required in performing the work described; or by other delays due to causes entirely beyond the control of the Consultant; then, in that event, the time schedules will be adjusted equitably in writing, as

mutually agreed between the City and the Consultant at the moment a cause for delay occurs.

4. Because the work of the Consultant must be coordinated with the activities of the City (including firms employed by and governmental agencies and subdivisions working with the City), the Consultant shall advise the City in advance, of all meetings and conferences between the Consultant and any party, governmental agency, political subdivision, or third party which is necessary to the performance of the work of the Consultant.

**EXHIBIT B - PROJECT TIMELINE**

**The Landings Study - Proposed Timeline**

Task	Month											
	June			July			August			September		
Project Kick-off Meeting with Staff	█											
City Council Input Session		█										
Preliminary Land Use Alternatives			█	█	█							
Community Input Workshop					█	█	█	█				
Final Land Use Alternatives					█	█	█					
Conceptual Design and Feasibility Study							█	█	█			
City Council Input Session									█			
Finalize Studies										█	█	
City Council Presentation												█

BIRCHLER ARROYO ASSOCIATES, INC.  
GRISSIM METZ ANDRIESE ASSOCIATES | THE CHESAPEAKE GROUP

*Proposal for Planning Services*

# CITY OF NOVI LAND USE STUDY FOR THE LANDINGS PROPERTY



APRIL 14, 2009

BIRCHLER ARROYO ASSOCIATES, INC.  
28021 Southfield Road  
Lathrup Village, MI 48076  
tel 248.423.1776  
fax 248.423.1793  
birchlararroyo@birchlararroyo.com  
www.birchlararroyo.com





**BIRCHLER ARROYO**  
ASSOCIATES, INC.

April 14, 2009

Office of the City Clerk  
City of Novi  
45175 W. Ten Mile Road  
Novi, MI 48375

Subject: Proposal for Land Use Study of the Landings Property

Dear Novi Staff and City Officials:

On behalf of the team of Birchler Arroyo Associates, Inc., Grissim Metz Andriese, and the Chesapeake Group, we are pleased to submit this proposal for a Land Use Study of the Landings Property. Our team members have unique qualifications to provide the City with an analysis of important site and, if desired, a public use concept plan. The following highlights some highlights of the team's experience:

- ▶ Extensive experience by team members conducting land use planning, recreation planning, market assessment, and transportation planning for the City of Novi including the 2007 Master Plan for Land Use update and market analysis, current transportation planning consulting, and plans for Ella Mae Power Park and Beck Road Park.
- ▶ Past experience and knowledge of Lakes area land use and transportation issues including consulting for the Walled Lake Sector Study Committee, South Lake Drive Traffic Calming Study, and the original Landings project.
- ▶ Extensive experience in public input and community visioning. BA has been conducting extensive public input sessions since its inception in 1989. For Novi, public input sessions were conducted for the Master Plan for Land Use update, Town Center Steering Committee, 10-year Transportation Improvements Plan, and South Lake Drive Traffic Calming Study.
- ▶ Award-winning projects including the City of Novi Development Manual (BA), City of Troy's Big Beaver Corridor Study (BA/GMA/CG), City of Adrian Comprehensive Plan (BA), Sea World of Ohio (GMA), Greenfield Village Restoration Project (GMA), Heritage Park – Farmington Hills, MI (GMA), and Summit on the Park Recreation Center – Canton, MI (GMA).

In addition to the above, our team has the capability of taking this project on and completing it according to the schedule outlined in the proposal. Due to the nature of this study, which will serve as a guide for the City Council to determine the future direction of this property, the Team is proposing several opportunities for public input including a site walkabout, opinion survey, public input session, and public meetings with the City Council.



**BIRCHLER ARROYO**  
ASSOCIATES, INC.

Please contact us if you have any questions or comments.

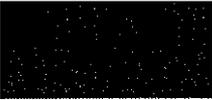
Sincerely,

A stylized, handwritten signature in black ink, appearing to read 'R. Arroyo'.

Rodney L. Arroyo, AICP  
Vice President

A handwritten signature in black ink, appearing to read 'David C. Birchler'.

David C. Birchler, AICP, PCP  
President



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# OUR ADVANTAGE



Following is an overview of some of the key advantages that the Project Team of Birchler Arroyo Associates (BA), Grissim Metz Andriese Associates (GMA), and The Chesapeake Group (CG) brings to the City of Novi Land Use Study for the Landings Property:

The planning team of Birchler Arroyo Associates, Grissim Metz Andriese Associates, and The Chesapeake Group was recently honored for the City of Troy Big Beaver Corridor Study.

2007  
OUTSTANDING PLANNING  
PROJECT AWARD  
MICHIGAN ASSOCIATION OF  
PLANNING

2007  
MERIT AWARD  
MICHIGAN CHAPTER OF THE  
AMERICAN SOCIETY OF  
LANDSCAPE ARCHITECTS

## ✓ TEAM APPROACH

We pride ourselves on tailoring the individual product to meet each of our client's unique needs. To accomplish this, the Project Team will work closely with City Staff, Officials, and the public throughout the process to develop and deliver a product that meets or exceeds your expectations.

## ✓ PROVEN PROJECT TEAM

The Project Team brings together three exemplary firms who have formed a successful team in the past. Together, the Project Team assisted the City of Novi with the 2007 Master Plan update. In addition, BA, GMA, and CG completed the Big Beaver Corridor Study for the City of Troy in 2006. BA and GMA also participated in the D-19 Corridor Plan for the City of Howell.

## ✓ NOVI EXPERIENCE

Members of the Project Team come to this project with significant experience with the City of Novi. Birchler Arroyo Associates currently serves as the City's traffic consultant and has extensive knowledge and understanding of the City's past planning efforts and development and density policies. Past experience of BA's staff members includes traffic, planning, and parking consulting services, including:

- Assistance with past Master Plan and Thoroughfare Plan updates
- Part of a team that developed and provided on-going assistance to the Walled Lake Sector Study Committee
- Conducted public input sessions at Lakeshore Park for South Lake Drive Traffic Calming Study
- Provided traffic assistance regarding the previous Novi Landings project
- Provided expert witness assistance in land use cases
- Partnered with the City to create the award-winning City of Novi Development Review Manual

## ✓ PARKS AND RECREATION EXPERIENCE

Members of the Project Team have extensive parks and recreation planning and design experience. Past experience of Grissim Metz Andriese Associates includes projects in the City



# OUR ADVANTAGE

of Novi including the Beck Road Park site design, pedestrian hardscape and landscape design, and the Ella Mae Power Park site design.

## ✓ MARKET ANALYSIS EXPERIENCE

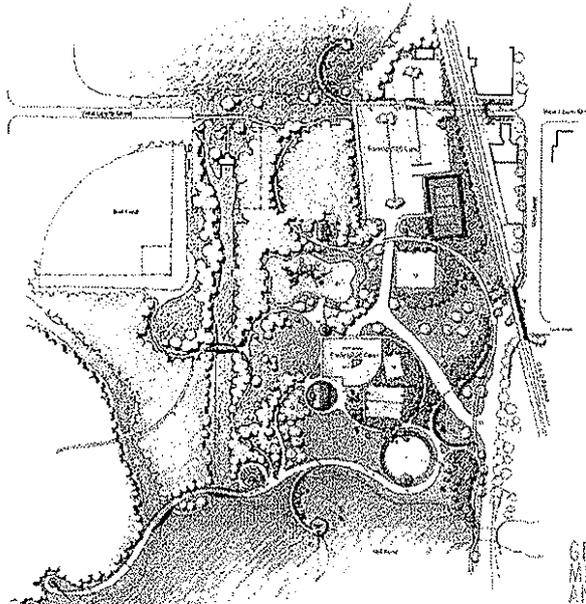
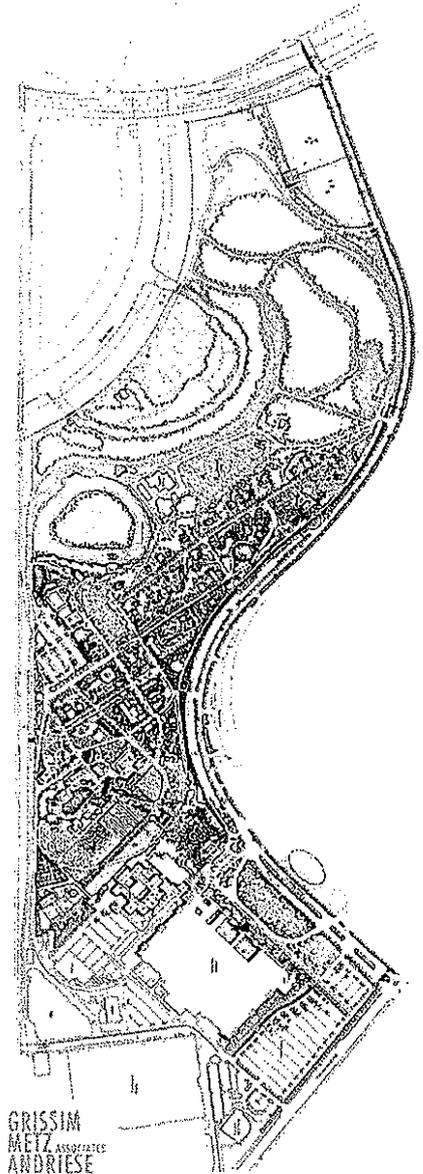
The Project Team includes the market analysis and economic development experience of The Chesapeake Group (CG). The Chesapeake Group's Howard Kohn conducted a market assessment of the City of Novi as part of the 2007 Master Plan for Land Use. His market expertise will provide the Project Team with additional depth and insight that will further strengthen the analysis of land use alternatives for the Landings property.

## ✓ PROJECT PERFORMANCE

The projects we have completed reflect the broad range of experience represented by our Project Team. Previous assignments have given us the opportunity to work closely with individual communities, larger groups of municipalities, private developers, and non-profit institutions who have varied interests and needs. We take pride in the quality of these projects and make a priority of completing our work within the time and budget allotted for each project.

## ✓ HIGH QUALITY GRAPHICS

Birchler Arroyo Associates and Grissim Metz Andriese each possess unique graphic capabilities. The end product will include graphics of the highest quality that clearly illustrate land use alternatives and the conceptual design.



# WORK PROGRAM

## TASK 1: PROJECT INITIATION

### A) Staff Meeting (#1)

The Project Team will kick-off the project by meeting with City Staff to review the work program and project schedule, gather data, and discuss key challenges and opportunities. The meeting will serve as an information gathering and sharing exercise.

### B) Site Walkabout

Immediately following the Staff Meeting, the Project Team will conduct a site visit and walkabout to explore site conditions and evaluate how future development may impact neighboring properties. City Staff and Officials, as well as neighbors and other interested residents and business owners, will be invited to accompany the Project Team during the walkabout.

### C) City Council Input Session (#1)

The Project Team will meet with City Council to obtain initial input regarding the Novi Landings property and the Land Use Study.

In addition to notification on the City's website, we recommend that the City provide written notification to all property owners within a special radius of the subject property, to be determined at the beginning of the process, informing them of the Land Use Study and opportunities for public involvement and input throughout the process.

## TASK 2: PRELIMINARY ALTERNATIVES

### A) Data Collection

The Project Team will collect and analyze background data and existing conditions including property lines, street dedications, deed restrictions, infrastructure, natural features, surrounding land uses, traffic conditions, previous studies, and historical significance.

### B) Preliminary Land Use Alternatives

Based on input received during Task 1 and the data collection phase of Task 2, the Project Team will develop preliminary land use alternatives. (These preliminary alternatives will be utilized during Task 3 to obtain public input and feedback.)

### C) Staff Meeting (#2)

The Project Team will meet with City Staff to receive initial feedback on the preliminary land use alternatives and to prepare for the Community Input Workshop.

# WORK PROGRAM

## TASK 3: COMMUNITY INPUT

### A) Community Input Workshop

The Project Team will facilitate a Community Input Workshop to solicit input from the citizens at-large, adjoining homeowners associations, Planning Commission, Historical Commission, Parks, Recreation & Cultural Services Commission, Lake Improvement Board, Walled Lake Schools, and the City of Walled Lake. The Planning Team will present the preliminary land use alternatives to spur discussion, receive feedback, and gather input regarding the public's vision and preferences for future land use(s) on the property. Results and key findings will be summarized.

**Note:** The Community Input Workshop will also be designed to solicit input regarding the public land use alternative to serve as a basis for the conceptual design component of the Feasibility Study, if awarded.

### B) Mail Survey (Optional)

The Project Team will develop a short written survey (2-pages maximum) to be mailed to a sample number of households/property owners to gather input regarding the public's vision and preferences for future land use(s) on the property. Results and key findings will be summarized (Survey mailing and tabulation may be conducted by the Project Team at a per survey cost or by City Staff. Address labels to be provided by the City. Refer to page 7 for additional costs for this option.)

**Note:** The Mail Survey will be designed to solicit input regarding the public land use alternative to serve as a basis for the conceptual design component of the Feasibility Study, if awarded.



Birchler Arroyo Associates and the Project Team have extensive experience facilitating stakeholder and public participation processes. For Novi, the Community Input Workshop will provide valuable input for the final land use alternatives.

## TASK 4: DRAFT STUDY

### A) Final Land Use Alternatives

Based on community input and feedback received during Task 2, the Project Team will refine the preliminary land use alternatives and develop additional alternatives as appropriate.

### B) Conceptual Design and Feasibility Study (Optional)

The Project Team will develop feasibility study for the public land use alternative. The study will include a conceptual design, implementation costs, long-term maintenance and operations needs, and an analysis of the design's impact on

# WORK PROGRAM

natural features and existing infrastructure. The conceptual design will be consistent with current Zoning Ordinance and Design and Construction standards.

**C) City Council Input Session (#2)**

The Project Team will meet with City Council to present the draft Land Use Study, and Feasibility Study if awarded, and obtain feedback.

**D) Finalize Study(ies)**

The Project Team will revise the draft Study(ies) to address City Council comments.

**E) City Council Presentation (#3)**

The Project Team will present the final Land Use Study, and Feasibility Study if awarded, to the City Council and the public.

# ANTICIPATED TIMELINE

TASK		MONTH											
		May						June					
<b>1: Project Initiation</b>	A) Staff Meeting (#1)	S											
	B) Site Walkabout												
	C) City Council Input Session (#1)	C											
<b>2: Preliminary Alternatives</b>	A) Data Collection												
	B) Preliminary Land Use Alternatives												
	C) Staff Meeting (#2)												
<b>3: Community Input</b>	A) Community Input Workshop												
	B) Mail Survey (Optional)*												
<b>4: Draft Study</b>	A) Final Land Use Alternatives												
	B) Conceptual Design and Feasibility Study (Optional)												
	C) City Council Input Session (#2)												
	D) Finalize Study(ies)												
	E) City Council Presentation (3#)												

**S** = Staff Meeting

**P** = Public Input Workshop

**C** = City Council Meeting

\* The professional fee for development of the optional Mail Survey is \$1,800. This fee does not include mailing and tabulation costs and expenses. Mailing and tabulation of the surveys may be conducted by City Staff or by the Project Team, as determined by the City of Novi. Mailing and tabulation by the Project Team will be charged on a per survey basis according to the following:

- **Mailing: \$2.75 per survey mailed** (includes all expenses, postage, and administrative time; address labels to be provided by the City)
- **Tabulation: \$2.00 per survey returned**

# PROJECT TEAM



Birchler Arroyo Associates will serve as the lead consultant for the project. The firm is comprised of talented staff with many years of planning and design experience.

