



RFP #24-19

CITY OF PEORIA, ILLINOIS

# Architectural Services

Related to Neighborhood Planning, Surveys,  
Studies, Community Engagement, and Other  
Services



100 Walnut Street, Suite 200  
Peoria, IL 61602  
p 309.689.9888 f 309.689.9820

[www.f-w.com](http://www.f-w.com)

May 31, 2019

Mr. Chris Switzer  
City of Peoria  
Purchasing Manager  
419 Fulton Street, Room 108  
Peoria, IL 61602

RE: RFP #24-19

Dear Mr. Switzer:

Farnsworth Group is pleased to submit our proposal regarding Architectural Services specifically related to neighborhood planning, surveys, studies, community engagement and other services. Farnsworth Group is ideally suited to collaborate with the City on this important civic project as it aligns with our passion for enhancing the built environment. We also feel we are ideally suited for the following key reasons:

**Full Service Expertise.** Our core team will include architects, landscape architects, planners, graphic designers, and engineers all within Farnsworth Group's Peoria office that will provide placemaking solutions for the requested plans.

**Award Winning Experience.** We have decades of experience in the transformation of urban areas into memorable places. These experiences have been recognized by the American Planning Association - Illinois Chapter, and the American Institute of Architects, Peoria Section.

**Community Understanding.** Our intimate knowledge of the City of Peoria, and its not-for-profit community, will be a key asset for project success. We will work closely with the City to effectively engage the local not-for-profit community throughout the course of the project.

**Diverse Staff.** Farnsworth Group will utilize a diverse staff of professionals for this project. In addition, we will also look for opportunities to engage our student interns who take part in our annual Farnsworth Group Summer Intern Program.

Enclosed is the specific information you have requested. We would welcome the opportunity to meet with you and your staff personally to review this proposal and to discuss the project in more detail.

Sincerely,

FARNSWORTH GROUP, INC.

A handwritten signature in blue ink, appearing to read "Jeff Martin".

Jeff Martin, PLA  
Senior Community Planner





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# Project Experience



Wisconsin Avenue Business Corridor Plan (Public Meeting)



# Requested 2 Past General Projects



# WISCONSIN AVENUE BUSINESS CORRIDOR PLAN

## PROJECT LOCATION

Wisconsin Avenue, Peoria, Illinois 61603

## DATE OF COMPLETION

2015

## CONTACT INFORMATION

Mr. Ross Black - Director of Community Development

City of Peoria

309.494.8601

rblack@peoriagov.org

## DESCRIBE IN DETAIL THE SPECIFIC WORK PERFORMED

Farnsworth Group, working in conjunction with the Peoria Community Development Department, prepared a very unique plan aimed at revitalizing this historically significant business corridor. The final product prepared was a unique 'poster plan' which will be used for years to come. The plan, which was meant to be hung in store windows throughout the corridor, includes suggested enhancements which could occur within the public right-of-way, and also on private parcels. In addition, the plan included an implementation strategy which covers five years, and holds stakeholders accountable by challenging them to 'check off' action items when completed.

To incorporate public and stakeholder feedback, Farnsworth Group led a 2 phased outreach effort. The first phase included personal interviews with all business owners along the corridor. For this effort, Farnsworth Group included 3rd District Council Member Timothy Riggerbach and key City staff. The second outreach effort was a highly interactive public workshop that engaged community members to develop 'hands on' design solutions.

**The Wisconsin Avenue Business Corridor Plan was named the 2015 APA IL Best Strategic Plan Award Winner.**



Corridor Vision





Public Art

*Rethinking the...* **WISCONSIN AVE Business Corridor**

**Study Area**

**Kroger Plaza Entry - Plan View**

**Kroger Plaza Entry - View Looking North**

**Southern Retail Core - View Looking South**

**Legend | Kroger Plaza Entry**

- 1 Raised Intersection for Traffic Calming
- 2 Entry Archway with Corridor Branding
- 3 Reduced Bus Stop
- 4 Bus Stop Plaza
- 5 New Sidewalk Along Entry Drive
- 6 Redevelopment Opportunity (Reserve Site Treatment)
- 7 Bicycle Lane
- 8 Pedestrian Light Fixture
- 9 Vehicular Light Fixture with Metal Artwork Barriers

**Implementation | Involving You**

**Stakeholder Tasks | 2015**

- Finalize brand and design elements for the corridor.
- Establish Overlay District to support implementation.
- Begin corridor artwork.
- Provide unfilled litter bins throughout corridor.
- Hold "First Friday" with area artists.
- Work with District 150 on use of Glen Oak Learning Center.
- Provide additional lighting throughout corridor.
- Address snow removal issues on sidewalks.
- Continue to address crime issues in the area.

**Stakeholder Tasks | 2016**

- Recruit new and diverse businesses (other than restaurants, etc.)
- Implement facade improvement program.
- Reconfigure Kroger parking lot main entry.
- Bury power lines underground in key areas.
- Identify future bus stop locations and enhancements.
- Create gateway signage at Glen Oak Ave. & Forest Hill Ave.
- Add vehicular lighting where power lines are buried.
- Identify location for neighborhood shop.

**Stakeholder Tasks | 2017-2020**

- Continue to recruit new and diverse businesses (other than restaurants, etc.)
- Construct raised intersection at Kroger Plaza entry.
- Potential redevelopment of the Glen Oak Condominiums.
- Redesign and relocation of bus stops within the corridor.
- Finalize facade improvements.
- Finalize remaining street lighting upgrades.
- Provide branded street barriers on lights.
- Recruit area press to relocate studios to the area.

**Legend | Southern Retail Core**

- 1 Retail Redevelopment
- 2 Restaurant Redevelopment with Sidewalk Cafe
- 3 Murals on Blank Building Facades
- 4 Light Fixtures with Metal Artwork Barriers
- 5 Improve Existing Facades
- 6 Retail or Restaurant Use on Corner
- 7 Parking on Sides or Between Buildings
- 8 Mixed Use Redevelopment (Specialized Food Retail/Post-Industrial)
- 9 Retail Development
- 10 Bicycle Lane
- 11 Parking on Sides or Between Buildings
- 12 Mixed Use Redevelopment (Specialized Food Retail/Post-Industrial)

Poster Plan



Public Meeting



# CIVIC CAMPUS AND LIBRARY EXPANSION

## PROJECT LOCATION

205 E. Olive Street, Bloomington, Illinois 61701

## DATE OF COMPLETION

February 2017

## CONTACT INFORMATION

Ms. Jeanne Hamilton - Director

Bloomington Public Library

309.557.8901

jeanneh@bloomingtonlibrary.org



*Stakeholder Design Workshop*

## DESCRIBE IN DETAIL THE SPECIFIC WORK PERFORMED

Working closely with the Bloomington Public Library, Farnsworth Group's multi-disciplinary team of designers assisted in creating a unique expansion solution which doubles the size of the existing library and re-energizes an under-utilized portion of the city. The plan envisions the current building to be expanded by 50,000 SF over two floors. To better knit the expanded building into the surrounding context, the design team developed a site plan which converts nearby under-utilized parking lots, public works storage, and a waster transfer area into a bustling mixed-use neighborhood. Buildings are thoughtfully arranged around a central commons which can be programmed for both civic and library events. Parking is carefully incorporated into pedestrian friendly streets and tucked behind proposed buildings.



*Existing Neighborhood*



*Proposed Mixed-Use Neighborhood*

# Additional Project Experience



# Washington Street Streetscape



In 2010, the City of Peoria selected a professional services team, which Farnsworth Group was a part of, to provide Phase I planning and Phase II design engineering services along a fourteen block section of Washington Street. This project area encompasses sections of the City's Warehouse and Business Districts, which have been a business, commercial, and industrial area for more than one hundred years. Roadway, drainage, lighting, and streetscape improvements with an emphasis on implementing sustainable design principles were proposed in the area for purposes of improving vehicular and pedestrian accessibility while providing an inviting corridor for new development and existing users.

Phase I and Phase II services were provided on this project which included extensive public participation. Proposed improvements include a roundabout at Harrison Street, a reduced cross section to better accommodate the existing traffic, sustainable planter boxes with trees and plants, and pedestrian lighting.