BA Vice President Rod Arroyo will be the Project Director. Rod will be the City's primary point of contact and will be responsible for quality control and the ongoing direction and completion of the project within the scheduled timeframe and budget.

Principal Planner Rebecca Bessey will serve as the Project Manager for Birchler Arroyo. She will also serve as a key point of contact and will assist in the overall management of the project. Senior Planner David Campbell will also participate.

For Grissim Metz Andriese Associates, Randy Metz will provide landscape architecture and design guidance.

Howard Kohn will direct The Chesapeake Group's analysis.

Profiles of all three firms, project experience, and staff resumes are attached.

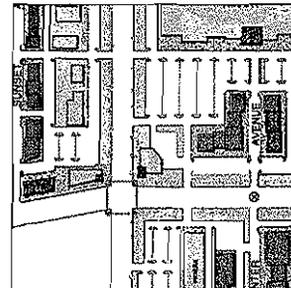
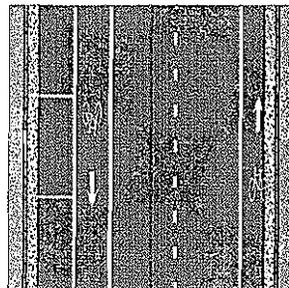
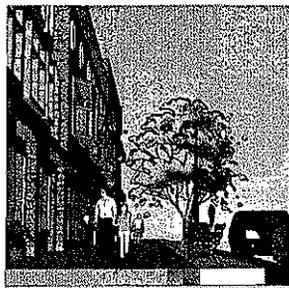




BIRCHLER ARROYO ASSOCIATES, INC.  
 PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

## FIRM PROFILE

SINCE 1989, BIRCHLER ARROYO ASSOCIATES, INC. (BA) HAS been a leader in community planning and transportation consulting in Michigan. Committed to best practices, the firm's planning and transportation experts provide planning, zoning, traffic, parking, and urban design services to both public and private clients, generating solutions that reflect the vision of the client.



### HISTORY

BA was formed in 1989 by David C. Birchler, AICP, PCP and Rodney L. Arroyo, AICP. Mr. Birchler, Past President of the Michigan Chapter of the American Planning Association (now MAP), and Mr. Arroyo, founder and past editor of *Planning Michigan*, first worked together volunteering for their professional organization. They discovered that they had a common vision and desire to provide quality planning and transportation services to Michigan municipalities. Currently, the firm serves approximately 15 communities, ranging from urban to rural.

### DEDICATION TO EXCELLENCE

The corporate philosophy of BA is to develop and maintain a high quality staff, work in partnership with our clients to use the talents of our staff effectively, and maintain long-term relationships with our clients through quality control and dedication to creative planning. We have established lasting relationships with communities, providing years and, often, decades of continued service.

Our Principals play a leadership role in every project, working closely with other senior professionals to ensure a product that fits each community's individual needs. Our talented staff includes nationally certified community planners, transportation planners, and a traffic engineer (PE). Each member of our team is dedicated to providing products and services that achieve the goals of the firm's clients.

BA staff members are leaders in planning education. BA staff have authored articles ranging from Smart Growth and Healthy Communities to transportation planning. BA authored MAP's Site Plan Review and Subdivision Design Advanced Training Workshops. BA staff members also offer instruction through Michigan State University Extension's Citizen Planner Program and the Michigan Department of Transportation's Access Management training program.

MASTER PLANS

RECREATION PLANS

DOWNTOWN PLANS

PARKING STUDIES

COMMUNITY VISIONING

ZONING ORDINANCES

SITE PLAN REVIEW

TRAFFIC ENGINEERING

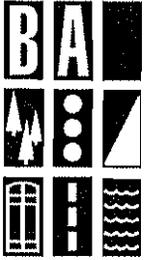
TRANSPORTATION PLANS

ACCESS MANAGEMENT

PC, ZBA & DDA TRAINING

EXPERT WITNESS SERVICES

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 tel 248.423.1776  
 fax 248.423.1793  
 birchlerarroyo@birchlerarroyo.com  
 www.birchlerarroyo.com



VICE PRESIDENT  
RODNEY L. ARROYO, AICP

**R**ODNEY ARROYO HAS OVER 25 YEARS OF professional experience providing both planning and traffic consulting services to municipalities and the private sector. His planning experience includes master plans, zoning ordinances, corridor studies, recreation plans, and wireless communication facility plans. His transportation expertise includes thoroughfare plans, parking studies, traffic impact studies, training, and access management plans. He also serves as an expert witness in the areas of planning and traffic impact analysis.



CONTACT

Rodney L. Arroyo, AICP

28021 Southfield Road  
Lathrup Village, MI 48076

tel 248.423.1776

fax 248.423.1793

[rarroyo@birchlerarroyo.com](mailto:rarroyo@birchlerarroyo.com)

Rod has a Master of City Planning degree from Georgia Tech and he is a Certified Planner (AICP). Rod is a member of the American Planning Association (including its Transportation Planning and Private Practice Divisions), Institute of Transportation Engineers, and Michigan Association of Planning (including its Leadership Council). In 2007, he authored a two-part Smart Growth Tactics series for MAP on Healthy Communities.

Rod is an approved instructor in access management by the Michigan Department of Transportation (MDOT). He has also been selected by Michigan State University Extension (MSUE) as an instructor for the Citizen Planner certification program. Rod and his staff developed Advanced Training Programs for the Michigan Association of Planning (MAP).

Previous experience includes serving as Assistant Director of the South Florida Regional Planning Council and Senior Associate with Barton-Aschman Associates, Inc.

RECENT AWARDS

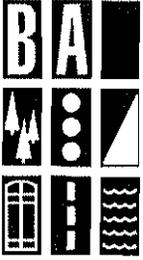
- ◆ **2007 Outstanding Planning Project Award for a Plan** for the City of Troy Big Beaver Corridor Study; awarded by the Michigan Association of Planning
- ◆ **2007 Vernon Deines Award for an Outstanding Small Town or Rural Plan** for the City of Adrian Comprehensive Plan; awarded by the APA Small Town & Rural Planning Division
- ◆ **2005 Award for Excellence for an Outstanding Small Community Planning Project** for the Bridgewater and Manchester Townships Wireless Facilities Master Plan; awarded by the APA Small Town & Rural Planning Division
- ◆ **2002 Award for Excellence for an Outstanding Small Community Planning Project** for the Bridgewater Township Master Plan; awarded by the APA Small Town & Rural Planning Division
- ◆ **2002 Outstanding Planning Project Award for a Plan** for the Bridgewater Township Master Plan; awarded by the Michigan Association of Planning

SELECT WRITINGS & SPEAKING ENGAGEMENTS

- ◆ "Planning for Healthy Communities," *Michigan Planner*, Smart Growth Tactics, Vol. 11, Nos. 7 and 8, (Feb. & March 2007)
- ◆ "Maintaining Small Town and Rural Character," Michigan Association of Planning Annual Conference, Traverse City, Michigan (October 19, 2007).

PERSONAL

- ◆ Rod has run two marathons and several half marathons, and fitness is a regular part of his life. He has published a family history book, and he is working on a new book of photography.



VICE PRESIDENT  
RODNEY L. ARROYO, AICP

SELECT WRITINGS AND SPEAKING ENGAGEMENTS

"Maintaining Small Town and Rural Character," Presentation to the Michigan Association of Planning Annual Conference, Traverse City, Michigan (October 19, 2007).

"The New Planning Legislation," Land Use and Development Seminar 2007, Institute of Continuing Legal Education, State Bar of Michigan, Plymouth, MI (September 18, 2007).

"Presenting a Case to the Planning Commission: A Demonstration," Land Use and Development Seminar 2007, Institute of Continuing Legal Education, State Bar of Michigan, Plymouth, MI (September 18, 2007).

"Planning for Healthy Communities," *Michigan Planner*, Smart Growth Tactics, Vol. 11, Nos. 7 and 8 (February and March 2007).

"Site Design for Healthy Living," Presentation to the Designing Healthy Livable Communities Conference, Michigan State University, November 2004 and at the Michigan Association of Planning Annual Conference, September 2005, Mackinac Island, Michigan.

"Making Effective Presentations to the Planning Commission," Land Use and Development Seminar 2004, Institute of Continuing Legal Education, State Bar of Michigan, Troy, MI (October 13, 2004).

"Development Agreements and Approvals," Land Use and Development Seminar 2003, Institute of Continuing Legal Education, State Bar of Michigan, Troy, MI (September 25, 2003).

"Empowering Your Community: Using the Internet to Inform, Engage, and Educate the Public," Presentation at the Michigan Association of Planning Annual Conference, October, 2002.

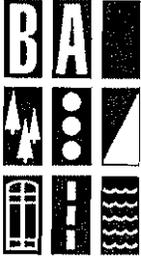
"The Transportation Planning Process," *Michigan Planner*, Vol. 6, No. 4 (November 2001)

"Transportation Planning & Effective Site Plan Review Techniques," Presentation to the Michigan Association of Planning Annual Conference, October 26, 2001.

"Bridging the Gap Between Planning & Construction," Presentation to the American Association of Code Enforcement Conference, October 11, 2001.

"Establishing a Comprehensive Approach to Transportation Planning and Implementation," *Michigan Municipal Review*, Vol. 73, No. 3 (April 2000).

"Subdivision Design and Review Workshop," Workshop Manual and Presentation Co-author Under Contract to the Michigan Association of Planning (March 1998).



PRINCIPAL ASSOCIATE  
REBECCA D. BESSEY, AICP

**R**EBECA D. BESSEY, AICP IS PRINCIPAL Associate at Birchler Arroyo Associates, Inc. She received a Master of Urban Planning from the University of Michigan, and a Bachelor of Science in Environmental and Natural Resource Policy Studies, with honor, from Michigan State University. She is a certified planner with the American Institute of Certified Planners, and a member of the American Planning Association (APA) and Michigan Association of Planning (MAP). Rebecca serves as Chair of MAP's Information Resources Committee.



C O N T A C T

Rebecca D. Bessey, AICP

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Rebecca brings strong project management skills to the Birchler Arroyo team. She has managed many of the firm's recent planning projects including master plans, corridor and small area plans, and recreation plans. She also performs zoning ordinance updates; reviews site plan, special land use and rezoning requests; and provides ongoing planning assistance and support to a number of Birchler Arroyo's client communities. Rebecca serves as the firm's GIS coordinator, overseeing other staff in ArcGIS analysis and the production of maps for a variety of planning projects.

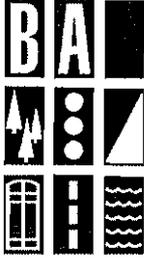
Recently, Rebecca instructed citizen and professional planners in an advanced Site Plan Review Workshop for the Michigan Association of Planning. She also co-presented a well-received session at the 2007 MAP Annual Conference on Small Town Community Character.

A W A R D S

- ✦ **2007 Outstanding Planning Project Award for a Plan** for the City of Troy Big Beaver Corridor Study; awarded by the Michigan Association of Planning
- ✦ **2007 Vernon Deines Award for an Outstanding Small Town or Rural Plan** for the City of Adrian Comprehensive Plan; awarded by the APA Small Town & Rural Planning Division
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- ✦ **2002 Outstanding Planning Project Award for a Plan** for the Bridgewater Township Master Plan; awarded by the Michigan Association of Planning

P U B L I C A T I O N

- ✦ "Using the Internet to Empower Your Community", *Michigan Planner*, December 2002



## SENIOR ASSOCIATE DAVID R. CAMPBELL

**A**S A SENIOR ASSOCIATE AT BIRCHLER ARROYO Associates, David Campbell is involved in a variety of the firm's planning and transportation projects. He received a Master of Urban Planning and a Bachelor of Arts in Economics from the University of Michigan. He is a member of the American Planning Association (APA) and Michigan Association of Planning (MAP).

### CONTACT

David R. Campbell

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[dcampbell@birchlerarroyo.com](mailto:dcampbell@birchlerarroyo.com)



Dave has client management responsibilities for one of Birchler Arroyo's largest retainer clients, and he works with other staff to provide regular assistance to several other Planning Commissions in southeast Michigan.

Dave plays a key role in Birchler Arroyo's transportation planning projects. He was part of the project team for the M-24 Corridor Study in Lapeer and Metamora Townships. He regularly performs traffic impact analyses using Synchro software. He also assists in reviewing traffic impact studies submitted to Birchler Arroyo's client communities. Dave's long-range planning projects have included the award-winning City of Adrian Comprehensive Plan and the award-winning City of Troy Big Beaver Corridor Study. He is currently participating in the Grand Blanc Township Saginaw Street Corridor Study.

Prior to joining Birchler Arroyo, Dave served as a transportation planner with the Northwest Michigan Council of Governments, where he was responsible for coordinating the State Department of Transportation's Asset Management program over a ten-county region.

### AWARDS

- ✦ **2007 Outstanding Planning Project Award for a Plan** for the City of Troy Big Beaver Corridor Study; awarded by the Michigan Association of Planning
- ✦ **2007 Vernon Deines Award for an Outstanding Small Town or Rural Plan** for the City of Adrian Comprehensive Plan; awarded by the APA Small Town & Rural Planning Division



BIRCHLER ARROYO ASSOCIATES, INC.  
PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

*Featured Professional Service*

## Park and Recreation Planning



A common element of vibrant communities is that they offer great spaces for recreation. These spaces can take virtually any form, from trails, to pocket parks, to large open spaces or state-of-the-art indoor facilities. Such places make a community come alive by creating opportunities for social interaction. They also indicate the value your community places on health and well-being. Increasingly, recreational experiences are identified as key 'high quality of life' contributors by residents and businesses.

An up-to-date park and recreation plan is vital to maintaining your existing facilities, as well as ensuring that the future needs of your community are met. Birchler Arroyo Associates, Inc. is able to assist you with this process. We have extensive experience with developing recreation plans for local governments and preparing grant applications for plan implementation. We have also prepared General Management Plans for State park and recreation areas on behalf of the Michigan DNR.

If recreation is a priority for your community, then please contact us today to discuss the status of your plan and potential grant programs.