Farnsworth Group's services included transportation streetscape, landscape architecture, location drainage study, and electrical street and pedestrian decorative lighting including participation in public presentations and meetings.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
City of Peoria  
/ Hanson  
Professional  
Services

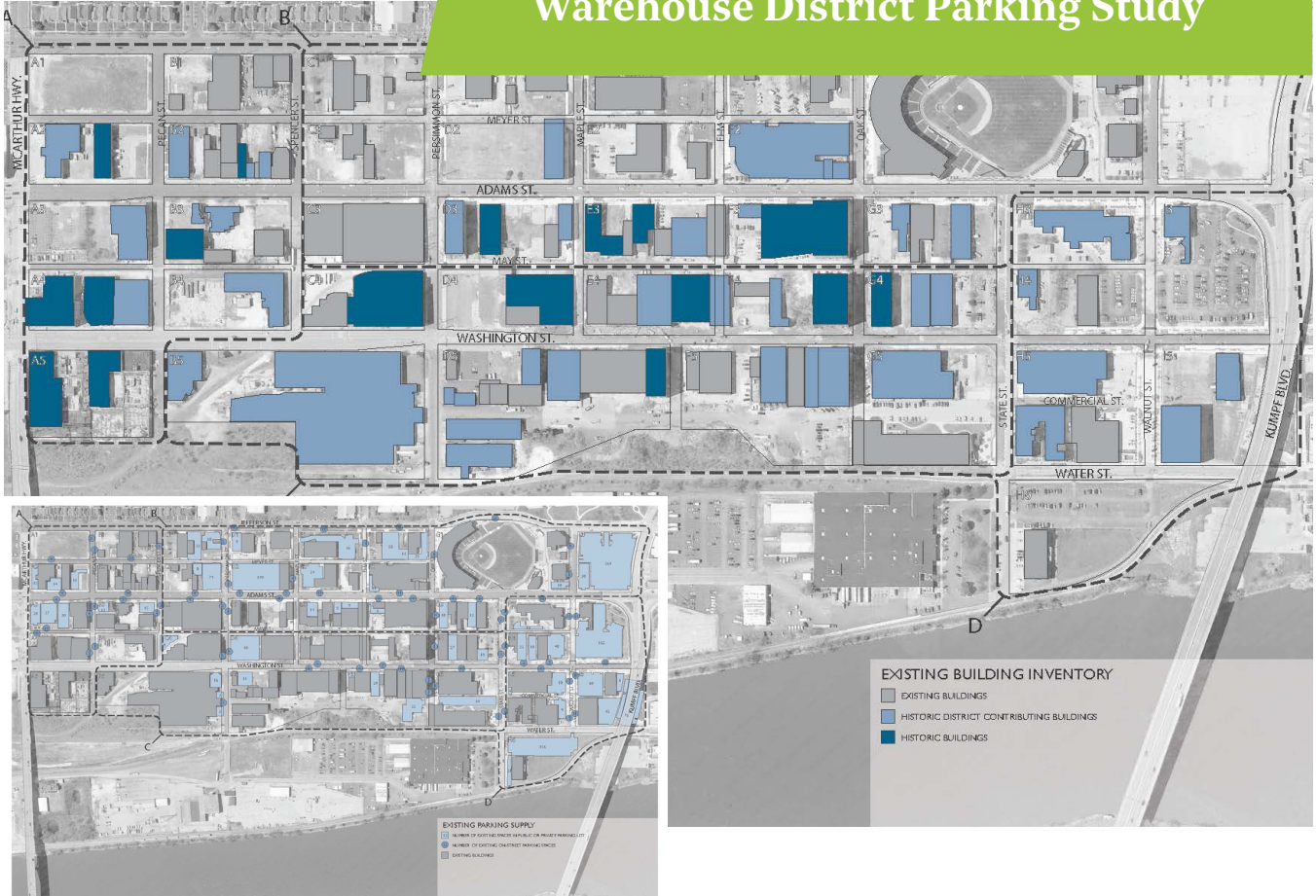
**SCALE /**  
14 blocks

**COMPLETION /**  
2013

**CLIENT REFERENCE /**  
Mr. Scott Reeise  
Former City Engineer  
City of Peoria

**SERVICES /**  
Landscape  
Architecture  
Transportation  
Electrical  
Civil

# Warehouse District Parking Study



The City of Peoria Warehouse District is primed for redevelopment and investment. Changes are taking place at an increasing rate. Redevelopment and re-purposing of existing buildings create great opportunities for the area – they also present some challenges. It is critical that the infrastructure be in place to accommodate existing developments and to avoid stifling future ones.

## RESULTS /

PROVIDES  
NEEDED PARKING  
FOR A GROWING  
HISTORIC  
DISTRICT

To help anticipate when – and how great – parking demands will occur, the study first quantified existing parking supply and demand, then forecasted future demand to identify potential shortfalls in the near-term and long-term of the Warehouse District. This document can be used as a planning tool for stakeholders to accommodate parking needs now and well into the future.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Peoria  
Downtown  
Development  
Corporation

**COMPLETION /**  
2016

**SERVICES /**  
Architecture  
Transportation

**CLIENT REFERENCE /**  
Mr. Michael Freitlinger  
President/CEO  
Peoria DDC  
309.369.6038  
michael@downtownpeoria.us



## Grand Entry Master Plan



U.S. Route 67 and University Drive is the main entry into the Western Illinois University campus for visitors and students. Farnsworth Group was charged with developing a Master Plan to enhance this critical gateway, which also included cohesively knitting together a wide variety of various properties and uses.

The Master Plan accommodates a future potential Welcome Center, replaces a defunct cinema with a

### RESULTS /

# AWARD WINNING CAMPUS ENTRY DESIGN

native Illinois shortgrass prairie and walking trails, incorporates an archway over University Drive, and enhances the streetscape with hardscape and landscape amenities. As part of the Master Plan, Farnsworth Group's multi-disciplinary team designed an iconic entry monument sign at this highly visible corner. The entry sign 'pulls' design cues from historic Sherman Hall, including limestone quoins, historic lighting and a polished granite sphere which can be washed with purple light during special events.

**LOCATION /**  
Macomb, IL

**CLIENT /**  
Western Illinois  
University

**COMPLETION /**  
2013

### CLIENT REFERENCE /

Ms. Tara Heath  
Facilities Management  
Superintendent of Landscape  
Maintenance  
Western Illinois University  
309.298.1834 ext. 255  
ts-heath@wiu.edu

**SERVICES /**  
Landscape  
Architecture  
Architecture  
Electrical  
Civil  
Survey



## Sheridan Triangle Streetscape



Farnsworth Group was hired by the City of Peoria for the Sheridan Triangle Roadway and Business District Enhancement Project. Our staff used 'new urbanism' criteria and principles to provide a master plan for the reconstruction of this urban arterial street and six-legged intersection within the Sheridan Triangle Business District.

Farnsworth Group and Third Coast Design Group, our subconsultant,

### RESULTS /

# PLACEMAKING VISION FOR A KEY PEORIA DISTRICT

were involved extensively with public coordination meetings utilizing Context Sensitive Solutions. Our combined efforts provided a variety of services to the City of Peoria including traffic studies, IDS, landscape architectural design, urban planning, streetscape improvements, decorative lighting, and utility relocations.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
City of Peoria

**COMPLETION /**  
2008

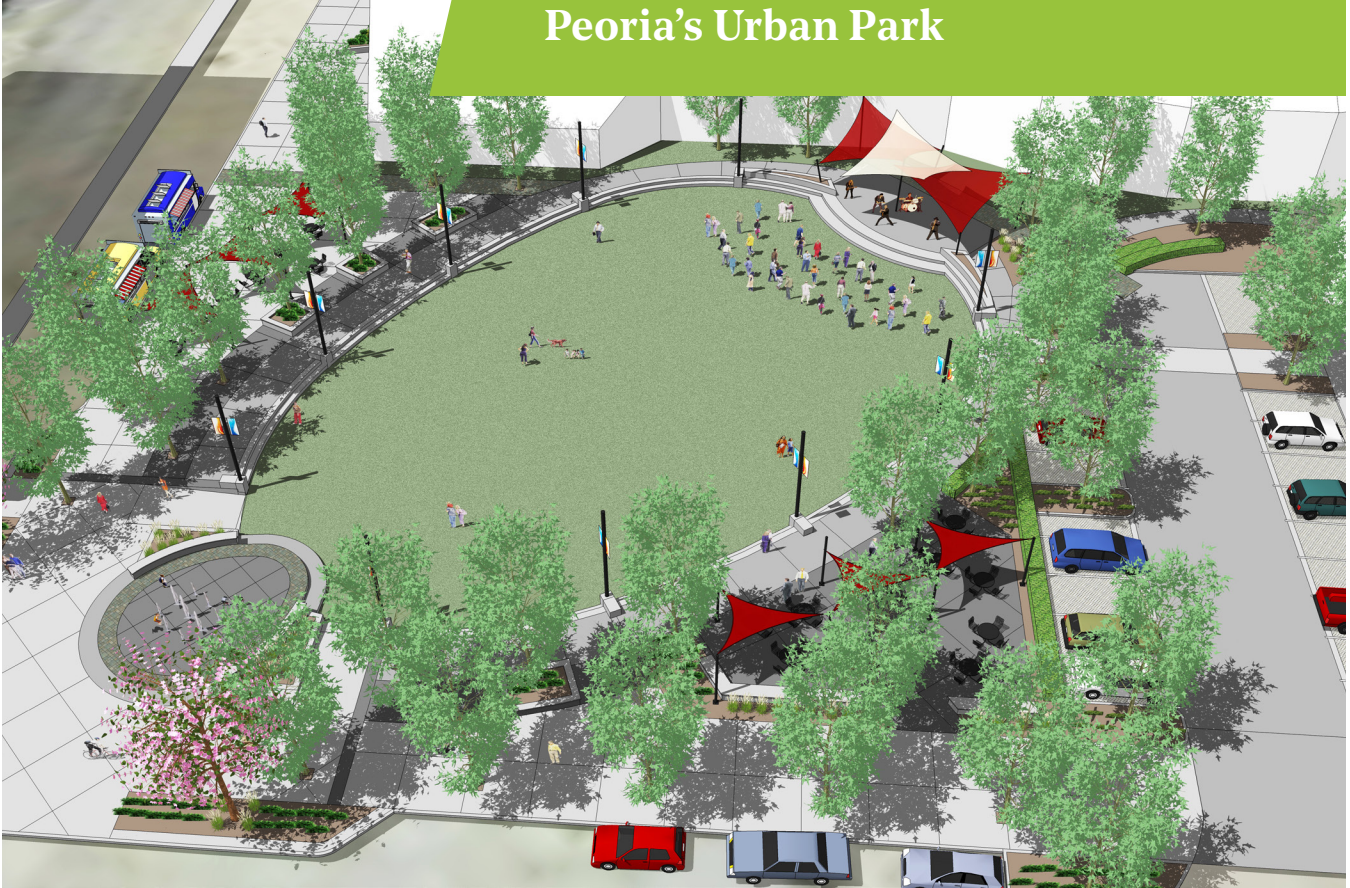
**SERVICES /**  
Landscape  
Architecture  
Transportation  
Civil  
Survey

### CLIENT REFERENCE /

Mr. Scott Reeise  
Former City Engineer  
City of Peoria



## Peoria's Urban Park



Starting in 2015, the Peoria Civic Center began Winterfest as a way to provide seasonal programming from November thru January to their multi-functional event facility in the heart of downtown Peoria. The event was an immediate success, and the Civic Center Authority realized the need to upgrade the space to better accommodate future Winterfests. An invitation only design competition was held to determine what this new space could look like. Farnsworth Group won the competition with a highly creative design which allows for year round programming in a dramatic urban park setting.

The design provides for this seasonal programming by knitting together a diverse variety of flexible spaces which vary in size and composition. The heart of the park is the great

lawn which provides an oasis of green and is sized to accommodate the ice rink for Winterfest. An events stage overlooks the great lawn on one end, while interactive fountains anchor it on the other end at the highly visible corner of Jefferson Street and Fulton Street. Other features include a three season café, a plaza for food trucks and a natural strolling garden which also doubles for stormwater management. To build upon their winning design, the Civic Center Authority engaged Farnsworth Group to prepare phase 1 construction documents in time to construct improvements for an improved 2016-17 Winterfest.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Peoria Civic  
Center

**COMPLETION /**  
November 2016

**SERVICES /**  
Landscape  
Architecture  
Urban Design  
Civil

**CLIENT REFERENCE /**

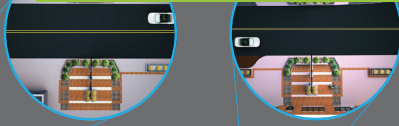
Mr. Will Kenney, Director of Operations, or Mr. Beau Sutherland, Business Development  
Peoria Civic Center  
309.673.8900  
Wkenney@PeoriaCivicCenter.com, or  
BSutherland@PeoriaCivicCenter.com

# Warehouse District Gateway

Once a thriving industrial area and whiskey producing hub, the Warehouse District generated wealth and notoriety for Peoria. However, waning manufacturing needs and prohibition left many warehouse buildings sitting empty, eventually leading to a period of disrepair. Now, with efforts in place to revitalize the area, the district is coming back to its roots as a bustling, productive corridor that not only serves the city of Peoria, but the entire region and beyond. These two gateways will serve as doorways to this restored historic landmark and are designed to reflect that lofty history.

The use of whiskey barrels and steel I-beams hint at the district's industrial roots, while the repurposed bricks from demolished buildings honor the changes to the district over the years. Circles incorporated throughout the gateway design symbolize the life cycle of the Warehouse District. They also match elements in the newly constructed streetscape along Washington Street which includes brick network and accessible granite boxes. The area comes alive at night with the use of multi-colored LEDs inside the steel columns and pathway lights embedded in the pavement. These elements combined enhance the Warehouse District's potential to rejuvenate downtown's premier urban neighborhood - where streets are animated with people living, working, and playing.

South Plan



Dusk Rendering



North and South Elevations



Existing Conditions



Barred Beam Plan Sketch



LED Pathway Lighting Sketch



Steel Column Sketch



Night Rendering



PEORIA WAREHOUSE DISTRICT

# Gateway Design



Day Rendering

#006



Farnsworth Group received a first place Honor Award by the Peoria section of the American Institute of Architects for the design of two proposed gateway features in Peoria's historic Warehouse District. The significant gateway elements are located at both ends of the Warehouse District along bustling Washington Street. The inspiration for the design features draws heavily on materials found throughout the district, including pavers and iron beams. In addition, the design incorporates cues from whiskey barrels to remind visitors and residents of the once thriving whiskey production facilities throughout Peoria.



AIA Peoria Section

## RESULTS /

HONOR AWARD  
BY PEORIA  
SECTION OF AIA

LOCATION /  
Peoria, IL

CLIENT /  
Peoria Section  
of American  
Institute of  
Architects

COMPLETION /  
2015 (design)

SERVICES /  
Architecture  
Landscape  
Architecture  
Civil  
Structural  
Electrical



# Fulton Avenue Woonerf



Fulton Street historically connected the river to the cultural resources of and surrounding City Hall. Over the last half century, two schools of thought transformed the function of the 300 block from vehicular-dominant to pedestrian-only. Our solution is a hybrid, combining the best of both into a shared space for pedestrians, cyclists and vehicles.

Designed akin to a European woonerf, meandering vehicular lanes with street parking, cobbled paving, no raised curbs, landscaping,

## RESULTS /

GRAND PRIZE  
WINNER IN  
AIA DESIGN  
COMPETITION

pedestrian-scale lighting and other site amenities appeal to pedestrians and calm traffic. The result is a space for art fairs, buskers, sculpture, al fresco dining and public gatherings.

In addition to the woonerf, two more interventions occur on the 300 block: leveling the grade at the ICC Thomas Building to allow storefront access from Fulton and the "Peoria Underground" building. The sculptural building is visible from the Civic Center and lower Fulton, creating a visual landmark to connect people between the cultural centers. Housed under an accessible green roof is a public auditorium/gallery space and back-of-house art studios. Lastly, digital art projected onto the AT&T building further signals that Fulton Street is a special place, unique to Peoria.

LOCATION /  
Peoria, IL

SCALE /  
8 city blocks

COMPLETION /  
November 2017

SERVICES /  
Urban Design

Landscape  
Architecture

Architecture

Transportation



AIA Peoria Section

## Mixed-Use Civic Campus



Farnsworth Group worked with six public agencies to develop a master plan to consolidate them onto a key urban block in the heart of downtown Urbana. Also included in the development will be commercial, residential, parking, open spaces and a new transit facility. The six agencies include the City of Urbana, Champaign County, Urbana School District 116, Urbana Park District, Regional Planning Commission, and

### RESULTS /

CONSOLIDATES 6  
PUBLIC ENTITIES  
ON KEY URBAN  
BLOCK

the Champaign-Urbana Mass Transit District.

The master planning process included the analysis of existing buildings, including the five story County Plaza office building to determine if it should be incorporated into the plans or demolished. Farnsworth Group staff conducted site tours and individual interviews with all six agencies to better understand their programming requirements and space needs for both the near and short term.

**LOCATION /**  
Urbana, IL

**CLIENT /**  
Champaign-  
Urbana Mass  
Transit District

**SCALE /**  
7 acres

455,000 SF  
building

**COMPLETION /**  
Ongoing

### CLIENT REFERENCE /

Mr. Karl Gnad  
Managing Director  
Champaign-Urbana Mass Transit  
District  
217.384.8188  
kgnad@cumtd.com

**SERVICES /**  
Architecture

Landscape  
Architecture

Transportation



# Glen Oak Impact Zone Street Improvements



Farnsworth Group provided design services for an eight-block, \$1,800,000 reconstruction of deteriorating bituminous and brick City streets surrounding the newly constructed four-square-block Glen Oak School. The newly constructed school and streets serve as an anchor for the revitalization of the Glen Oak Impact Zone and East Bluff Community.

Two blocks of Wisconsin Avenue,

## RESULTS /

# DESIGN SERVICES FOR 8-BLOCKS OF CITY STREETS

Republic Street, Maryland Street, and Kansas Street constituted the reconstructed eight-block area. Wisconsin Avenue was resurfaced with newly constructed curb and gutter alignments and a raised intersection at Frye Avenue utilizing "New Urbanism" criteria and principles which provided a pedestrian friendly crossing to access the new school. Republic Street, Maryland Street and Kansas Street were completely reconstructed with a traditional cross section. In addition to the roadway construction, newly constructed sidewalks, lighting, and streetscape were provided. Along Maryland Street bus loading zones were provided adjacent to the school to safely allow children access without impeding local traffic.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
City of Peoria

**SCALE /**  
8 city blocks

**COMPLETION /**  
August 2010

**SERVICES /**  
Transportation

Landscape  
Architecture

Civil

Survey

## CLIENT REFERENCE /

Mr. Scott Reeise  
Former City Engineer  
City of Peoria

# Downtown Waterfront Master Plan

## DOWNTOWN WATERFRONT PARK



Working closely with Peoria Downtown Development, Farnsworth Group's multi-disciplinary team developed a placemaking vision for over 1 mile of Peoria's historic waterfront. The plan was the key graphic which was presented at a press conference by Peoria Downtown Development to announce the removal of Riverfront Village and the reimagination of the waterfront. The plan focuses on five guiding principles:

- Connection of the City to the shoreline
- Repair the environment found along the water's edge
- Embrace the cultural and historical features of the Illinois River
- Activate the waterfront with amenities to create a central gathering place for the community

- Access enhancements that ensures people of all ages and abilities can enjoy this wonderful resource.