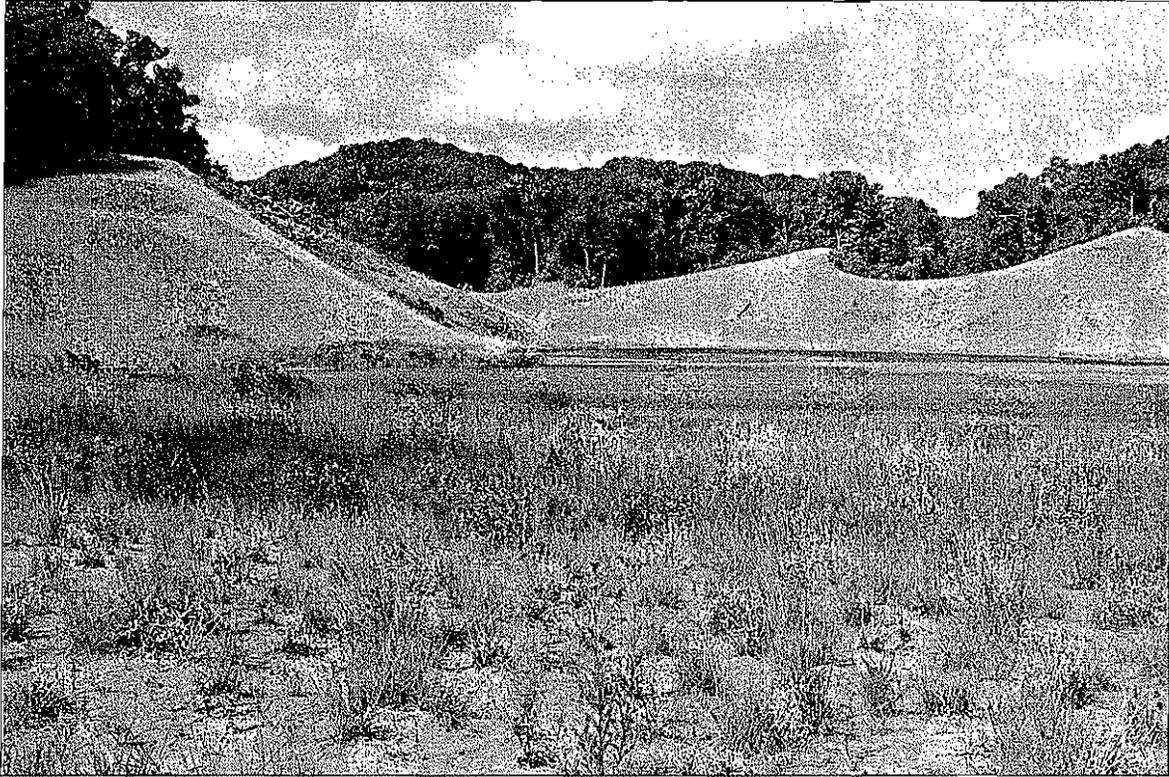
RECREATION PLANS | DOWNTOWN DEVELOPMENT AND  
CORRIDOR IMPROVEMENT AUTHORITIES | COMMUNITY  
VISIONING | TAX INCREMENT FINANCE AUTHORITIES  
FORM-BASED CODES | DOWNTOWN PLANS | LAND USE  
PLANS | CORRIDOR STUDIES | NEIGHBORHOOD PLANS

*Birchler Arroyo prepares Park and Recreation plans in accordance with the Michigan Department of Natural Resource (DNR) Guidelines for the Development of Community Park, Recreation, Open Space and Greenway Plans.*

*Having a DNR-approved plan sets the course for a dynamic recreation program. It also qualifies your community for the Michigan Natural Resources Trust Fund and the Land and Water Conservation Fund grant programs.*

*Birchler Arroyo has prepared General Management Plans for the Michigan Department of Natural Resources (MDNR).*

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www.birchlerarroyo.com



## *Grand Mere State Park*

Grand Mere State Park is a 985-acre State-owned property on Lake Michigan, located in Berrien County. The park was created 1973 and expanded in 1986.

This State Park is relatively undeveloped. Its natural setting provides unique recreational opportunities for activities including bird-watching and hiking. It features 4.5 miles of hiking trails, including approximately 0.25-mile of paved trail.

The area was identified as a Critical Dune Area by the State of Michigan under the Sand Dunes Protection Act of 1978. The magnificent high-relief dunes in Grand Mere were formed approximately 12,000 years ago during the recession of glacial lakes. They are a natural phenomenon not found anywhere else in the world. Located between Lake Michigan and several inland lakes and unique wetlands, the dunes afford an excellent visual perspective of the surrounding region.

Birchler Arroyo Associates, Inc. is assisting the Michigan Department of Natural Resources (MDNR) with the creation of a General Management Plan for Grand Mere. This resource-based planning process will establish goals for the future use and preservation of this unique Michigan treasure.



**BIRCHLER ARROYO ASSOCIATES, INC.**  
PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

*Featured Professional Service*

## Public Involvement



Public input and participation efforts are critical to the success of all planning projects. A successful plan must be solidly based upon a community's vision for the future.

Typically, there are three major components involved in any planning process: 1) An analysis of existing conditions or *What do we have?* 2) Visioning or *What do we want?* and 3) A plan for the future or *How do we get there?* While the question "What do we want?" may sound simple, getting the public to answer that question in a manner that offers community leaders clear direction is rarely a simple task.

Birchler Arroyo Associates, Inc. (BA) is highly qualified to facilitate a number of proven public participation techniques that will engage the public, gather their input, build consensus, and result in meaningful direction and a shared vision for the future of your community.

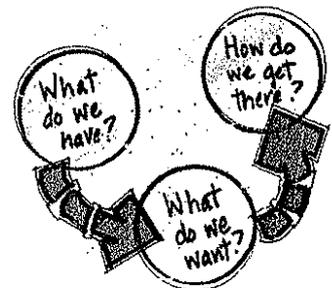
BA will work with you to tailor a public involvement approach that will fit your community and meet your expectation and your project schedule.

ZONING ORDINANCES | TRAFFIC IMPACT STUDIES  
PARKING STUDIES | CORRIDOR PLANS | FORM-BASED  
CODES | DOWNTOWN PLANS | SHARED PARKING  
STUDIES | RECREATION PLANS | WIRELESS PLANS  
TRAINING | LAND USE PLANS | COMMUNITY VISIONING

*At Birchler Arroyo Associates, we believe in the value of public input.*

*Birchler Arroyo staff have extensive experience facilitating stakeholder and public participation processes using a variety of techniques, such as*

- ✓ *Websites*
- ✓ *Internet Surveys*
- ✓ *Mail Surveys*
- ✓ *Open Houses*
- ✓ *Visioning Sessions*
- ✓ *Stakeholder Consensus Workshops*
- ✓ *Issue & Solutions Workshops*



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**BIRCHLER ARROYO ASSOCIATES, INC.**  
PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

**AWARDS**

Birchler Arroyo Associates has won four national planning awards and eight state planning awards in the past decade.

**CITY OF TROY BIG BEAVER CORRIDOR STUDY**

2007 Outstanding Planning Project Award

Michigan Association of Planning

2007 Merit Award

American Society of Landscape Architects, Michigan Chapter

**CITY OF ADRIAN COMPREHENSIVE PLAN**

2007 Vernon Deines Award for a Small Town or Rural Plan

APA Small Town & Rural Planning Division

2007 Outstanding Planning Project Award - Honorable Mention

Michigan Association of Planning

**BRIDGEWATER & MANCHESTER TOWNSHIPS**

**WIRELESS FACILITIES MASTER PLAN**

2005 Award for Excellence

APA Small Town & Rural Planning Division

**BRIDGEWATER TOWNSHIP MASTER PLAN**

2002 Award for Excellence

APA Small Town & Rural Planning Division

2002 Outstanding Planning Project Award

Michigan Society of Planning

**CITY OF DETROIT DEVELOPMENT MANUAL**

2000 Outstanding Planning Project Award

Michigan Society of Planning

**SHELBY CENTER DESIGN PLAN**

1999 Outstanding Planning Project Award

Michigan Society of Planning

**CITY OF NOVI DEVELOPMENT REVIEW GUIDEBOOK**

1998 Outstanding Planning Project Award

Michigan Society of Planning

**VILLAGE OF NEW HAVEN MASTER PLAN**

1998 Award for Excellence

APA Small Town & Rural Planning Division

1997 Outstanding Planning Project Award

Michigan Society of Planning



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BIRCHLER ARROYO ASSOCIATES, INC.  
PLANNING COMMUNITIES & TRANSPORTATION SYSTEMS

## REFERENCES

### SHELBY CHARTER TOWNSHIP

Glenn Wynn, AICP, Planning Director  
52700 Van Dyke, Shelby Township, MI 48316  
586.726.7243 phone

Services provided: Long-range planning, area and corridor planning, DDA planning and assistance, recreation planning, development review

### WHITE LAKE CHARTER TOWNSHIP

Sean O'Neil, Planning Director  
7525 Highland Road, White Lake, MI 48383  
248.698.3300 phone

Services provided: Long-range planning, transportation planning, Corridor Improvement Authority planning, recreation planning, zoning ordinance preparation, development review

### CITY OF NOVI

Stephen Rumble, AICP, PCP Community Development Director  
45175 W. Ten Mile Road, Novi, MI 48375  
248.735.5638 phone

Services provided: Long-range planning, transportation planning, development review

### GRAND BLANC CHARTER TOWNSHIP

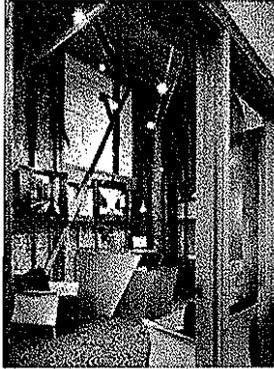
Mike Deem, Planning Director  
P.O. Box 1833, Grand Blanc, MI 48480  
810.424.2600 phone

Services provided: Long-range community-wide planning, area and corridor planning, transportation planning, development review

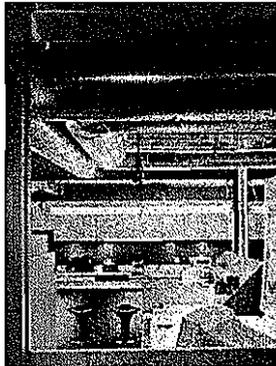
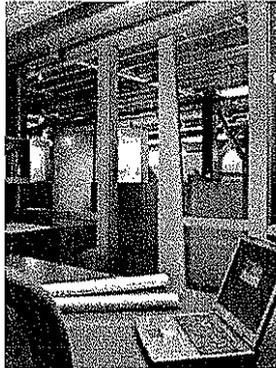
Birchler Arroyo's work is...  
"nothing short of  
amazing."

Robert Lebow, Chair  
Historic District Commission  
City of Huntington Woods

BIRCHLER ARROYO ASSOCIATES, INC.  
28021 Southfield Road  
Lathrup Village, MI 48076  
tel 248.423.1776  
fax 248.423.1793  
birchlerarroyo@birchlerarroyo.com  
www.birchlerarroyo.com



GRISSIM  
METZ ASSOCIATES  
ANDRIESE



PROFILE



Grissim Metz Andriese Associates (GMA) is recognized nationally for distinguished design achievements in landscape architecture. The firm's award-winning reputation has grown through more than four decades of design excellence and through consistent quality of artistic expression, represented by creative, distinctive and memorable spaces that enliven the human experience.

Our work blends artistic expression with proven practices of engineering, technology, and sound business practice to deliver harmonious and enduring design solutions admired by owners and peers alike. Integrating natural and man-made elements to achieve a fusion of architecture, culture and environment, we transform ordinary landscapes into engaging and celebratory spaces. Whether the challenge is the design of a large suburban site or the redevelopment of a small urban space, our aim is to create unique, imaginative and responsible design solutions that elevate human experience beyond the everyday, resulting in inspiring and memorable places.

The firm's commitment to achieve harmonious and enduring design is evident in corporate, cultural and healthcare settings, such as Ford World Headquarters Campus, The Henry Ford – Greenfield Village, Trinity Health and William Beaumont Hospitals. Their pioneering work in retail environments, such as The Somerset Collection – Troy, The Gardens Mall – Palm Beach Gardens, and Mall at Millenia – Orlando, is widely known and well respected. GMA's expertise also extends into varied project types, including public parks, streetscapes, mixed-use developments, housing, schools, libraries and sports complexes.

***“Landscape architecture is an integration of artistic expression, technology, sustainability, and business practice – it is an effective balance of these elements that constitutes the success of a project.”***

GRISSIM  
METZ ASSOCIATES  
ANDRIESE

248.347.7010

With design innovation and service excellence as its hallmarks, the firm enjoys many longstanding relationships with owners and architects of distinction, who value the creative spirit embodied by the firm's team of professionals and its concept-driven approach to problem solving.

Recognized as a valuable team member, they have worked with some of the country's most notable architects, including Yamasaki Associates, Inc., Rossetti, Aldo Rossi, and Neumann/Smith Architecture.

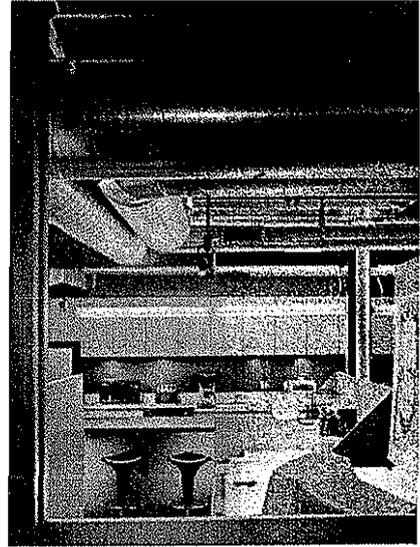
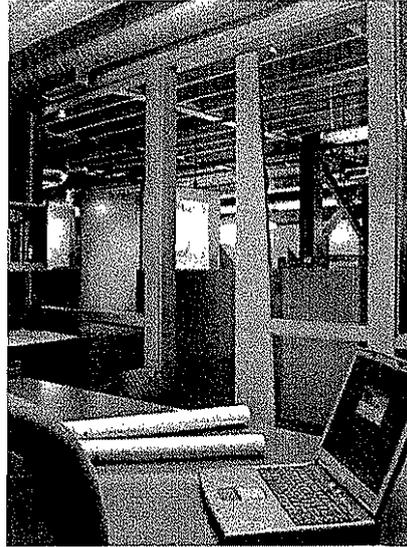
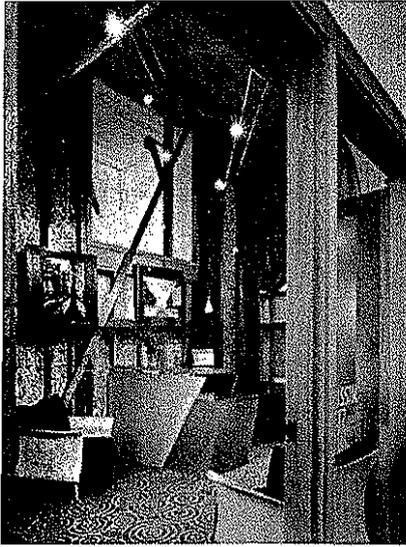
Innovative ideas are backed by depth of experience and specialized knowledge of the firm's principals and associates. The diverse talents of landscape architects, civil engineers and related design professionals enables Grissim Metz Andriese Associates to complete large complex projects, while maintaining individualized attention and personalized service to clients.

*Our  
clients*

GRISSIM  
METZ ASSOCIATES  
ANDRIESE

248.347.7010

**"Our clients know they can depend upon us for the highest level of creativity and service based on commitment, conviction, and trust."**



## SERVICES

Master Planning  
Site Design  
Landscape Design  
Hardscape Design  
Urban Design  
Sustainable Design  
Sports Facility Design  
Streetscapes  
Parks & Recreation  
Environmental Graphics

## REGISTRATION

Arizona  
California  
Florida  
Illinois  
Indiana  
Kentucky  
Michigan  
Missouri  
North Carolina  
South Carolina

## LOCATIONS

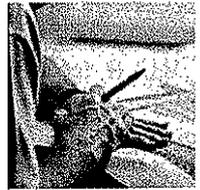
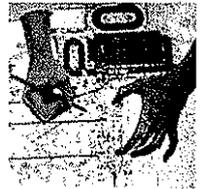
Main Office:  
300 East Cady Street  
Northville, Michigan 48167  
P: (248) 347-7010  
E: mailbox@gma-la.com

Affiliate Office:  
Wayne Hook & Associates, Inc.  
1284 Lastrada Lane  
Naples, FL 34103  
P: (239) 643-2227  
E: florida@gma-la.com

GRISSIM  
METZ ASSOCIATES  
ANDRIESE

248.347.7010

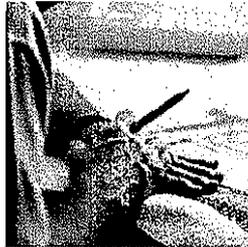
| BIOGRAPHY



# RANDALL K. METZ, FASLA

Vice President

Principal in Charge of Design



## EDUCATION

Bachelor of Landscape Architecture  
Michigan State University, 1976

## PROFESSIONAL REGISTRATION

State of Michigan Registered Landscape Architect  
License No. 946 | 1982

State of Illinois Registered Landscape Architect  
License No. 157-001111 | 2003

State of Kentucky Registered Landscape Architect  
License No. 739 | 2007

State of Indiana Registered Landscape Architect  
License No. LA20700224 | 2007

State of North Carolina Registered Landscape Architect  
License No. 1519 | 2008

CLARB Certified Landscape Architect  
(Council of Landscape Architectural Registration  
Boards) | 1998

## PROFESSIONAL AFFILIATIONS

Fellow, American Society of Landscape Architects

U.S. Green Building Council

## OTHERS

University of Michigan School of Architecture, Design  
Juror

University of Michigan School of Architecture, Guest  
Lecturer

Lawrence Technological University School of  
Architecture, Guest Juror

Randy Metz synthesizes landscape, architecture, and engineering into a unified vision of excellence. Drawing upon an architectural background, he has the singular ability to align design elements and disciplines into an uncompromised whole.