The vision developed by Farnsworth Group provides a wide range of amenities and enhancements which directly correlate to the guiding principles. Highlights include:

- Enhanced waterfront promenade
- Great lawn for outdoor gatherings
- Interactive flood control wall
- Children's adventure playground
- Boat launch lagoon
- Skate park
- Sled hill
- Strolling gardens and native arboretum
- Dog park
- Swimming barge

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Peoria  
Downtown  
Development  
Corporation

**SCALE /**  
50 acres

**COMPLETION /**  
2016

**CLIENT REFERENCE /**  
Mr. Michael Freilinger  
President/CEO  
Peoria DDC  
309.369.6038  
michael@downtownpeoria.us

**SERVICES /**  
Architecture  
Landscape  
Architecture  
Civil



## Congress for New Urbanism Missing Middle Design Competition



Farnsworth Group participated in a multi-disciplinary design competition sponsored by the Congress for New Urbanism, Illinois Chapter. The competition sought detailed site and building proposals for a 1.5-acre site located on West Main Street in Peoria, Illinois. The focus of the competition was to provide 'missing middle' housing alternatives that were supported by a realistic pro forma analysis.

### RESULTS /

UNIQUE  
SOLUTION FOR  
PROVIDING  
MISSING MIDDLE  
HOUSING

The unique plan developed by Farnsworth Group weaves a variety of housing typologies, commercial and public spaces into this vital piece of Peoria's existing and storied urban fabric. Proposed building scale and massing taper across the site to seamlessly knit with the existing and varied building scales which currently surround the site. In addition, the design team subtly incorporated design elements which pay homage to the 'auto-row' and 'muscle car cruises'n' heritage of the Main Street Corridor.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Congress for  
New Urbanism,  
Illinois Chapter

**SCALE /**  
1.5 acres

**COMPLETION /**  
2019

**SERVICES /**  
Architecture  
Community  
Planning  
Landscape  
Architecture  
Interior Design  
Civil

# Crittenton Centers Renovation & Expansion



The renovation and expansion of the current Crittenton Centers 15,000 SF flagship facility assisted in creating a larger, more dynamic presence for the agency in Peoria's Southtown Community. It also helped to augment the entire Southtown District, as a vibrant and contributing part of the Greater Peoria area.

The project included several key modifications to the existing facility, together with an 8,250 SF addition and parking lot expansion. The addition offers five new classrooms for toddlers and infants, organized around a protected indoor infant play court. It also includes a Prevention Initiative Community Room with its own dedicated entry, for parent and caregiver meetings and trainings that will take place throughout the weekday and on weekends.

Services provided by Farnsworth Group included schematic architectural and engineering design; as well as assistance in completing a grant application to the Illinois State Board of Education (ISBE) and the State of Illinois Capital Development Board (CDB) for a capital improvement grant; and assistance in submitting a request to the City of Peoria for Tax Increment Financing (TIF) District funding.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Crittenton  
Centers of Peoria

**SCALE /**  
15,000 SF

**COMPLETION /**  
Fall 2012

**SERVICES /**  
Schematic  
Design  
Cost Estimating  
Grant Writing  
TIF Assistance

**CLIENT REFERENCE /**  
Dr. Cindy Fischer  
Board Emeritus  
Crittenton Centers  
309.674.0105



# Lincoln Carnegie Branch Library Renovation & Expansion



The Lincoln Carnegie project includes a 14,000 SF addition to the existing historic library located in Peoria's Southside neighborhood, as well as major renovations to that existing facility. Renovation work includes restoration of numerous historic elements of the original Carnegie design; including all new windows and doors, and transformation of the main floor space into a large, inviting Quiet Study Room. The new addition includes expanded areas for both youth and adults, in both the fiction and non-fiction categories. This new addition greatly enhanced staff and public areas such as meeting rooms. A new upgraded electrical service was installed in the addition to power new systems in both the addition and renovated space including lighting, receptacles, fire alarm,

CCTV, telephone/data, and access control. The existing library has been designated as a local historic landmark (in accordance with the City of Peoria Historic Preservation Ordinance). Farnsworth Group provided full historic consulting services in order to procure a Certificate of Appropriateness from the City's Historic Preservation Commission; as well as achieve listing on the National Register of Historic Places. In addition, Farnsworth Group provided surveying and civil engineering services in collaboration with Midwest Archaeological Research Services, Inc. for the removal of a large number of historic burial features at this site. These removals were necessary in order to begin work on the new addition to the library.

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Peoria Public  
Library

**SCALE /**  
14,000 SF new  
5,000 SF existing

**COMPLETION /**  
Summer 2011

**SERVICES /**  
Architecture

Civil

Interiors Design

Landscape  
Architecture

Mechanical

Electrical

Plumbing

Structural

Survey

Grant Writing

**CLIENT REFERENCE /**

Ms. Linda Daley  
Immediate Past President of the  
Board of Trustees  
Peoria Public Library  
309.453.0321

## Harrison Homes Phase I & II



Farnsworth Group provided full architectural, structural, civil, landscape architecture, and MEP services for new developments adjacent to the existing site. The scope included a single story office & maintenance facility, a two-story (12 unit) apartment building for seniors, a two-story (10 unit) apartment building for singles, eleven 2-story townhomes and nine duplex/single family homes. Over 50% of the buildings are designed

to be ADA compliant. HVAC systems included concealed vertical PTACs (packaged terminal air conditioners) with electric heat for the apartments, fan coil units with electric heat with split-system refrigerant cooling for the townhouses, and a gas furnace with split-system refrigerant cooling for the office building. Plumbing and fire protection design services were also provided for the buildings. Project requirements consisted of "Buying American."

**LOCATION /**  
Peoria, IL

**CLIENT /**  
Peoria Housing  
Authority

**COMPLETION /**  
2011

**SERVICES /**  
Architecture  
Civil  
Landscape  
Architecture  
Mechanical  
Electrical  
Plumbing  
Structural

### RESULTS /

FULL-SERVICE  
RESOURCE  
FOR MULTIPLE  
BUILDING UNITS



# Demonstrated Capacity & Project Proposal



# Demonstrated Capacity and Project Proposal

## FIRM INFORMATION

Farnsworth Group traces its origins back to the 1890s, when its predecessor firms provided land surveying and drainage services in central Illinois. Now, with offices in 23 cities throughout the country and over 500 employees, we have entered the 21st century as a multi-discipline leader in all facets of design and technical consulting.

Our talented and dedicated staff of engineers, architects, surveyors, scientists, technicians, and support personnel provides the full range of services in community planning, architecture, landscape architecture, and surveying as well as civil, environmental, transportation, mechanical, electrical, structural, and municipal engineering. Registrations are held throughout the continental United States.

## FARNSWORTH GROUP, INC.

We like to describe our team as a Swiss-Army knife. With our full-service capabilities, we can address nearly every challenge the City of Peoria might encounter – no matter how small or large. Our breadth of services is unmatched in Illinois.

Another unique attribute is found within a story described to us through our branding consultant. The consultant interviewed several past and current clients providing anonymous responses. The common thread through each was that “we get things done”. We are boots on the ground, in full communication with our clients – on a daily basis. When a task arises, we complete it as efficiently and accurately as possible. We know that our performance leads to trust and we pride ourselves on being Trusted Advisors to our clients – many of them for decades, and some for over half a century.

### PROFESSIONAL SERVICE CAPABILITIES INCLUDE, BUT ARE NOT LIMITED TO:

- Community Planning
- Architecture
- Landscape Architecture
- Civil/Site Planning
- Municipal Engineering
- Transportation Engineering
- Interior Design
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Structural Engineering
- LEED® Consulting
- Land Surveying
- Pipeline Engineering
- Water System Engineering
- Wastewater System Engineering
- Stormwater Management
- Railroad Services
- Integrated Controls & Computer Systems
- Commissioning
- Professional Documentation Services
- Energy Services
- Land Development
- GIS/Mapping
- Referendum Services
- Grant Assistance
- Administrative Services



# 1. CORRIDOR PLAN FOR MACARTHUR HIGHWAY

MacArthur Highway provides critical connectivity from Peoria's Western Bluff (Bradley University, West Bluff Historic District, and Main Street) to Peoria's Southern Valley (Southside Neighborhood, Warehouse District and the Illinois River). Our approach includes a study area which extends from Dr. Martin Luther King Drive to Jefferson Avenue, and would focus primarily on the public and private properties which physically front MacArthur Highway.

Listed below are the steps our team would complete in collaboration with City staff, key stakeholders and various not-for-profit organizations. While the tasks and dates are our suggestions, we would welcome input from the City to fine-tune this approach to ensure it meets the City of Peoria's objectives.

<b>TASK 1</b> June 2019	Tour of study area with City staff. Establish project schedule.
<b>KICK-OFF</b>	Identification of key stakeholders (business owners and not-for-profits) for Outreach efforts in Task 2. Not-for-profits might include, among others, Peoria Public Library, Southside Office of Concern, Minority Business Development Center, Peoria Housing Authority, Peoria Public Schools, and PCCEO.
<b>TASK 2</b> July - August 2019	Gather background information on study area (previous studies, GIS information, etc.).
<b>OUTREACH</b>	<b>Phase 1</b> In conjunction with City staff, finalize list of key stakeholders for 'one-on-one' interviews. Conduct (1) day of 'one-on-one' interviews with key stakeholders.
<b>TASK 3</b> August - October 2019	<b>Phase 2</b> Facilitate (1) public workshop that will include a walking tour of portions of the study area, followed by an interactive workshop that will include a brainstorming session and a 'hands on' mapping exercise.
<b>CREATE</b>	Develop draft version of a graphically driven 'Placemaking Exhibit' that may include the following elements formatted onto one (or more if necessary) 30" x 42" exhibit: <ul style="list-style-type: none"><li>• Long term opportunities graphic that outlines the '30,000 foot' view of the corridor, including business nodes, public gathering spaces, redevelopment opportunities, transportation networks, streetscape enhancements, and the overall relationship of the corridor to the surrounding neighborhoods.</li><li>• Enlargement graphic of typical streetscape enhancements within the public R.O.W. including distinctive branding elements unique to MacArthur Highway.</li><li>• Architectural recommendations for key buildings and parcels within the corridor, including redevelopment opportunities.</li><li>• Suggested implementation strategy formatted in an easy to understand manner.</li></ul>
<b>TASK 4</b> October 2019	Present draft version of exhibit to City staff and key stakeholders at a public open house to obtain final feedback.
<b>REVIEW</b>	Revise draft 'poster plan' into final 'Placemaking Exhibit' incorporating comments from Task 4.
<b>TASK 5</b> October - December 2019	If requested, present final exhibit to (1) City of Peoria Public Hearing.
<b>FINISH</b>	Provide City with high resolution digital file of final exhibit which the City can utilize to print copies to display throughout the study area.

## 2. IMPLEMENTATION PLAN FOR SOUTH VILLAGE

The South Village represents one of the denser urban neighborhoods within the City of Peoria. Retail, commercial and mixed-use line the perimeters, while the core of the neighborhood is single family homes logically ordered on the classical urban street grid. Our approach includes a study area that comprises the South Village TIF.

Listed below are the steps our team would complete in collaboration with City staff, key stakeholders and various not-for-profit organizations. While the tasks and dates are our suggestions, we would welcome input from the City to fine-tune this approach to ensure it meets the City of Peoria's objectives.

### TASK 1

June 2019

## KICK-OFF

### TASK 2

July - August 2019

## OUTREACH

### TASK 3

August - October 2019

## CREATE

### TASK 4

October 2019

## REVIEW

### TASK 5

October - December 2019

## FINISH

Tour of study area with City staff.

Establish project schedule.

Identification of key stakeholders (business owners and not-for-profits) for Outreach efforts in Task 2. Not-for-profits might include, among others, Peoria Public Library, Southside Office of Concern, Minority Business Development Center, Peoria Housing Authority, Peoria Public Schools, Southside Community United for Change, and PCCEO.

Gather background information on study area (previous studies, GIS information, etc.).

Discuss remaining TIF funds, and City of Peoria's priorities for their expenditure.

#### Phase 1

In conjunction with City staff, finalize list of key stakeholders for 'one-on-one' interviews.

Conduct (1) day of 'one-on-one' interviews with key stakeholders.

#### Phase 2

Facilitate (1) public workshop that will include a brainstorming session and a 'hands on' mapping exercise.

Develop draft version of a graphically driven 'Placemaking Exhibit' that may include the following elements formatted onto one (or more if necessary) 30" x 42" exhibit:

- Long term opportunities graphic that outlines the '30,000 foot' view of the study area, including redevelopment opportunities, transportation networks, streetscape enhancements, and the overall relationship of the study area to the surrounding neighborhoods and urban context.
- Enlargement graphics of redevelopment opportunities for former schools, Butternut Bread, and other prominent properties.
- Overall urban design recommendations that foster a cohesive urban fabric that is distinct to the South Village.
- Suggested implementation strategy formatted in an easy to understand manner.
- Coordination with ongoing TIF Housing Improvement Assistant Program being administered by Farnsworth Group.

Present draft version of exhibit to City staff and key stakeholders at a public open house to obtain final feedback.

Revise draft exhibit into final 'Placemaking Exhibit' incorporating comments from Task 4.

If requested, present final exhibit to (1) City of Peoria Public Hearing.

Provide City with high resolution digital file of final exhibit which the City can utilize to print copies or circulate via social media/City website.



### 3. CORRIDOR PLAN FOR WESTERN AVENUE

Western Avenue is a historically significant business corridor which serves as the main north – south arterial road for the residents who live nearby. Our approach includes a study area which extends from Heading Avenue to Washington Street, and would focus primarily on the public and private properties which physically front Western Avenue.

Listed below are the steps our team would complete in collaboration with City staff, key stakeholders and various not-for-profit organizations. While the tasks and dates are our suggestions, we would welcome input from the City to fine-tune this approach to ensure it meets the City of Peoria’s objectives.

<b>TASK 1</b> June 2019	Tour of study area with City staff. Establish project schedule. Identification of key stakeholders (business owners and not-for-profits) for Outreach efforts in Task 2. Not-for-profits might include, among others, Peoria Public Library, Southside Office of Concern, Minority Business Development Center, Peoria Public Schools, Bradley University, and PCCEO.
<b>KICK-OFF</b>	Gather background information on study area (previous studies, GIS information, etc.).
<b>TASK 2</b> July - August 2019	<u>Phase 1</u> In conjunction with City staff, finalize list of key stakeholders for 'one-on-one' interviews. Conduct (1) day of 'one-on-one' interviews with key stakeholders.
<b>OUTREACH</b>	<u>Phase 2</u> Facilitate (1) public workshop that will include a walking tour of portions of the study area, followed by an interactive workshop that will include a brainstorming session and a 'hands on' mapping exercise.
<b>TASK 3</b> August - October 2019	Develop draft version of a graphically driven 'Placemaking Exhibit' that may include the following elements formatted onto one (or more if necessary) 30" x 42" exhibit: <ul style="list-style-type: none"><li>• Long term opportunities graphic that outlines the '30,000 foot' view of the corridor, including business nodes, public gathering spaces, redevelopment opportunities, transportation networks, streetscape enhancements, and the overall relationship of the corridor to the surrounding neighborhoods.</li><li>• Enlargement graphic of typical streetscape enhancements within the public R.O.W. including distinctive branding elements unique to Western Avenue.</li><li>• Architectural recommendations for key buildings and parcels within the corridor, including redevelopment opportunities.</li><li>• Suggested implementation strategy formatted in an easy to understand manner.</li></ul>
<b>CREATE</b>	Present draft version of exhibit to City staff and key stakeholders at a public open house to obtain final feedback.
<b>TASK 4</b> October 2019	Revise draft exhibit into final 'Placemaking Exhibit' incorporating comments from Task 4.
<b>REVIEW</b>	If requested, present final exhibit to (1) City of Peoria Public Hearing.
<b>TASK 5</b> October - December 2019	Provide City with high resolution digital file of final exhibit which the City can utilize to print copies to display throughout the study area.
<b>FINISH</b>	

# 4. IMPLEMENTATION PLAN FOR SOUTHERN GATEWAY

The Southern Gateway Area is a crucial entry into the City of Peoria, while simultaneously providing great access to Interstates 74 and 474, rail, State highways, and the Illinois River. Our approach includes a study area that comprises the Eagle View TIF, with a primary focus along Adams Street and its abutting properties.

Listed below are the steps our team would complete in collaboration with City staff, key stakeholders and various not-for-profit organizations. While the tasks and dates are our suggestions, we would welcome input from the City to fine-tune this approach to ensure it meets the City of Peoria's objectives.