Randy's design leadership and day-to-day management have directed the success of the firm's international and national award-winning practice.

Cofounder of Grissim | Metz Associates, Inc., in 1993, Randy has been responsible for attracting significant clients, including nationally renowned architects and developers. The practice has grown over 400 percent since he joined the firm in 1985.

His work has received national and international recognition for enduring design, including the prestigious National Landscape Architecture Award received from Barbara Bush during her tenure as First Lady at the White House. He has been cited in numerous national design awards from the American Society of Landscape Architects and the National Arborist Association, as well as awards from the Michigan Chapter ASLA, Associated Landscape Contractors of America, Environmental Improvement Awards, International Association of Lighting Designers, Michigan Recreation and Park Association, and Michigan Society of Professional Engineers.

Randy's work has been published internationally and nationally in such books as *Landscape Architecture*, *The New American Garden*, and *Paradise Transformed*; in magazines, including *Landscape Architecture* and *Inland Architect*; and in the press, including the *New York Times*, *Wall Street Journal*, and *Detroit Free Press*.

***"Pushing the design envelope, but within the boundaries of environmental responsibility, creates the unique, the engaging, the memorable."***

PROJECTS



SELECTED PARKS AND RECREATION PROJECTS **Bay Court Park Complex (Phase One)** Independence Township, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Beck Road Park** Novi, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Bedford Woods Park** Southfield, Michigan - Master Planning, Site Design, Pedestrian Hardscape, Landscape Design **Belle Isle Japanese Garden** Detroit, Michigan - Site Design **Bush Park** Fenton, Michigan - Master Planning **Canton Softball Park** Canton, Michigan - Pedestrian Hardscape, Landscape Design **Community Park** Washington Township, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Civic Center Park** Madison Heights, Michigan - Site Planning, Pedestrian Hardscape, Landscape Design **Diamond on the Summit** (in progress) Waterford, Michigan - Baseball Field and Fencing **Ella Mae Power Park** Novi, Michigan - Site Design **Erma Henderson Marina** Detroit, Michigan - Pedestrian Hardscape, Landscape Design **Ford Park** Northville, Michigan - Landscape Restoration **Founders Sports Park** Farmington Hills, Michigan - Site Design, Sports Facilities, Pedestrian Hardscape, Landscape Design **Founders Sports Park Ice Arena** Farmington Hills, Michigan - Pedestrian Hardscape, Landscape Design **Freedom Park** Canton, Michigan - Site Design, Sports Facilities, Pedestrian Hardscape, Landscape Design for Phases One and Two **Goodells County Park** St. Clair County, Michigan - Master Planning, Pedestrian Hardscape, Landscape Design for Phases One and Two **Griffin Park** Canton, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **The Henry Ford - The Greenfield Village Restoration Project** Dearborn, Michigan - Campus Master Planning, Water Feature Design, Pedestrian Hardscape, Landscape Design **Heritage Park** Farmington Hills, Michigan - Master Planning, Site Design, Pedestrian Hardscape, Landscape Design **Historic Schulak Farm** West Bloomfield, Michigan - Master Planning, Site Design, Civil Engineering, Pedestrian Hardscape, Landscape Design **Hubbell Pond Park** Milford, Michigan - Master Planning, Site Signage Design

SELECTED PARKS AND RECREATION PROJECTS (continued) **Independence Park** Canton, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Jayne Laskey/Bishop Playfield** Detroit, Michigan - Master Planning, Sports Facilities, Pedestrian Hardscape, Landscape Design **Joy Bells Park** Grosse Pointe Farms, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Livonia Community Recreation Center** Livonia, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Memorial Park** Farmington Hills, Michigan - Pedestrian Hardscape, Landscape Design **Milford Central Park** Village of Milford, Michigan - Master Planning **Mill Pond Park** Milford, Michigan - Pedestrian Hardscape, Landscape Design **Neff Park** Grosse Pointe, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Old Town Park** Farmington Hills, Michigan - Site Design, Pedestrian Hardscape, Landscape Design **Parkland Park** Dearborn Heights, Michigan - Master Planning, Site Design, Pedestrian Hardscape, Landscape Design **Pier Park** Grosse Pointe Farms, Michigan - Site Design through Construction **Pioneer Park** Farmington Hills, Michigan - Site Design, Sports Facilities, Pedestrian Hardscape, Landscape Design **Riverfront Plaza** Lansing, Michigan - Master Planning, Pedestrian Hardscape, Landscape Design **Sea World of Florida** Orlando, Florida - Master Planning, Pedestrian Hardscape, Landscape Design **Sea World of Ohio** Aurora, Ohio - Master Planning, Pedestrian Hardscape, Landscape Design **City of Troy Big Beaver & Rochester Roads Intersection / Gateway Park** Troy, Michigan - Pedestrian Hardscape, Landscape Design **Waterford Oaks Aquatic Park** Waterford, Michigan - Site Design, Pedestrian Hardscape **YMCA Hubbell Pond Park** Milford, Michigan - Master Planning, Civil Engineering, Pedestrian Hardscape, Landscape Design **YMCA of Metropolitan Detroit** Detroit, Michigan - Pedestrian Hardscape, Landscape Design

SELECTED SIGNATURE PARK PROJECTS **The Henry Ford - The Greenfield Village  
Restoration Project** Dearborn, Michigan **Heritage Park** Farmington Hills, Michigan **Milford  
Central Park** Village of Milford, Michigan **Town Square** Northville, Michigan **Riverfront Plaza**  
Lansing, Michigan **Sea World of Florida** Orlando, Florida **Sea World of Ohio** Aurora, Ohio  
**Gateway Park** Troy, Michigan



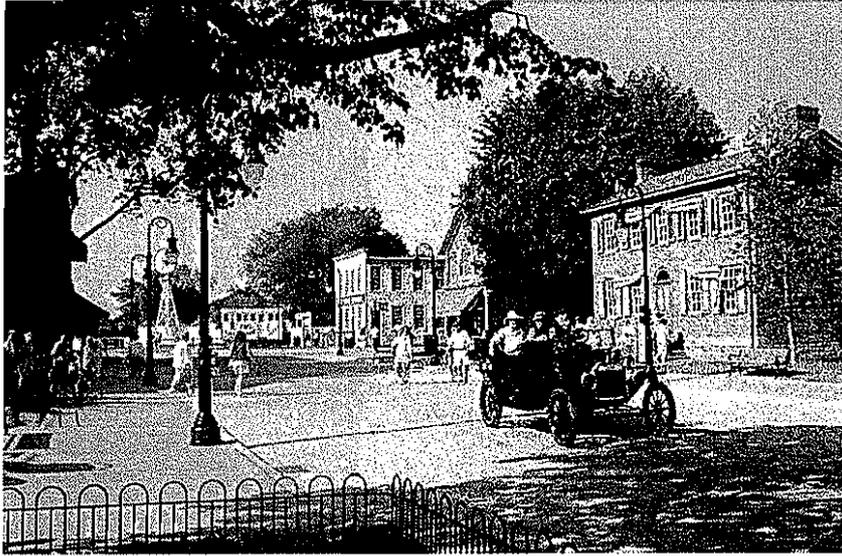
The Greenfield Village Restoration  
Project - The Henry Ford  
Master Plan  
Dearborn, Michigan

American Society of Landscape Architects Michigan Chapter Award



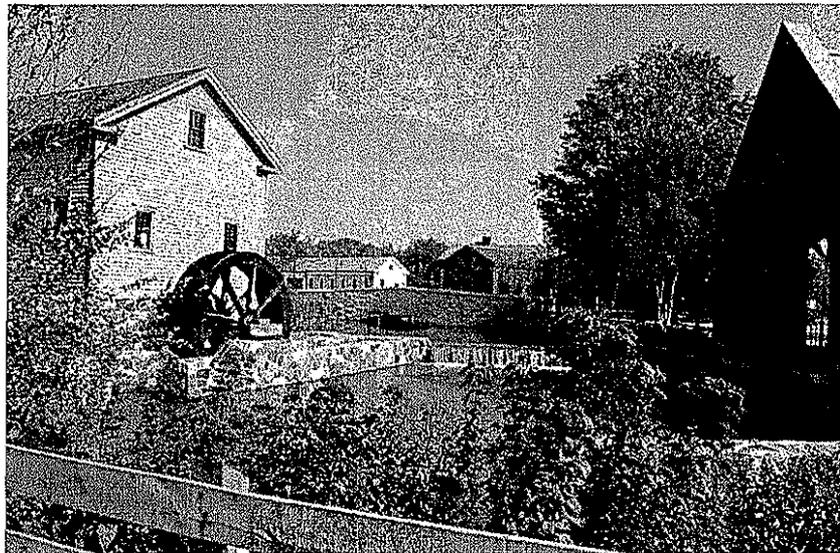
The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

American Society of Landscape Architects Michigan Chapter Award  
The Themed Entertainment Association Thea Awards - Extreme Makeover



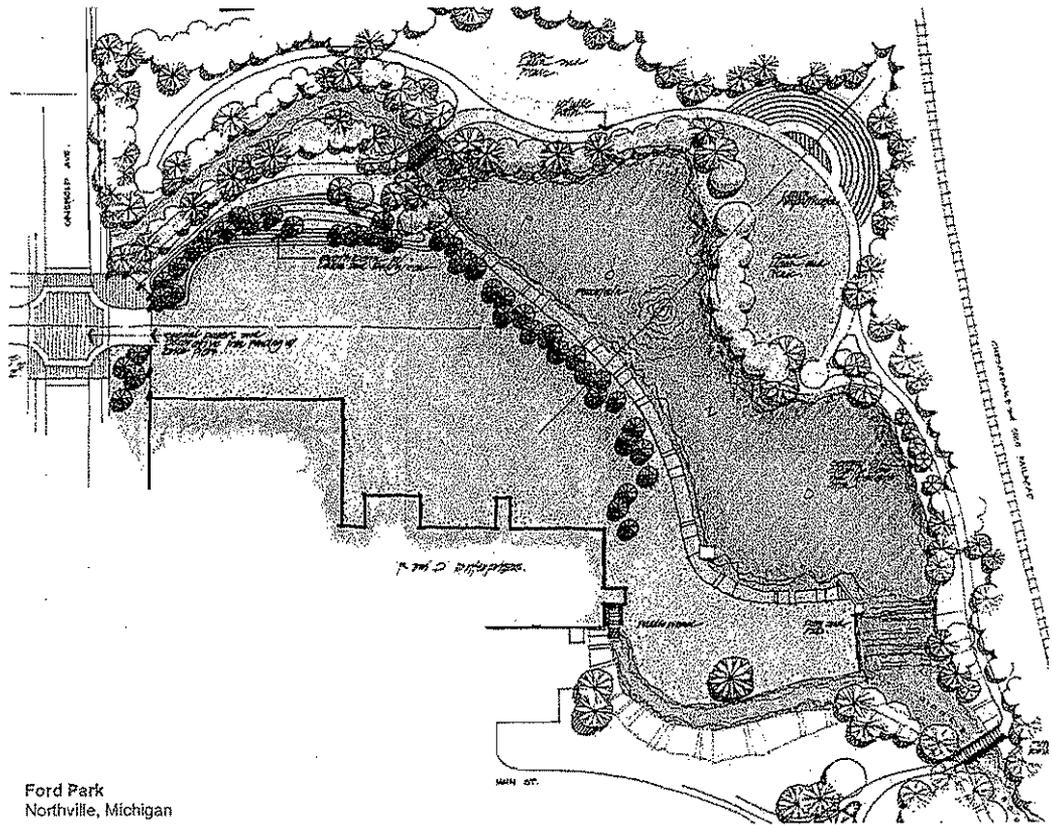
The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

American Society of Landscape Architects Michigan Chapter Award

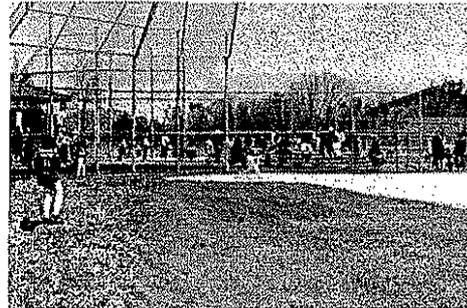
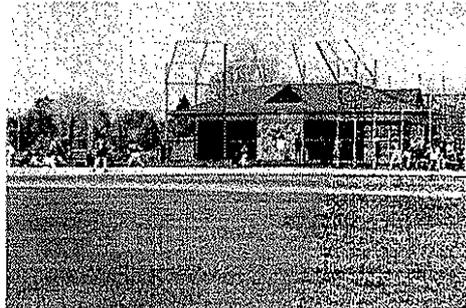
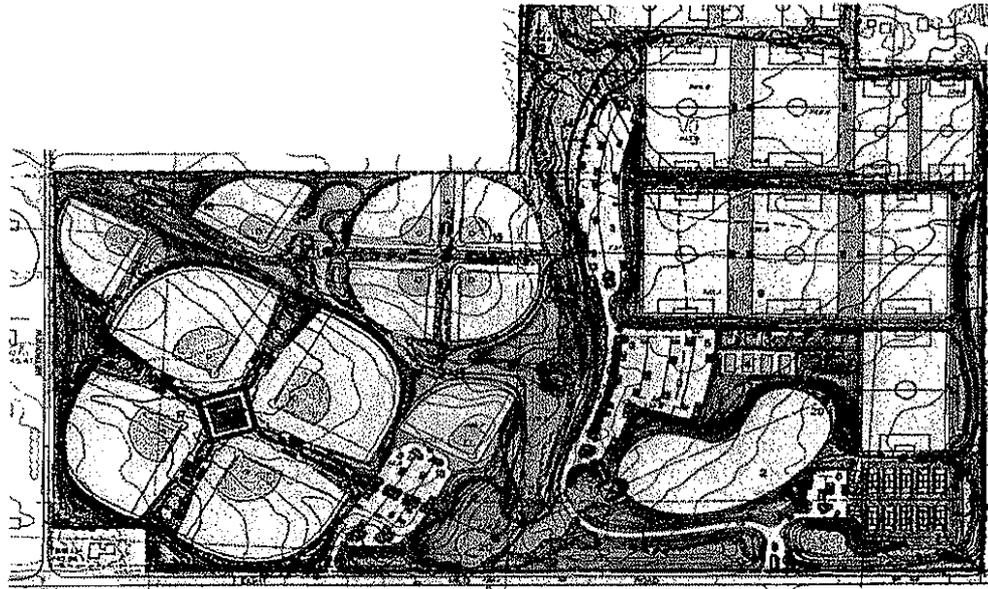


**The Greenfield Village Restoration Project**  
The Henry Ford  
Dearborn, Michigan

American Society of Landscape Architects Michigan Chapter Award  
The Themed Entertainment Association Thea Awards - Extreme Makeover