<b>TASK 1</b> June 2019	Tour of study area with City staff. Establish project schedule.
<b>KICK-OFF</b>	Identification of key stakeholders (business owners and not-for-profits) for Outreach efforts in Task 2. Not-for-profits might include, among others, Greater Peoria Sanitary District, Metropolitan Airport Authority of Peoria, Peoria Public Schools, Peoria Park District, Peoria Housing Authority, and Various Illinois River Stakeholders Gather background information on study area (previous studies, GIS information, etc.).
<b>TASK 2</b> July - August 2019	<u>Phase 1</u> In conjunction with City staff, finalize list of key stakeholders for 'one-on-one' interviews. Conduct (1) day of 'one-on-one' interviews with key stakeholders.
<b>OUTREACH</b>	<u>Phase 2</u> Facilitate (1) public workshop that will include a walking tour of portions of the study area, followed by an interactive workshop that will include a brainstorming session and a 'hands on' mapping exercise.
<b>TASK 3</b> August - October 2019	Develop draft version of a graphically driven 'Placemaking Exhibit' that may include the following elements formatted onto one (or more if necessary) 30" x 42" exhibit. <ul style="list-style-type: none"><li>• Long term opportunities graphic that outlines the '30,000 foot' view of the study area, including business nodes, public gathering spaces, brownfield redevelopment opportunities, transportation networks, streetscape enhancements, potential connections to the Illinois River, and the overall relationship of the study area to the surrounding neighborhoods.</li><li>• Enlargement graphic of typical streetscape enhancements within the public R.O.W. including distinctive branding elements unique to Adams Street.</li><li>• Architectural recommendations for key buildings and parcels within the corridor, including redevelopment opportunities.</li><li>• Suggested implementation strategy formatted in an easy to understand manner.</li></ul>
<b>CREATE</b>	Present draft version of exhibit to City staff and key stakeholders at a public open house to obtain final feedback.
<b>TASK 4</b> October 2019	Revise draft exhibit into final 'Placemaking Exhibit' incorporating comments from Task 4.
<b>REVIEW</b>	If requested, present final exhibit to (1) City of Peoria Public Hearing.
<b>TASK 5</b> October - December 2019	Provide City with high resolution digital file of final exhibit which the City can utilize to print copies or circulate via social media/City website.
<b>FINISH</b>	



# PRICING (BUDGET)

Based on our experiences on similar projects, and our suggested approaches, below is our estimated fees for our professional services. We would work with the City of Peoria staff to fine both our fees and suggested approaches to ensure they align with the City’s expectations and available resources.

## PROFESSIONAL FEES:

- 1. Corridor Plan for MacArthur Highway (Tasks 1-5): \$20,500 to \$28,000
- 2. Implementation Plan for South Village (Tasks 1-5): \$23,500 to \$29,500
- 3. Corridor Plan for Western Avenue (Tasks 1-5): \$21,500 to \$28,500
- 4. Implementation Plan for Southern Gateway (Tasks 1-5): \$23,500 to \$29,500
- Reimbursable Expenses: \$500\*

*\*Includes any items necessary for public engagement sessions (printing, etc.). Final deliverables of the (4) Placemaking Exhibits will be done via electronic format and do not include actual printing.*

# COLLEGE STUDENT UTILIZATION

Farnsworth Group believes heartily in the creativity, intellect, and energy of our college student population. For this important City of Peoria community enhancement project, we will draw upon that talent in two (2) ways:

## SUMMER INTERN TEAM MEMBERS

Like most years, Farnsworth Group has retained a full complement of summer collegiate interns, in the disciplines of architecture, civil engineering, municipal planning, transportation design, land surveying, and marketing. We will engage these interns with this City of Peoria project, under the guidance and tutelage of the senior Farnsworth Group team members described elsewhere in this proposal. These summer interns include the following:

Name	College/University	Discipline
Dale Crosman	Illinois Central College	Municipal Planning
Delaney Richardson	University of South Carolina	Marketing
Katie Clark	University of Illinois	Architecture
David Bell	University of Illinois	Architecture
Natalie Shulman	University of Illinois	Civil Engineering
Lucas Patterson	Parkland College	Land Surveying
Tanner Hasty	University of Illinois	Transportation Design

## OTHER COLLEGE & UNIVERSITY STUDENT TEAM MEMBERS

Farnsworth Group has long-standing partnerships with both Illinois Central College and Bradley University. These partnerships include both direct project work that we undertake for these institutions, as well as supportive philanthropic efforts with them, such as our current service on the Illinois Central College Foundation Board. If the summer recess schedule for both ICC and Bradley permits, Farnsworth Group will reach out to both ICC’s architecture students and Bradley’s civil engineering students, in order to include several from each of these disciplines on our project team.

# NONPROFIT ORGANIZATION INVOLVEMENT

There are many non-profit and public agency stakeholders that powerfully impact the four (4) venues (MacArthur Highway, Western Avenue, South Village, and Southern Gateway) being examined for this City of Peoria planning and community engagement project. Most, if not all, of these various stakeholders will be asked by Farnsworth Group to participate in that planning and engagement process; which is further detailed in the four (4) suggested approach narratives elsewhere in this proposal.

Farnsworth Group has long-standing partnerships with essentially all of these important Peoria Community stakeholders, where we either undertake direct project work for them, or serve in supportive philanthropic and volunteer roles on their governing boards and in their day-to-day activities. Thus, we intend to make the following organizations an integral and ongoing part of the process for this City of Peoria project.

Metropolitan Airport Authority of Peoria Mr. Gene N. Olson, Director of Airports	Peoria Opportunities Foundation Ms. Jane Genzel, Executive Director
Friends of Peoria Public Library Ms. Margaret Cousin, Board President	Peoria Citizens Committee for Economic Opportunity, Inc. (PCCEO) Mr. McFarland Bragg II, President & CEO
Illinois Central College Foundation Mr. Bruce Budde, Chief Financial Officer	Bradley University Dr. Gary Roberts, President
Peoria Public Schools District 150 Dr. Sharon Desmoulin-Kherat, Superintendent	Peoria Park District Ms. Emily G. Cahill, President & CEO
Peoria Housing Authority Ms. Jackie Newman, Executive Director	Southside Community United for Change Honorable Martha Ross, President & CEO
Southside Office of Concern Ms. Christine Kahl, President & CEO	Greater Peoria Sanitary District Mr. Timothy F. Leach, P.E., Director of Planning and Construction
Minority Business Development Center Honorable Denise Moore, President & CEO	

Kindly see each of the four (4) project approach narratives starting on page 26 in this proposal for further information about the involvement of these various organizations in this important Peoria Community project.

# COMMITMENT TO A DIVERSE WORKFORCE

Farnsworth Group is passionately committed to achieving a diverse workforce, for both this important City of Peoria project, and every other project that we undertake. For this project, we have assembled an eight (8)-person leadership team with five (5) of those eight (8) team members representing that diversity. Kindly refer to the resumes for those eight (8) team members, which can be found elsewhere in this proposal.

This eight (8)-person project leadership team is supplemented by our college intern team, which mirrors a similar level of diversity. And, by the remaining 500-plus professional planning and design colleagues across the whole of Farnsworth Group.

Finally, kindly note that through the leadership of our long-time President and CEO, Ms. Karen M. Jensen, PE, over 30% of our current total workforce is either minority or female. This includes personnel in all work categories (administrative professional, clerical, engineer, executive, middle manager, professional, and technical). And, it also includes all ethnic categories (American Indian or Alaskan, Asian, Black or African American, Hispanic or Latino, and Two or More Races, as well as Female). Furthermore, 13% of the Owners of Farnsworth Group is either minority or female, with these Owners holding 13.5% of the voting shares of company stock.



# Insurance



# Insurance

We have provided current sample insurance certificates that indicate our insurance carrier, the policy expiration date, and the amount of coverage for each of the items. In many cases our coverage exceeds those indicated by clients and we can match the requirements as desired by the City. Farnsworth Group has never been denied a policy.



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/21/2019

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

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

<b>PRODUCER</b> Cottingham & Butler Robert Heath 800 Main St. Dubuque IA 52001		<b>CONTACT NAME:</b> PHONE (A/C. No. Ext): 563-587-5000      FAX (A/C. No.): 563-583-7339 E-MAIL ADDRESS:	
<b>INSURED</b> FARNNGRO-01 Farnsworth Group, Inc. 2709 McGraw Drive Bloomington IL 61704		<b>INSURER(S) AFFORDING COVERAGE</b> NAIC # INSURER A: Hartford Fire Insurance Company      19682 INSURER B: Travelers Property Casualty Company of America      25674 INSURER C: Twin City Fire Insurance Co.      29459 INSURER D: INSURER E: INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:** 492169663      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			83 UEN OB 8121	4/1/2019	4/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			83UENOB8122	4/1/2019	4/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			ZUP-61M71617	4/1/2019	4/1/2020	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
C	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below    Y/N    N/A			83 WE OB8G0H	4/1/2019	4/1/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 \*Named Insured also includes: Farnsworth Group, Inc.; FGI Group, PC; FGI Architect, PC; FGI Pipeline Services, LLC; and Green Navigation Solutions, LLC

<b>CERTIFICATE HOLDER</b>  For Proposal Purposes	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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# Timeline/Availability





# Timeline/Availability

## WORKLOAD/SCHEDULE

Farnsworth Group's current workload is such that we can begin immediately upon your notice to proceed. We have carefully selected a qualified team that is available to serve the City of Peoria on this very important project. That qualified technical staff will ensure that the City of Peoria's schedule is met. Our combined depth of personnel allows the project team to devote the time and attention necessary to complete all of your programmatic requirements. The team's ability to complete this assignment is further enhanced by our depth of experience and by our efforts working closely with our clients toward meeting their needs. These staff members are accustomed to managing several projects at the same time while keeping deadlines and paying attention to details.