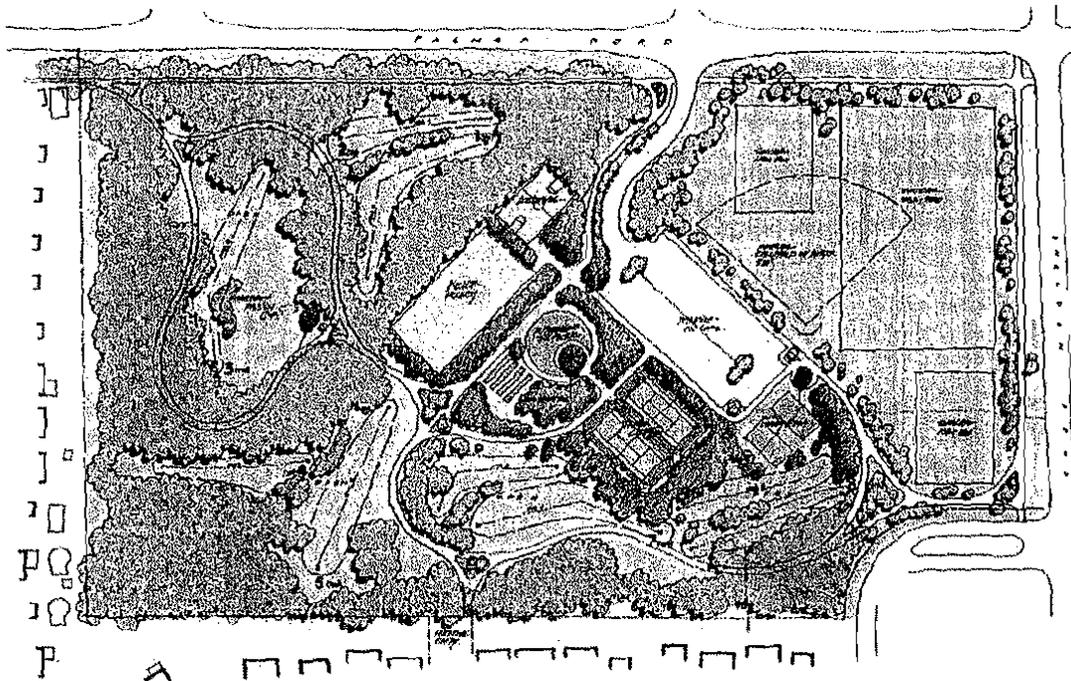


Ford Park  
Northville, Michigan

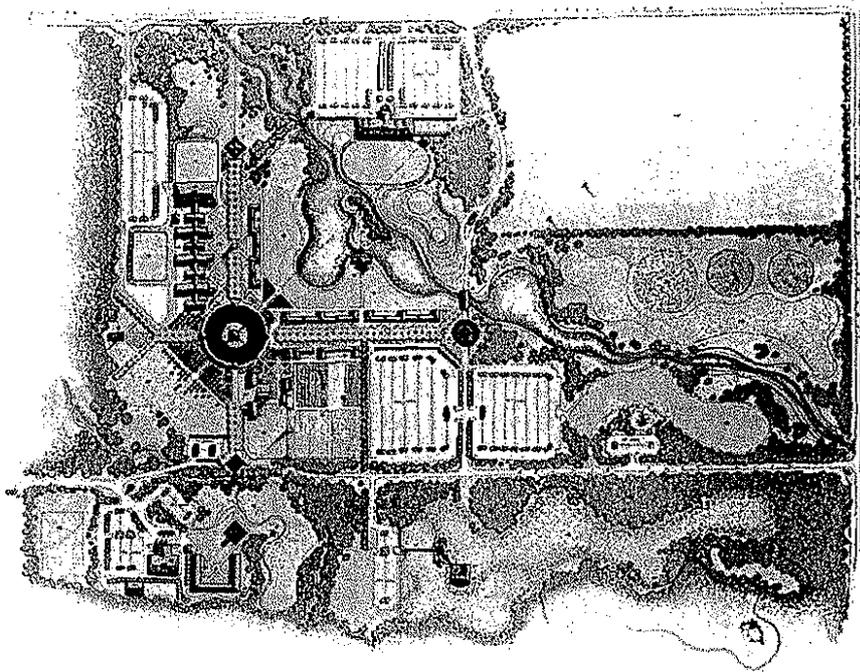


Founders Sports Park  
Farmington Hills, Michigan

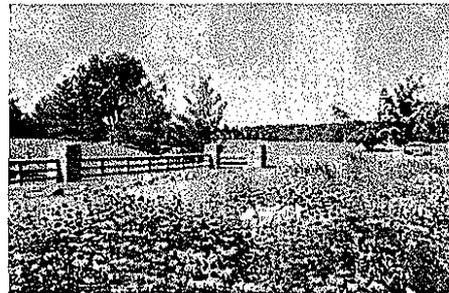
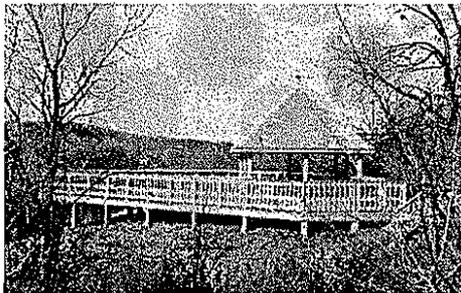
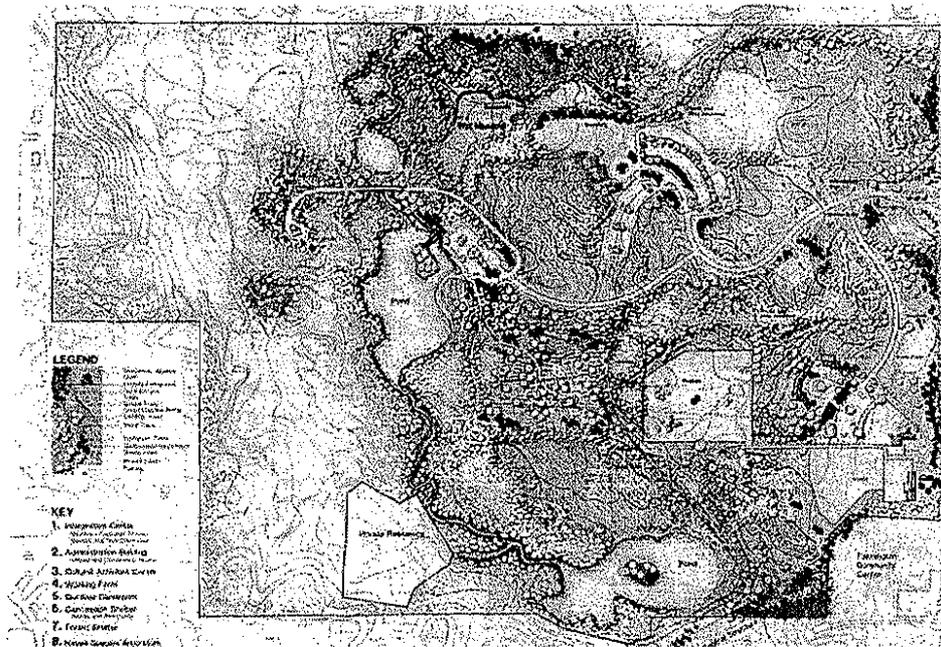
American Society of Landscape Architects National Award



Freedom Park  
Canton, Michigan

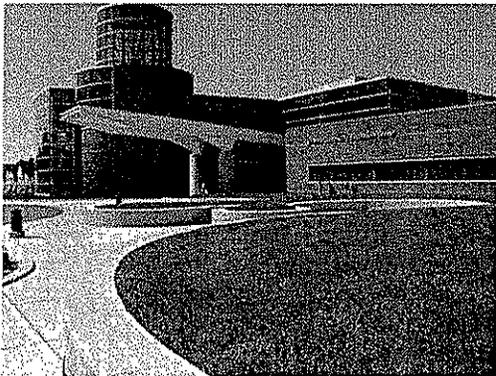
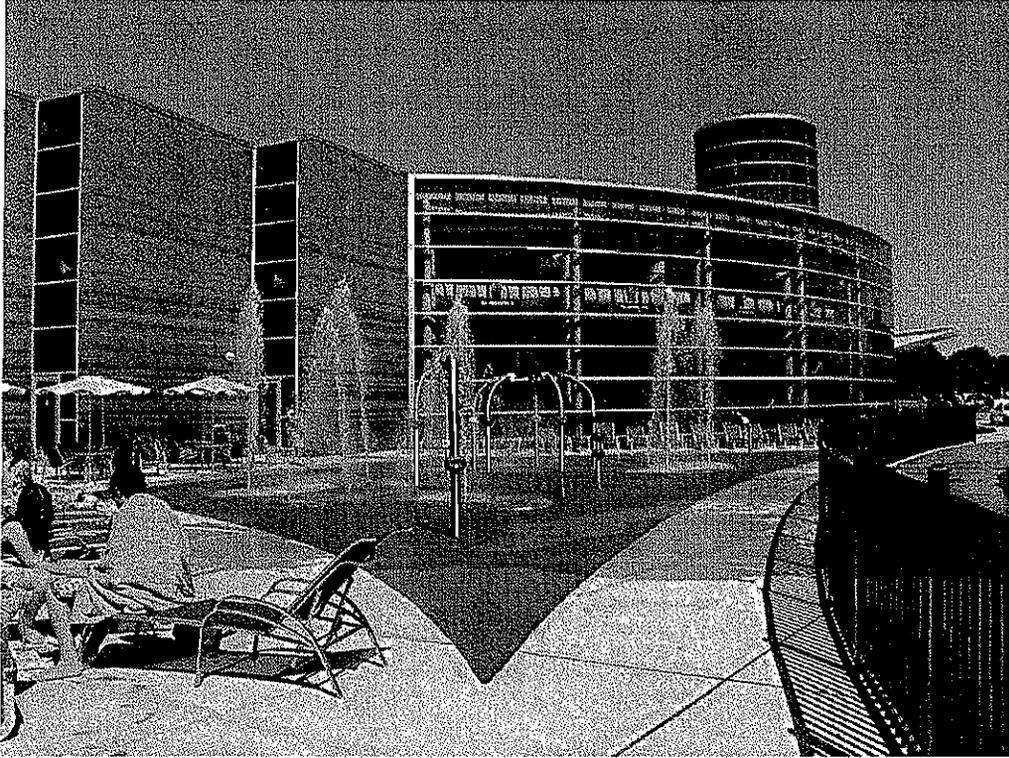


Goodells Park  
St. Clair County, Michigan



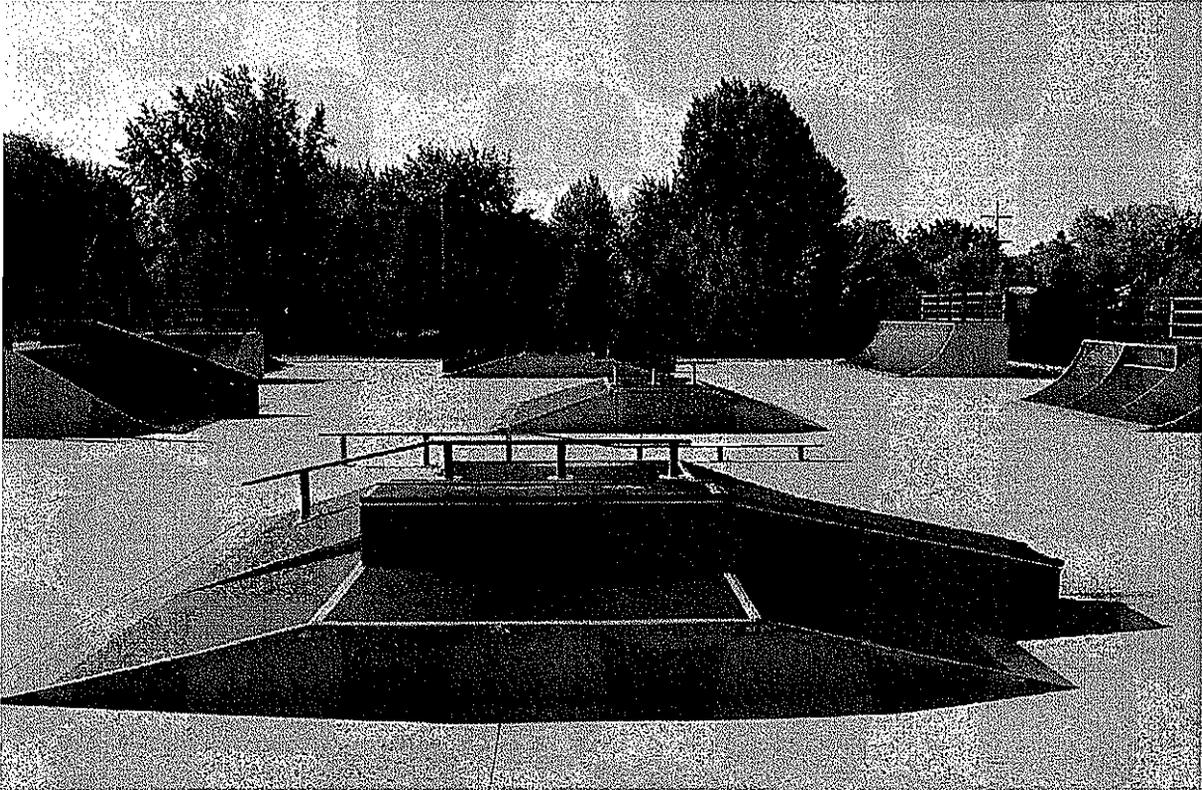
Heritage Park  
Farmington Hills, Michigan

American Society of Landscape Architects Michigan Chapter Award  
Michigan Recreation and Park Association Award



Livonia Community Recreation Center  
Livonia, Michigan

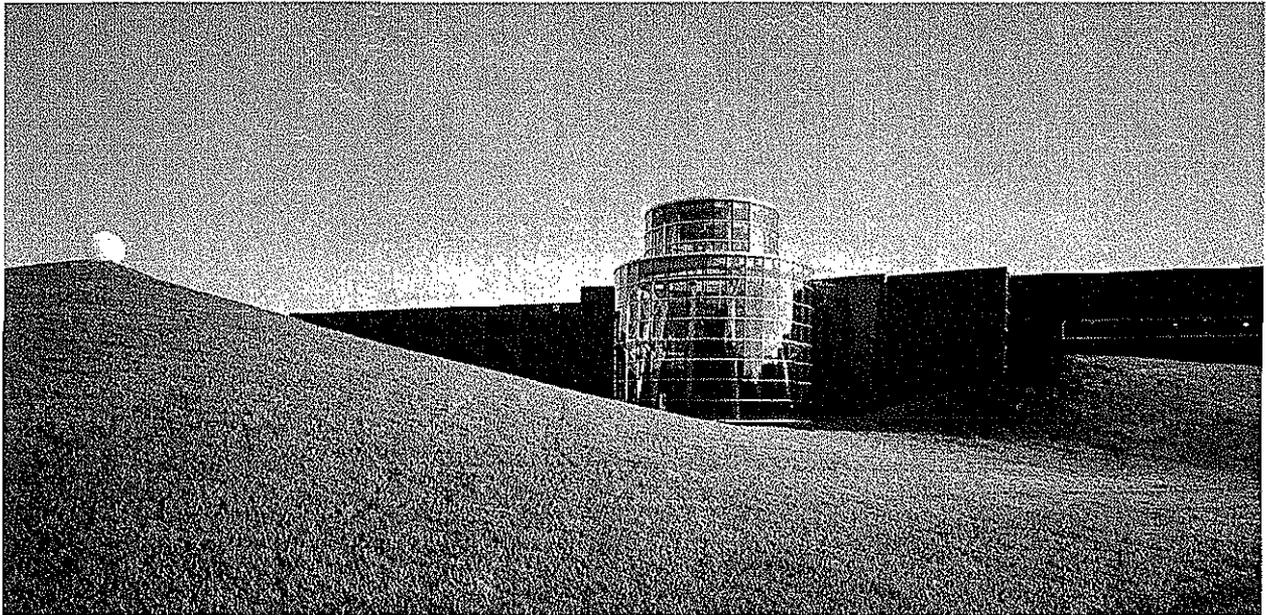
Innovative Architecture & Design Awards  
Recreation Management Winner