## RESUMES

Our Farnsworth Group team has been selected based on their experience and expertise in planning, studies, and community engagement projects. As a full-service architecture and engineering firm, Farnsworth Group will perform all design services in-house. The team has been structured to provide the most cost-effective, high-quality services possible. Each proposed task specialist has additional key personnel to support them in their job responsibilities, as well as the resources within the firm. Detailed resumes for the main leadership team members for this important City of Peoria project can be found on the pages that follow.



## Jeffrey A. Martin, PLA

### SENIOR COMMUNITY PLANNER

Mr. Martin is a Senior Community Planner and Landscape Architectural Manager and has over 27 years of experience in placemaking, site design, land planning, landscape architecture, community planning and urban design. His diverse project experiences include land development for residential, retail, commercial, mixed use and recreational, campus master planning, sustainable design, streetscape and corridor planning, urban design, and identifying branding opportunities in the built environment for institutional, private, and public sector clients. His design solutions often complement surrounding natural, man-made, cultural, and historical resources.

#### EDUCATION /

B.L.A., Landscape Architecture,  
University of Illinois Urbana-  
Champaign

#### REGISTRATION AND CERTIFICATIONS /

Registered Landscape Architect:  
Illinois

#### INDUSTRY AFFILIATIONS /

American Planning Association  
Urban Land Institute

#### RECOGNITION /

2017 Grand Prize - American  
Institute of Architects, Peoria  
Chapter - Fulton Plaza Design  
Competition

2015 Illinois American Planning  
Association - Best Strategic Plan for  
Wisconsin Avenue Business Corridor  
- City of Peoria

#### EXPERIENCE /

##### **Wisconsin Avenue Business Corridor Plan**

Peoria, Illinois

Jeff led the planning and visioning for the redevelopment of this key business corridor in the heart of Peoria's historic East Bluff neighborhood. The final plan, which incorporates substantial public and business owner input, outlines recommendations and an implementation strategy for streetscape improvements, land use and private property modifications, and community branding features throughout the 1.5-mile study area. *The plan was voted the 2015 Best Strategic Plan by the Illinois Chapter of the American Planning Association.*

##### **Fulton Plaza Design Competition**

Peoria, Illinois

Lead Landscape Architect for the redesign of Fulton Plaza. The design recommends reopening up the pedestrian mall to vehicular traffic, thereby connecting City Hall and the Peoria Civic Center to the Peoria Riverfront. The reopened street, along with 4 other blocks, would be transformed into a 'woonerf' (shared street) to promote pedestrian friendliness and outdoor gathering

spaces while still accommodating critical vehicular traffic. *The design won Grand Prize from the Peoria Section of the American Institute of Architects.*

##### **Bloomington Public Library Renovation & Expansion Master Plan**

Bloomington, Illinois

Provided site design expertise for a comprehensive study of the existing 45,000 SF public library. The preferred site plan expands the existing library and provides land use recommendations for vacant and underutilized City owned properties. This plan incorporates a large neighborhood commons surrounded by a dense and urban mixture of building uses and types.

##### **Washington Streetscape**

Peoria, Illinois

Assisted the Farnsworth/Hanson Team preparing the 13 blocks of streetscape renovation to the businesses and warehouses along Washington Street in the area known locally as the Warehouse District. Work includes branding elements, planting design, pedestrian circulation systems, sustainable systems design, and signage for the various districts.





## Edward J. Barry, Jr., AIA, NCARB, LEED AP

### ARCHITECTURAL PRINCIPAL

Mr. Barry's 45-year career as an architect, teacher, and design professional has included the planning, detailing, and management of a diverse variety of building projects throughout Peoria, Central Illinois, and further afield. His knowledge of the Peoria design and construction professions has been enhanced by 12 years as a Commissioner for the Zoning Board of Appeals and 6 years as a Peoria Public Library Board Trustee. Currently, he is in his first term as a Commissioner for the Planning and Zoning Commission, and the Metropolitan Airport Authority of Peoria. His Peoria Clients have included the Peoria Public Library, City of Peoria, Peoria Park District, Greater Peoria Sanitary District, Peoria Public Schools District 150, the Peoria Civic Center, and the Greater Peoria Mass Transit District.

#### EDUCATION /

Master of Architecture, University of Illinois at Urbana-Champaign

B.S., Architectural Studies, University of Illinois at Urbana-Champaign

#### REGISTRATION AND CERTIFICATIONS /

Architect: Illinois

NCARB Certification

LEED Accredited Professional

#### INDUSTRY AFFILIATIONS /

American Institute of Architects

National Council of Architectural Registration Boards

#### EXPERIENCE /

##### **Bloomington Public Library Renovation and Expansion Master Plan**

Bloomington, Illinois

Principal-in-Charge for a master plan study to explore the renovation and expansion of the Library's flagship facility in Downtown Bloomington. This study includes an existing building analysis, a community input visioning process, a proposed program of spaces document, concept site and floor plan layouts, and cost estimating and grant pursuit assistance. This master plan study is exploring the possibility of developing a larger, comprehensive municipal services campus, with the Bloomington Public Library being a key anchor for such a campus.

##### **Carl Sandburg College Lakeside Patio Master Plan**

Galesburg, Illinois

Principal-in-Charge of the creation of a comprehensive master plan for the entire "backyard" of the flagship Galesburg campus for this Downstate Illinois Community College. This master plan calls for the removal of the original 50-year-old landscape improvements, and installation of significant new amenities, including space for temporary event tents; an

outdoor amphitheater descending to the adjacent Lake Storey; a central sail feature with fabric awnings; and numerous outdoor student activity zones. Phase I of this plan was completed in 2018; with Phase II slated for completion one year later.

##### **Wisconsin Avenue Business Corridor Plan**

Peoria, Illinois

Principal for the planning and visioning for the redevelopment of this key business corridor in the heart of Peoria's historic East Bluff neighborhood. The final plan, which incorporates substantial public and business owner input, outlines recommendations and an implementation strategy for streetscape improvements, land use and private property modifications, and community branding features throughout the 1.5-mile study area. *The plan was voted the 2015 Best Strategic Plan by the Illinois Chapter of the American Planning Association.*

##### **Peoria Public Library, Lincoln Carnegie Branch**

Peoria, Illinois

Principal-in-Charge of the renovation and expansion of the historic Lincoln Carnegie Branch Library, located in the heart of Peoria's Southside heritage neighborhood.



**Patricia N. McKissack, ASSOC. AIA**  
**COMMUNITY PLANNER/ARCHITECTURAL DESIGNER**

With a background in architecture and urban planning, Mrs. McKissack can provide a unique skill set of architectural and planning services including but not limited to project design, coordination, documentation, master planning, downtown planning, visioning, and corridor improvements. This broad brush of services allows her to understand the transition from building to block and the flexibility to experience a wide range of projects including commercial development, municipal and government, healthcare, residential, and public housing.

**EDUCATION /**

Master of Architecture, University of Illinois at Urbana-Champaign

Master of Urban Planning, University of Illinois at Urbana-Champaign

B.S., Architectural Studies, Southern Illinois University

**INDUSTRY AFFILIATIONS /**

American Institute of Architects

American Planning Association

**EXPERIENCE /**

**MTD Downtown Development**

Urbana, Illinois

Co-collaborator and designer tasked with assisting the MTD in developing a compelling idea and plan for an off-street facility with the potential to catalyze private mixed-use development in the surrounding area. The project intends to create a vision for the study area that may help jump-start this process by working with key stakeholders to gather programmatic input for the future development of concept plans.

**Downtown Paxton Improvement Plan**

Paxton, Illinois

Co-designer on developing a comprehensive streetscape and façade vision for 8 blocks of historic Market Street in downtown Paxton, IL. Streetscape recommendations include primary and secondary gateway signage which incorporate a new downtown logo, pedestrian 'bump-outs' throughout the heart of the downtown, utilization of vintage street pavers as accents on new sidewalks, and unified site amenities based on historical precedents. The streetscape recommendations also incorporate a 'woonerf' (shared street) for a one block segment

of State Street capable of hosting festivals and allowing for al fresco dining. Façade recommendations compliment the streetscape designs and include the restoration of 'turn of the century' detailing with a special emphasis on fenestration, awnings and easy to implement finishes. Combined, the streetscape and façade improvements are intended to foster a historic brand for Market Street and elevate the community into a regional destination.

**Highway of Hopes & Heroes Mini Park**

Danville, Illinois

Assisted with the documentation for an urban mini-park which is the first project to be constructed on Danville's recently adopted 'Highway of Hopes & Heroes'. The mini-park, which is located on busy five lane Main Street, is intended to be an urban oasis for the neighborhood and those traveling the corridor. The park includes an iconic bus shelter inspired by historic architectural cues found throughout the City. Also included is a small seat wall adorned with identity signage and commemorative blue stars in tribute to Blue Star Memorial Families. Detailed landscaping coordinated site amenities, and a pedestal for a future sculpture complete the design.