Livonia Community Recreation Center Skate Park  
Livonia, Michigan

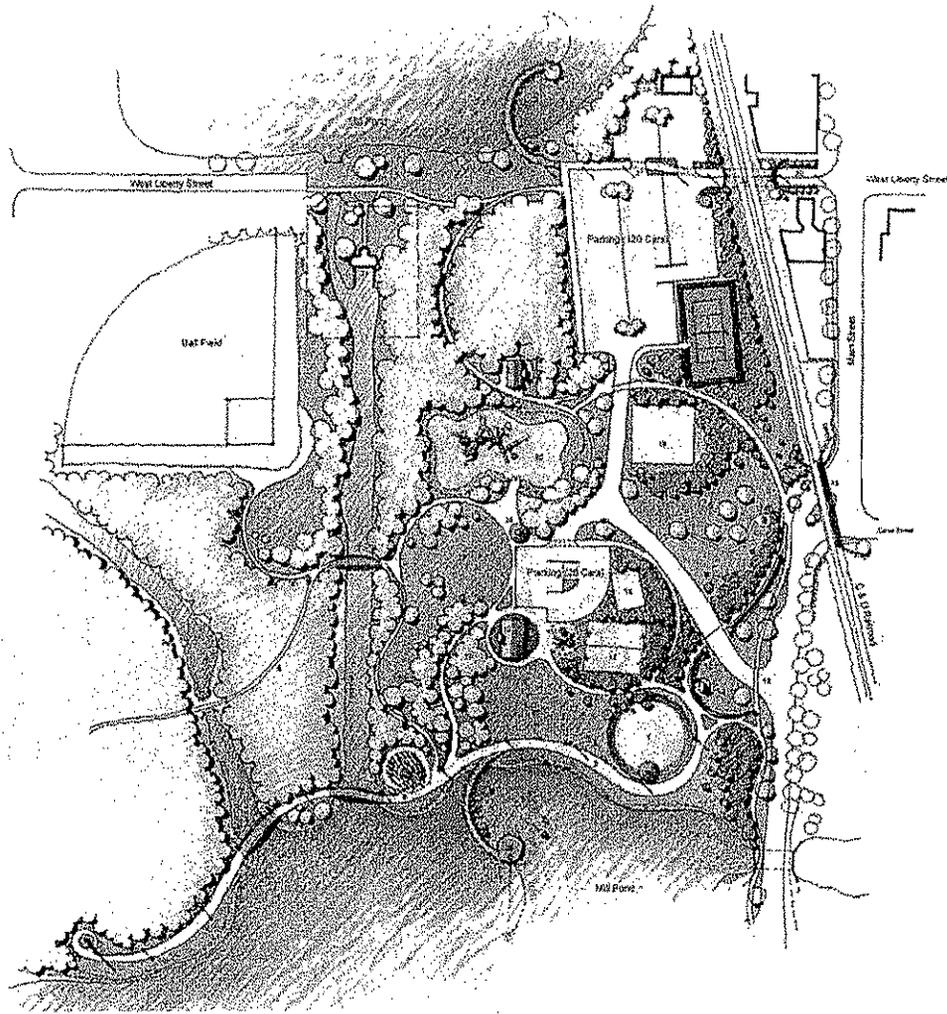


Livonia Community Recreation Center Hockey Rink  
Livonia, Michigan



Livonia Community Recreation Center  
Livonia, Michigan

Innovative Architecture & Design Awards  
Recreation Management Winner

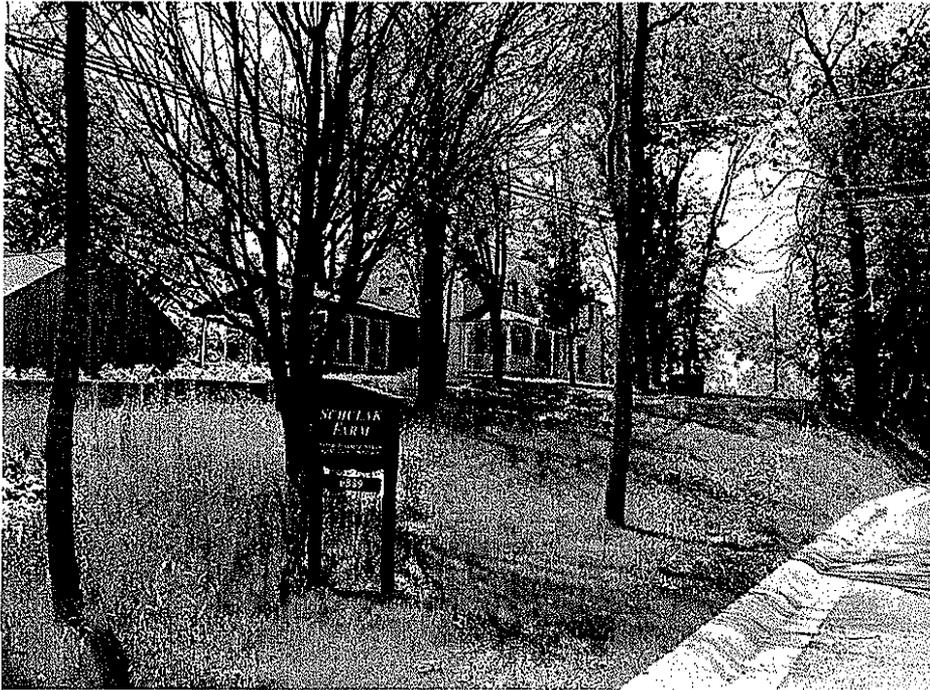


Central Park  
Milford, Michigan

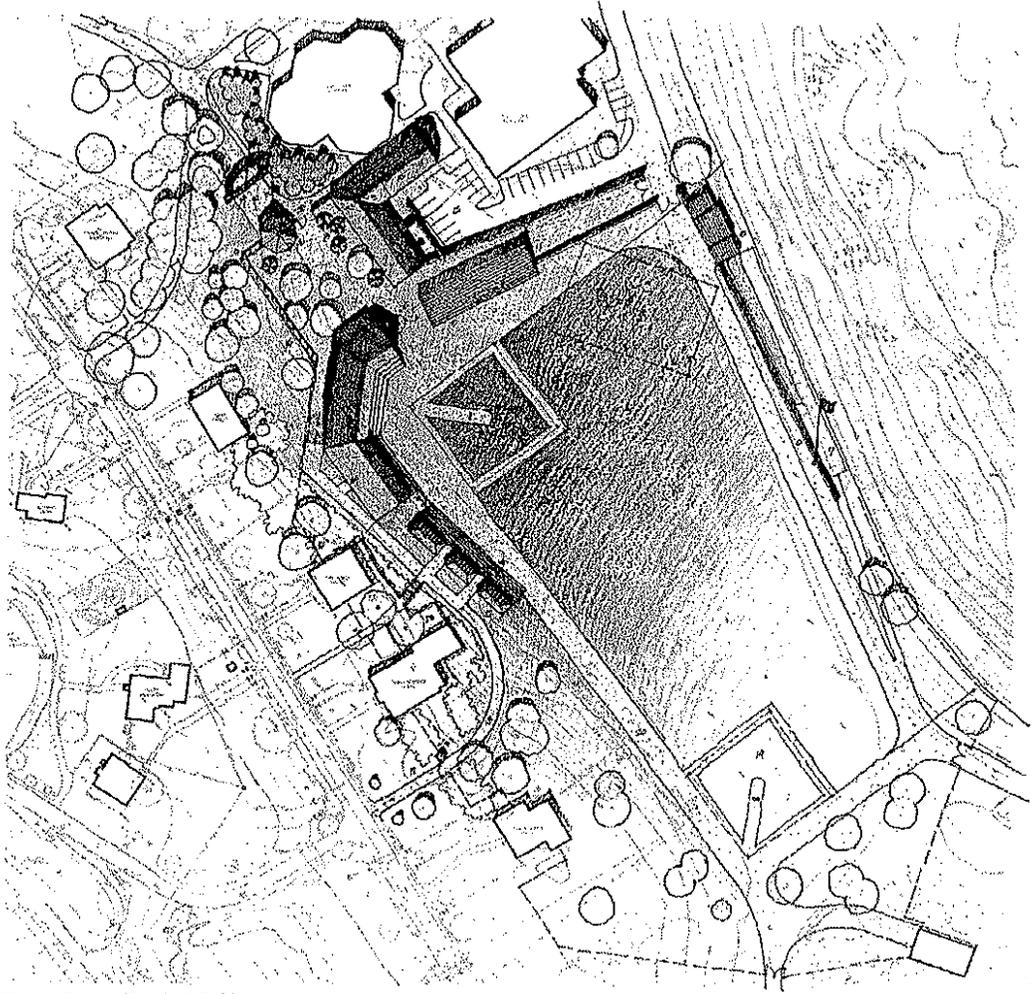


Pier Park  
Grosse Pointe Farms, Michigan

Michigan Recreation and Park Association Award



Historic Schulak Farm  
West Bloomfield, Michigan

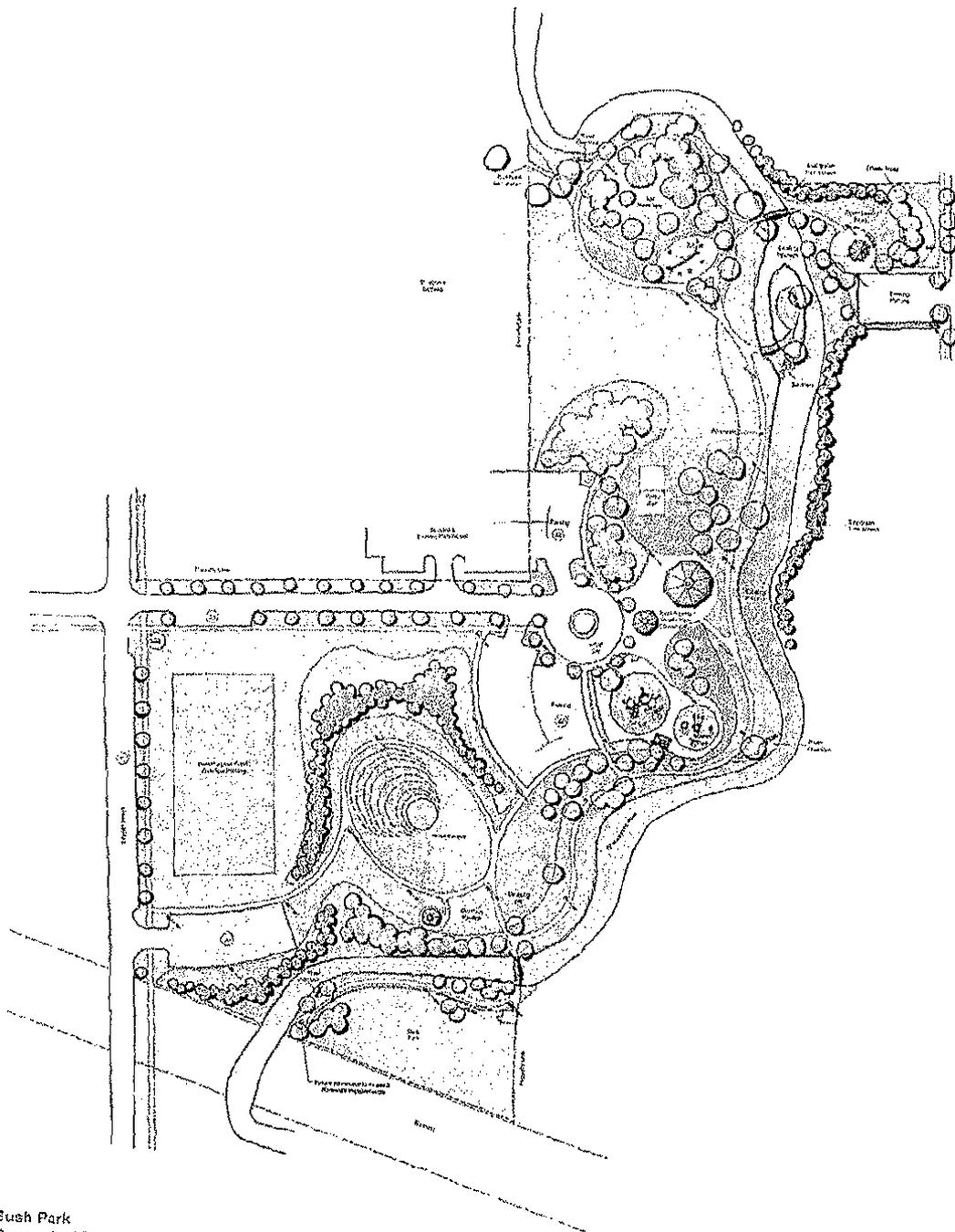


Walnut Grove - Baseball Field  
The Henry Ford - Greenfield Village  
Dearborn, Michigan



Waterford Oaks Water Park  
Waterford, Michigan

Michigan Recreation and Park Association Award



Bush Park  
 Conceptual Master Plan  
 Fenton, Michigan

**Land Use Breakdown**

Land Use	Building GFA (sq)	Parking/Plaza	Acres
Residential	15,700	80 (171,000)	2.60
Target	137,000	878 (191,000)	13.30
Retail	227,000	1,560 (350,000)	50.00
Office	150,000	3,200 (4,011,000)	48.00
Entertainment	220,000	1,700 (4,100,000)	59.00
Medical Campus <i>(Includes 15,000 GFA and 100,000 sq ft of parking)</i>	215,000	800 (1,800,000)	17.40
Multifamily residential			32.00
Public (includes R.O.W. 847)			10.00
Recreation Lake			10.00
Predevelopment Area			7.00
<b>TOTAL</b>	<b>1,464,000</b>	<b>6,618 (8,819,000)</b>	<b>216.36 Acres</b>

**Retail Breakdown (Total Target)**

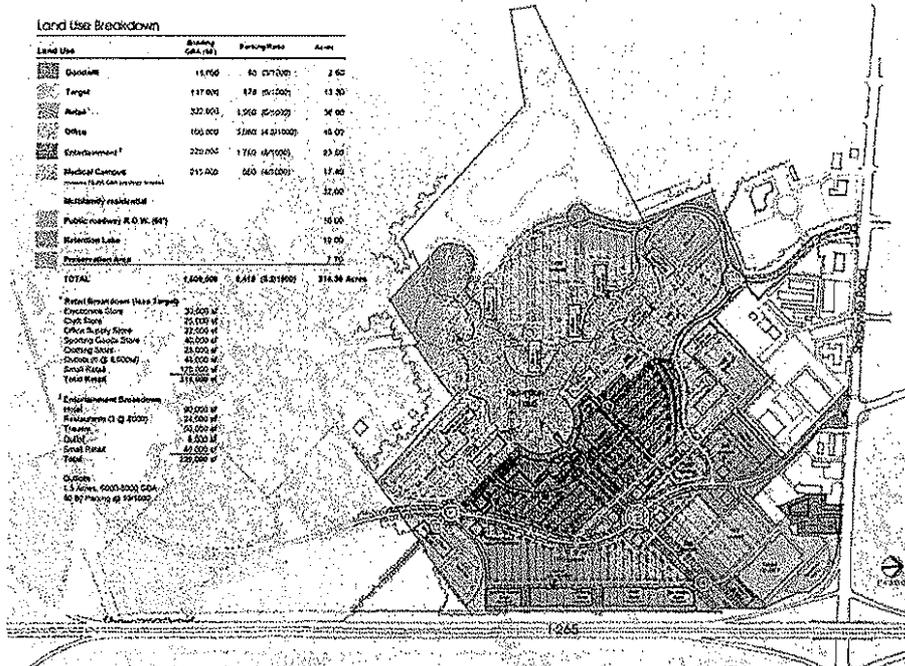
- Department Store: 30,000 sq ft
- City Store: 25,000 sq ft
- Office Supply Store: 22,000 sq ft
- Sporting Goods Store: 40,000 sq ft
- Clothing Store: 28,000 sq ft
- Shoe Store (Q. & A. Store): 40,000 sq ft
- Small Retail: 175,000 sq ft
- Total Retail: 318,000 sq ft

**Entertainment Breakdown**

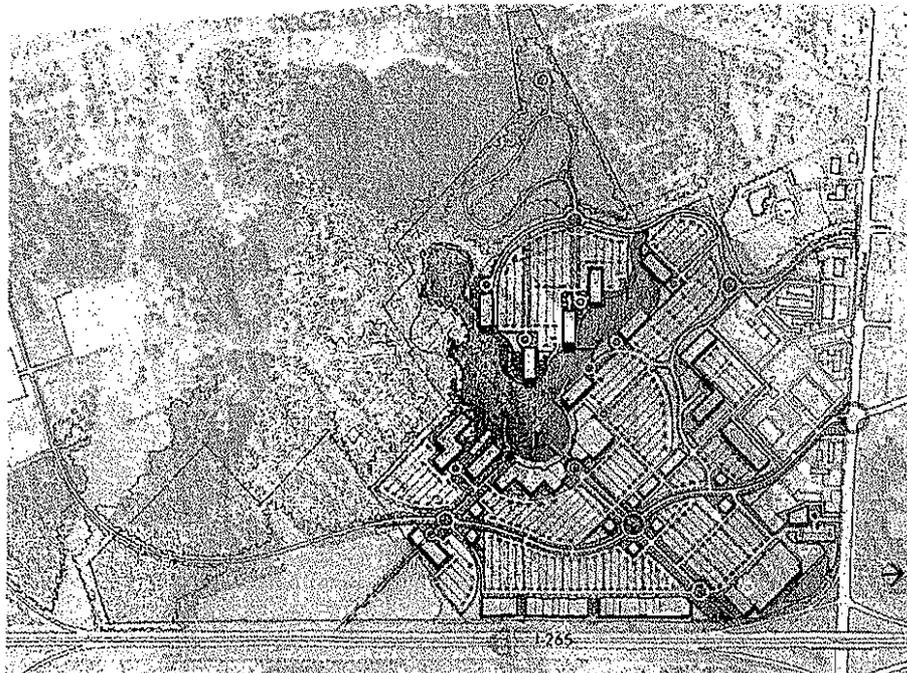
- Hotel: 80,000 sq ft
- Restaurant (Q. & A. Store): 120,000 sq ft
- Theater: 50,000 sq ft
- Cafe: 10,000 sq ft
- Small Retail: 40,000 sq ft
- Total: 290,000 sq ft

**Outlets**

- 1.5 Miles, 6000-8000 GFA
- 80-85 Parking @ 150-1600

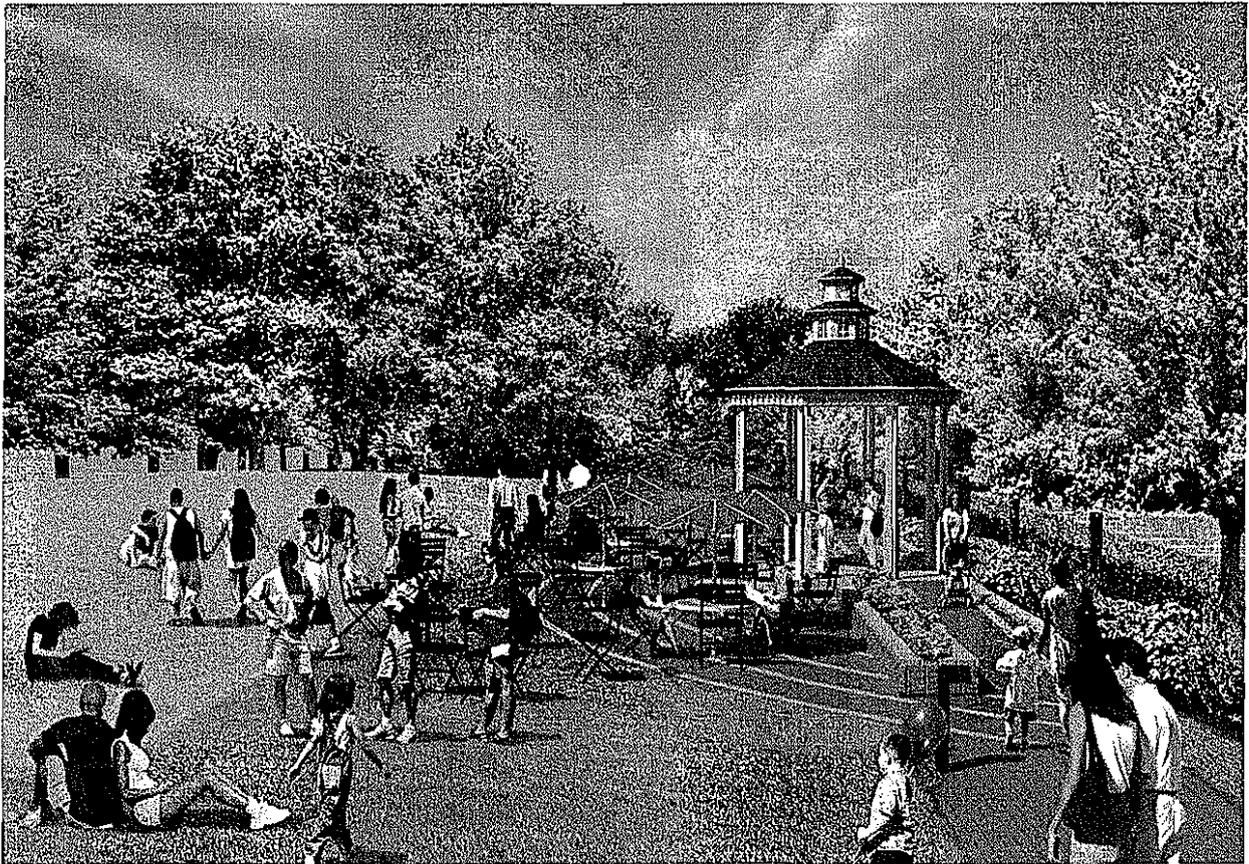


Land Use Concept Plan



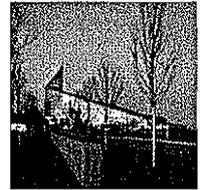
Mixed-Use Development  
Louisville, Kentucky

Concept Site Plan



Civic Center Park  
Madison Heights, Michigan

| AWARDS



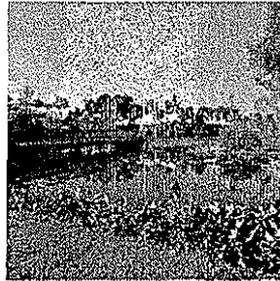


*Please present this card  
with photo identification at  
THE VISITORS ENTRANCE  
The White House*

GRISSIM | METZ ASSOCIATES HAS BEEN  
HONORED WITH THE PRESTIGIOUS  
NATIONAL LANDSCAPE AWARD FROM  
THE FIRST LADY ON FOUR SEPARATE  
OCCASIONS.



First Lady Betty Ford with  
George Young



Sea World of Florida  
National Landscape Award  
The White House, October 19, 1971



Whirlpool Corporation World  
Headquarters  
National Landscape Award  
The White House, May 17, 1984



First Lady Nancy Reagan with  
John N. Grissim



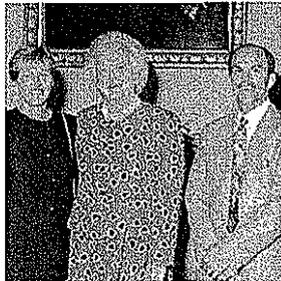
*Mrs. Bush*  
*requests the pleasure of your company at the*  
*30<sup>th</sup> National Landscape Awards Ceremony*  
*to be held at*  
*The White House*  
*on Friday morning, May 11, 1990*  
*at ten-thirty o'clock*



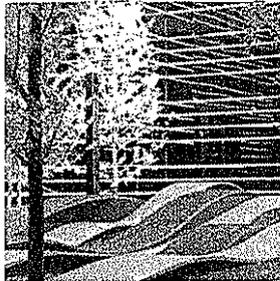
**The Gardens Regional Shopping Center**  
 National Landscape Award  
 The White House, May 11, 1990



First Lady Barbara Bush with  
 John N. Grissim



First Lady Barbara Bush with  
 Randy and Mary Metz



**Regent Court Office Complex**  
**Ford Motor Company**  
**World Headquarters**  
 National Landscape Award  
 The White House, June 4, 1992

**American Society of Landscape  
Architects National Award**

Jayne's Garden  
Private Elementary School  
Oakland County, Michigan

The Gardens Mall  
Palm Beach Gardens, Florida

Forbes Residence  
Bloomfield Hills, Michigan

Regent Court Office Complex  
Ford Motor Company World Headquarters  
Dearborn, Michigan

Sea World of Ohio  
Aurora, Ohio

Michigan Bell Telephone  
Company Central Office  
Southfield, Michigan

The Trane Company  
LaCrosse, Wisconsin

J.L. Hudson Company  
Eastland Shopping Center  
Detroit, Michigan

J.L. Hudson Company  
Northland Shopping Center  
Detroit, Michigan

**American Association of  
Nurserymen National Landscape Awards**

\* Regent Court Office Complex  
Ford Motor Company World Headquarters  
Dearborn, Michigan

\* The Gardens Mall  
Palm Beach Gardens, Florida

\* Whirlpool Corporation World Headquarters  
The Commons  
Benton Harbor, Michigan

\* Sea World of Florida  
Orlando, Florida

\* Awards received from First Lady  
at White House Reception

**The National Arborist  
Association Grand Award**

AAA Michigan Headquarters  
Dearborn, Michigan

**American Society of Landscape  
Architects Michigan Chapter Awards**

Big Beaver Corridor Study  
Troy, Michigan

The Debra-Saber Salisbury Memorial Garden  
and Pediatric Garden  
William Beaumont Hospital  
Royal Oak, Michigan

Southfield Public Library  
Southfield, Michigan

The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

Huron Valley Sinai Hospital Courtyard  
Commerce Township, Michigan

AAA Michigan Headquarters  
Dearborn, Michigan

Whirlpool Corporation World Headquarters  
The Commons  
Benton Harbor, Michigan

**Great Lakes Fabricators and Erectors  
Association and the Michigan Society of  
Professional Engineers  
Excellence in Steel Award**

Riverfront Plaza  
Lansing, Michigan

**Metropolitan Detroit Landscape  
Association Award for  
Environmental Improvement**

Sheffield Park Office Building  
Troy, Michigan

**Federal Housing Administration  
Merit Award**

Dearborn Residential Towers  
Dearborn, Michigan

**Michigan Concrete Paving  
Association Award of Excellence**

The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

**Michigan Green Industry  
Association Environmental  
Improvement Awards - Gold Award**

The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

**The Themed Entertainment Association  
Thea Awards - Extreme Makeover**

The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

**Asphalt Pavement Association of  
Indiana Award**

Sycamore Hills Golf Course  
Ft. Wayne, Indiana

**International Association of  
Lighting Designers (IALD) Award**

Regent Court Office Complex  
Ford Motor Company World Headquarters  
Dearborn, Michigan

**Building Design & Construction  
Annual Building Team Project of the Year,  
Grand Award**

Southfield Public Library  
Southfield, Michigan

**Oakland County Beautification Award**

Oakland County International Airport  
Waterford, Michigan

**ICSC 2004 International Design and  
Development Award**

Mall at Millenia  
Orlando, Florida

**2005 Excellence in Design Awards Grand  
Prize Winner**

St. Mary's Health Care  
Richard J. Lacks, Sr. Cancer Center  
Grand Rapids, Michigan

**2006 SMPS Michigan Pinnacle Awards**

Website Design

**Michigan Association of Planning  
2007 Outstanding Planning Award**

Big Beaver Corridor Study  
Troy, Michigan



**"Winners are positive thinkers who see good in all  
things. From the ordinary they make the extraordinary."**

Heritage Park  
Farmington Hills, Michigan

Forbes Residence  
Bloomfield Hills, Michigan

Regent Court Office Complex  
Ford Motor Company World Headquarters  
Dearborn, Michigan

Norm and Harriet's House  
Bingham Farms, Michigan

William Beaumont Hospital  
Campus Master Plan  
Royal Oak, Michigan

Somerset Collection  
Troy, Michigan

Riverfront Plaza  
Lansing, Michigan

Kellogg Company  
Battle Creek, Michigan

Macomb County Building  
Mt. Clemens, Michigan

Vandenberg Center Clock Tower Plaza  
Grand Rapids, Michigan

Grace Hospital  
Detroit, Michigan

The Bavarian Inn Hotel and Restaurant  
Frankenmuth, Michigan

Lakeview Square  
Battle Creek, Michigan

Bon Secours Hospital  
Detroit, Michigan

Southfield Public Library  
Southfield, Michigan

**American Society of Landscape  
Architects Indiana Chapter Award**

Eli Lilly and Company  
Indianapolis, Indiana

**Michigan Recreation and Park  
Association Awards**

Founders Park  
Farmington Hills, Michigan

Heritage Park  
Farmington Hills, Michigan

Pier Park Playscape  
Grosse Pointe Farms, Michigan

Waterford Oaks Aquatic Park  
Waterford, Michigan

Riverfront Plaza  
Lansing, Michigan

Summit on the Park Recreation Center  
Canton Township, Michigan

**Florida Nursery and Growers  
Association Award of Excellence**

The Gardens Mall  
Palm Beach Gardens, Florida

**Award of Excellence  
Interior Installation**

The Gardens Mall  
Palm Beach Gardens, Florida

**Associated Landscape  
Contractors of America**

**Grand Award**  
The Greenfield Village Restoration Project  
The Henry Ford  
Dearborn, Michigan

Somerset Collection  
Troy, Michigan

Renaissance Center  
Detroit, Michigan

**Merit Award**  
The Gardens Mall  
Palm Beach Gardens, Florida

**Environmental  
Improvement Award**

Ford Motor Company Guest Center  
Dearborn, Michigan

Somerset Collection  
Troy, Michigan

| PUBLISHED  
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### ***Detroit Visions of the Eagle***

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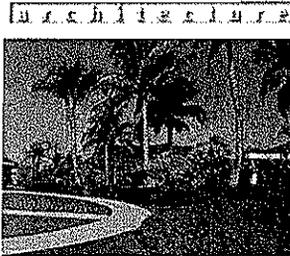
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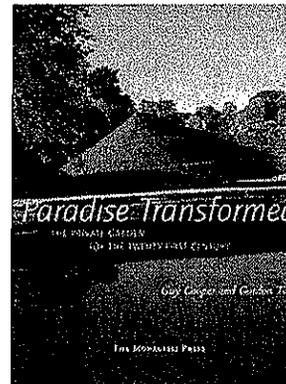
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Steve Moorhead  
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September 1982  
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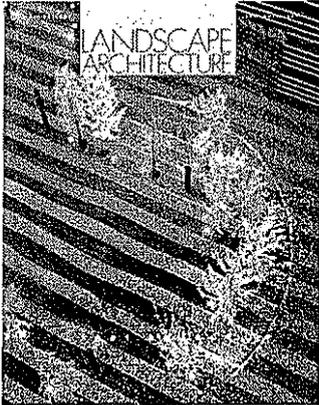
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By Michael Lawson  
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The Henry Ford  
By David R. Miller  
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**Specifier News**  
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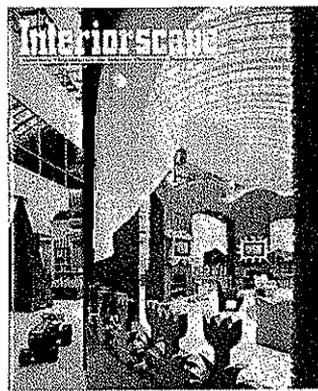
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Debra-Saber-Salisbury  
Memorial Garden  
By Randall K. Metz, ASLA  
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September 2005  
"Institutional, Non-Profit  
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September 2005  
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By Amy Eagle  
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October 2005  
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January 2006  
"Water, Landscaping Returning to  
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By Nanci Theoret

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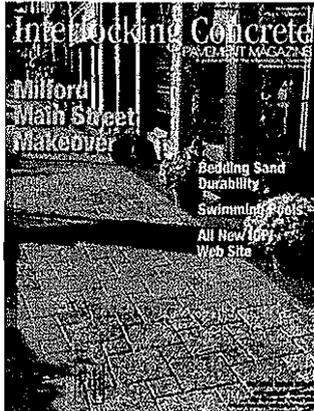
January 2006  
"The Mall at Millenia receives ICSC  
2004 International Design and  
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**Landscape Architect &  
Specifier News**

April 2006  
"Commercial Lighting from  
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By Stephen Kelly, Regional Editor  
Page 62

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May 2006  
"Secret Sanctuary"  
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By Megan Swoyer  
Page 32



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May/June 2006  
The Art of Healing  
"William Beaumont Hospital  
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By Sara Malone  
Page 54

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June 2006  
"Redevelopment plans for  
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By Anjali Fluker

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"Gardens for All Seasons"  
William Beaumont Hospital  
South Tower Addition:  
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By Randall K Metz  
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Grissim Metz Andriese  
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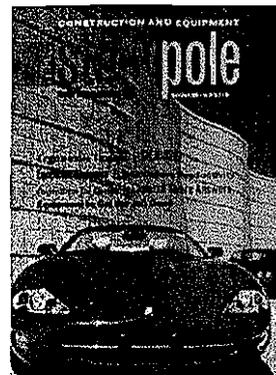
Fall 2007  
"Taking a Step in the  
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By Mary E. Kremposky, Associate  
Editor  
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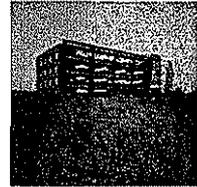
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William Beaumont Hospital  
Debra Saber-Salisbury  
Memorial Garden

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April 2, 2008  
"University of Michigan Health  
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Expansion,  
Ann Arbor"



PROFESSIONAL  
AFFILIATIONS



NATIONAL

**ASBA**

American Sports Builder's Association



**ASLA**

American Society of Landscape Architects



**ALA**

American Library Association



**CLARB**

Council of Landscape Architectural Registration Boards



**LAF**

Landscape Architecture Foundation



**PLA**

Public Library Association



**SCUP**

Society for College and University Planning



**SMPS**

Society of Marketing Professionals



**USGBC**

United States Green Building Council

STATE

**MI ASLA**

Michigan Chapter American Society of Landscape Architects

**MI AIA**

Michigan Chapter American Institute of Architects

**MDA**

Michigan Downtown Association

**MRPA**

Michigan Recreation & Park Association

**MI SMPS**

Michigan Chapter Society of Marketing Professionals

LOCAL

**Village of Milford  
Downtown Development  
Authority Coordinating Architect**

**Northville Chamber of Commerce**

**Woodward Avenue  
Action Association**

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METZ ASSOCIATES  
ANDRIESE  
248.347.7010

*affiliations*

## **Park and Recreational References**

### **CITY OF DEARBORN HEIGHTS**

1801 N. Beech Daly Road  
Dearborn Heights, Michigan 48127  
Mr. Kenneth Grybel, Director, Parks and Recreation  
(734) 277-7900

### **CITY OF FENTON**

301 South Leroy Street  
Fenton, Michigan 48430-2196  
Ms. Laurie Isenberg, Parks & Recreation Chairperson  
(810) 629-0288

### **CITY OF GROSSE POINTE FARMS**

90 Kerby Road  
Grosse Pointe Farms, Michigan 48236  
Mr. Richard Huhn, Parks & Recreation Director  
(313) 885-6600

# The Chesapeake Group, Inc.

Building A Foundation For The Future

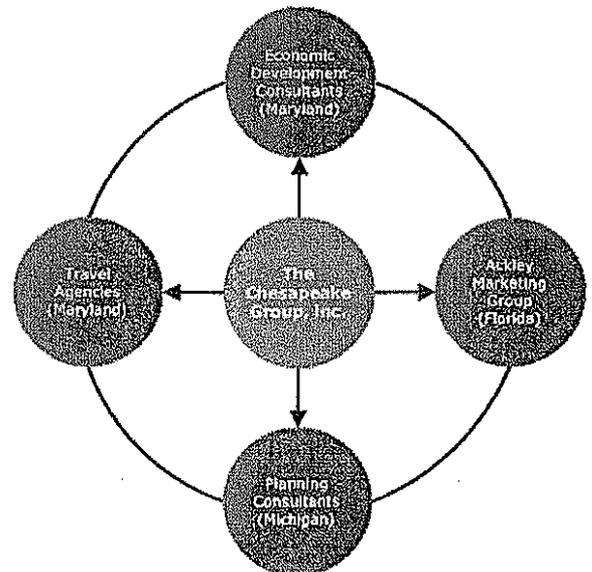
8516 Green Lane Baltimore, Maryland 21244 410-265-1784/(fax)410-521-0480/tcgroup@erols.com

**The Chesapeake Group, Inc. (TCG)** is an economic analysis and development consulting firm, with strong professional backgrounds in related areas of planning and marketing and recruitment of businesses and developers. The organization has offices in Michigan, Maryland and Florida. Over the past thirty-five years, TCG has been involved with many public and quasi-public sector, not-for-profit, and for-profit entities seeking investment opportunities; economic development plans and programs; and implementation assistance in numerous projects and communities striving for stabilization, sustainability and economic enhancement. The success of the firm can be measured in numerous ways, including:

- ✓ Investment of billions of dollars in projects.
- ✓ Expansion of the tax and employment base.
- ✓ Increased efficiency in public sector expenditures.
- ✓ Improvement of services for residents.
- ✓ Improved economic opportunity.
- ✓ Expansion of markets served.
- ✓ Number of businesses established.
- ✓ Increased entrepreneurship.
- ✓ Increased market penetration.

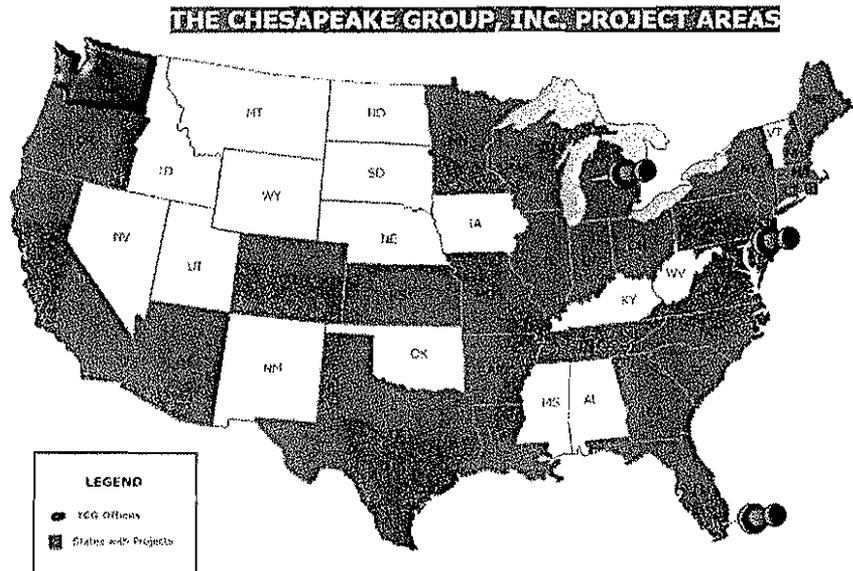
The following company profile information is submitted.

Corporate Name: The Chesapeake Group, Inc.  
Incorporated: State of Maryland in 1974.  
Federal ID #: 52-1135719  
Incorporation Mailing Address: 8516 Green Lane  
Baltimore, MD 21244  
Offices in: **Michigan**, Maryland & Florida  
Telephone Number: 410-265-1784/800-745-0185  
Email Address: tcgroup@erols.com  
Web Address: chesapeakegroup.com



**Substantial National Experience & Perspective**

TCG brings significant national experience with outer urban, urban and rural communities in many different settings. The areas for which we have performed economic assessments outside of Michigan include, but are not limited to: Carteret County, Raleigh, and Cary in North Carolina; Solon and Willoughby in Cuyahoga County in Ohio; Great Bend in Kansas; Allen County, South Bend, LaGrange County and Fishers in Indiana; Tacoma and Longview in Washington; St. Lucie Miami-Dade, Lake and Carroll Counties, Miami Beach, Miami, Hialeah, Boynton Beach, Pensacola Beach, Punta Gorda, Tallahassee, and Sunny Isles Beach in Florida; Fayette County, Washington County, Reading, Wilkes-Barre, and Scranton in Pennsylvania; Watertown in New York; Baltimore, Bethesda; Cambridge, College Park, Columbia, Dundalk, Easton, Elkton, Hancock, Hyattsville, Indian Head, Leonardtown, Mount Airy, Mount Rainier, North Beach, Pocomoke City, Snow Hill, and Taneytown in Maryland; and Richmond, Hillsville, Altavista and Chesterfield County in Virginia. There are numerous others all over the country.



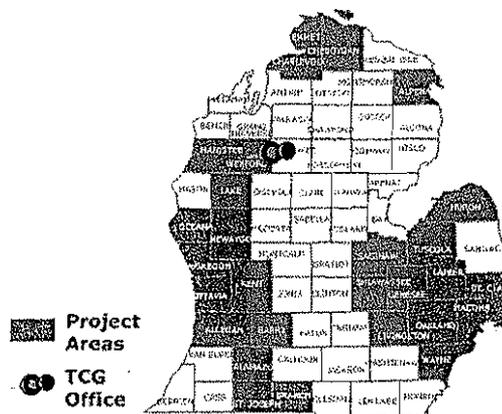
Building A Foundation For The Future

**Substantial Michigan Experience**

TCG's has been involved with economic development efforts throughout Michigan including those communities below and on the following page.

- Huron County
- Branch County
- Montague
- Hudsonville
- Mackinaw City
- Wixom
- Grand Rapids
- Port Huron
- Spring Lake
- Manton
- Muskegon Heights
- Norton Shores
- St. Joseph County
- Vassar
- Cadillac
- Howell
- Troy
- Clinton Township
- Boyne City
- Zeeland
- Grand Blanc

**TCG Lower Peninsula Project Areas in Michigan**



- Delhi Charter Township
- Muskegon County
- Muskegon
- Warren
- Hastings



**HOWARD KOHN** will act as TCG's Project Manager for the effort, handling management responsibilities. Howard will also have primary responsibility for technical analyses, supervision of product development, and presentations.

Howard is the President and co-founder of TCG. He has thirty-eight years of professional experience. Howard holds a Masters in Urban and Regional Planning from the George Washington University & various undergraduate level & advanced degrees in Economics.

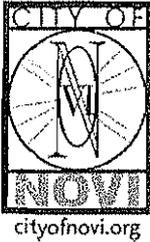
Howard began his career as the initiator, economic analyst, and project planner for the revitalization efforts in the City of Baltimore and later established the revitalization program in Baltimore County. During his public sector career, he:

- Conceptualized and established the downtown, neighborhood and commercial revitalization programs for two jurisdictions.
- Assisted with the establishment of industrial parks in Seton and Park Heights.
- Assisted with the establishment of Enterprise Zones.
- Acted as the project planner for about a two dozen neighborhood revitalization efforts.
- Provided technical analyses for growth area plans in Baltimore County.
- Prepared the economic development components of at least three comprehensive plans.
- Developed the work program to attract tourists to the Inner Harbor area in Baltimore.
- Assisted with the development of plans for heavy and light rail transit systems.

Howard is also:

- A current member of EPA's Brownfields Task Force.
- Former member of the National Trust for Historic Preservation and American Planning Association.
- The former Co-Chair of the Neighborhood Economic Revitalization Committee of the Washington-based National Center for Urban Ethnic Affairs.
- The former President & Treasurer of the Maryland Downtown Development Association.
- A former Board of Directors member of the Neighborhood Design Center.
- A former member of the Business Advisory Committee of the Towson University.
- A guest lecturer on planning and economic development at numerous colleges and universities in the Washington-Baltimore area.

Howard has been honored for his professional efforts by the American Planning Association, the Council for Urban Economic Development, the National Science Foundation, the Small Business Administration, and other national, regional, and local groups. He has been or is a consultant to the Main Street Program of the National Trust, the Ford Foundation, the Local Initiative Support Corporation, the Enterprise Foundation, the C. Stewart Mott Foundation, the Paul C. Johnson Foundation, and other national non-profit groups.



CITY OF NOVI  
FEE PROPOSAL

LAND USE STUDY FOR THE LANDINGS PROPERTY

We the undersigned propose to furnish to the City of Novi services consistent with the RFQ dated March 23, 2009. An additional fee schedule is being provided to show hourly rates of personnel for possible additional services.

<u>Description:</u>	<u>Not-to-exceed fee (including reimbursables)</u>
Land Use Study	\$ <u>16,176 *</u>
Alternate #1 – Feasibility Study	\$ <u>4,620</u>

**PLEASE TYPE:**

Company Name: Birchler Arroyo Associates, Inc.

Address: 2802 I Southfield Road, Lathrup Village, MI 48076

Agent's Name: Rod Arroyo, AICP

Agent's Title: Vice President

Agent's Signature: \_\_\_\_\_

Telephone Number: 248-423-1776

Fax Number: 248-423-1793

E-mail Address: rarroyo@birchlearroyo.com Date: April 14, 2009

\* If the City chooses to include the Mail Survey Option, the additional cost will be \$1,800, plus \$2.75 per outgoing survey and \$2.00 per returned survey. Number of surveys mailed to be determined by the City.

## HOURLY FEE SCHEDULE

Position	Hourly Rate
<b>Birchler Arroyo Associates, Inc.</b>	
Vice President	\$119
Principal Planner	\$108
Senior Planner	\$104
GIS / SketchUp Specialist	\$ 80
<b>Grissin Metz Andriese Associates</b>	
Principal	\$120
Architectural Technician	\$ 85
<b>The Chesapeake Group</b>	
Principal	\$110