## Alicia Turner

ARCHITECTURAL DESIGNER

Ms. Turner has 6 years of experience working closely with Project Managers and Principals through all phases of design including space planning. She has an extensive history of community involvement in the City of Peoria. As Executive Director of 'Keep Peoria Beautiful', Alicia and the organization as a whole strive to improve the environment through beautification, litter prevention, waste reduction, recycling, and education. She also serves on the Board of Directors for the Central Illinois Landmark Foundation where she has had the privilege of working in the Architectural Archives and the Historic Markers Committee. Her goal is to distinguish the profound importance of such a collection to not only the architecture profession but as an asset to the community as it relates to our rich architectural history in Peoria.

### EDUCATION /

B.A., Interior Architecture, Columbia College of Chicago

Architecture Transfer Program, Illinois Central College

### INDUSTRY AFFILIATIONS /

Keep Peoria Beautiful: Executive Director

Ronald McDonald House Peoria: House Liaison

Central Illinois Landmarks Foundation: Board of Directors

American Institute of Architects

Sun Foundation for the Advancement of Arts & Science

### EXPERIENCE /

#### City Link Downtown Transit Center Renovation

Peoria, Illinois

Comprehensive updating of this important Downtown Peoria public transit hub. Renovations include modernization of and new finishes for all public-use areas; as well as a wide variety of "back-of-house" improvements. Prior to completing detailed design for this project, the Farnsworth Group architect/engineer team completed a planning, programming, and feasibility study for this work.

#### New Ronald McDonald House

Peoria, Illinois

All-new four (4)-story residential facility located in the heart of Peoria's Near Northside neighborhood. This new building will provide housing as well as a variety of support spaces for the families of children who are receiving medical services at the two (2) nearby hospitals. In addition to her technical work for this project, Ms. Turner, as a Board leader for the Keep Peoria Beautiful organization, has been involved in community support of this new Ronald McDonald House.

#### PCCEO Webster Center Code Updates

Peoria, Illinois

A wide variety of technical upgrades to this historic educational facility located in Peoria's Southside neighborhood. Originally an important part of Peoria Public Schools system, Webster Center has served PCCEO for many years as their primary location for their Head Start program.

#### New Betty Jane Brimmer Center for the Performing Arts

Peoria Heights, Illinois

Designed over 50 years ago as a beautiful mid-century modern public library to serve the Village of Peoria Heights, this building is being transformed into a state-of-the-art live performance venue; including both indoor and outdoor spaces for theater, comedy, and other community events.



## Laura M. Tobben, PE

CIVIL PLANNER

Mrs. Tobben has over 20 years of civil engineering experience in both municipal and private projects, including residential and commercial subdivisions, educational and religious facilities, municipal infrastructure, transportation projects and commercial site plans. Her duties include all aspects of site development and municipal and public utility coordination. The scope of her work includes water, sewer, roadway, storm sewer, detention and site plan projects.

### EDUCATION /

B.S., Civil Engineering, University of Missouri - Rolla

### REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois

### INDUSTRY AFFILIATIONS /

Illinois Society of Professional Engineers

### EXPERIENCE /

#### Wisconsin Avenue Business Corridor Plan

Peoria, Illinois

Civil Engineer for the planning and visioning for the redevelopment of this key business corridor in the heart of Peoria's historic East Bluff neighborhood. The final plan, which incorporates substantial public and business owner input, outlines recommendations and an implementation strategy for streetscape improvements, land use and private property modifications, and community branding features throughout the 1.5-mile study area. *The plan was voted the 2015 Best Strategic Plan by the Illinois Chapter of the American Planning Association.*

#### Glen Oak Impact Zone Street Improvements

Peoria, Illinois

Civil Engineer for the project where Farnsworth Group provided design services for an eight-block, \$1,800,000 reconstruction of deteriorating bituminous and brick City streets surrounding the newly constructed four-square-block Glen Oak School. The newly constructed school and streets serve as an anchor for the revitalization of the

Glen Oak Impact Zone and East Bluff Community.

#### Western Illinois University Grand Entry Master Plan

Peoria, Illinois

Civil Engineer for developing a Master Plan to enhance U.S. Route 67 and University Drive, the main entry into the Western Illinois University campus for visitors and students. The entry is a critical gateway which also included cohesively knitting together a wide variety of various properties and uses.

#### Washington Streetscape

Peoria, Illinois

Civil Engineer who assisted the Farnsworth/Hanson Team preparing the 13 blocks of streetscape renovation to the businesses and warehouses along Washington Street in the area known locally as the Warehouse District. Work includes branding elements, planting design, pedestrian circulation systems, sustainable systems design, and signage for the various districts.



## Akwasi A. Nketia, PE

CIVIL PLANNER

Mr. Nketia has over 10 years of experience in Civil consulting specializing in the areas of Municipal Engineering. He has a comprehensive background of experience in planning, survey, design and construction of land developments and municipal projects. He has served as Village Engineer for numerous Illinois communities and has significant experience in many areas of civil engineering ranging from roadway to stormwater management and design. His education and project experience have afforded him the opportunity to work with many governmental agencies. Mr. Nketia has a great working relationship with the Illinois Department of Transportation and the Illinois Tollway Authority.

### EDUCATION /

M.S., Civil Engineering, Bradley University

B.S., Civil Engineering, Michigan Technological University

### REGISTRATION AND CERTIFICATIONS /

Professional Engineer: Illinois

### EXPERIENCE /

#### IL Route 29 Streetscape Project

Creve Couer, Illinois

Project Engineer for the Phase 1 study and design of IL Route 29 streetscape project which involved sidewalk, water main, storm sewer, retaining walls, street lighting and roadway resurfacing. A PDR was submitted as the final deliverable to IDOT for review and approval.

#### Cicero Avenue Streetscape Project

Crestwood, Illinois

Project Engineer and Project Manager for the federally funded (STP) Phase 1 and II design of new sidewalks, and beautification of the roadway corridor to include new trees, street lights and modification to the existing traffic signals to include pedestrian signals. Coordination with IDOT, Cook County, Army Corps of Engineers, IDNR, IHPA were performed to obtain all environmental clearance.

#### Pulaski Road Sidewalk Project

Crestwood, Illinois

Project Engineer and Project Manager for the federally funded (STP) Phase 1 and II design of 3 miles of PCC sidewalk along Pulaski Road in the Village of

Crestwood. Project also involved the installation of new street lights and modification to the existing traffic signals to include pedestrian signals. Coordination with IDOT, Cook County, Army Corps of Engineers, IDNR, IHPA were performed to obtain all environmental clearance.

#### 3rd Street Reconstruction Project

Burnham, Illinois

Project Engineer for the design and reconstruction of 0.25 miles of roadway to replace existing an existing gravel one. Project involved permitting, specification development, stormwater calculations for sizing of inlets and structures, cost estimates and bidding assistance.

#### IL Route 3 and Frontage Road Reconstruction Project

East St. Louis, Illinois

Project Engineer for the reconstruction of 0.5 miles of roadway to provide new access to a vacant land for development. Project involved coordination with ACOE for wetland clearance and specific tasks included design of MOT, pavement markings, cost estimates, specification development and quantity take-offs.





**Ken J. Silverthorn, PLS**  
**PROFESSIONAL LAND SURVEYOR**

Mr. Silverthorn has over 30 years of land surveying experience and heads up the survey section in the Peoria office. His duties have included preparing project cost estimates and proposals, monitoring survey field crew operations, researching deeds and plans of record, conducting progress meetings with clients, writing land conveyance descriptions, performing required calculations, preparing final plats/plans and reviewing company-produced surveying plans (quality control). Ken is in charge of developing the use of GPS within the company, keeping abreast of technological advancements, training the survey crews in GPS usage and applications and developing a survey department within the Peoria office.

**EDUCATION /**

Architectural Drafting, Illinois  
 Central College

**REGISTRATION  
 AND CERTIFICATIONS /**

Professional Land Surveyor: Illinois,  
 West Virginia, North Carolina,  
 Wisconsin

**INDUSTRY AFFILIATIONS /**

Illinois Professional Land Surveyors  
 Association

National Society of Professional  
 Surveyors

**EXPERIENCE /**

**Orange Prairie Road Extension**

Peoria, Illinois

Provided surveying services for the 2.5-mile, \$14 million extension of Orange Prairie Road between U.S. 150 (War Memorial Drive) and IL-91. Surveying duties included topographic, property and section line surveys, courthouse research, and development of right-of-way and easement acquisition plats and documents.

**Sheridan Triangle Roadway and Business District**

Peoria, Illinois

Completed the survey for the Phase I master plan for the Sheridan Triangle area. New urbanism criteria and principles were used to provide a master plan for reconstruction of this urban arterial street and six-legged intersection within the Sheridan Triangle Business District.

**Glen Oak Impact Zone Street Improvements**

Peoria, Illinois

Surveyor in charge of completing a boundary and topographic survey along with street right-of-way vacation plats for this 12-acre site. Completed an ALTA/ACSM survey

as well. The newly constructed school and streets serve as an anchor for the revitalization of the Glen Oak Impact Zone and East Bluff Community.

**Peoria Public Library Various Projects**

Peoria, Illinois

Professional Land Surveyor on multiple projects for the Peoria Public Library at various sites. Surveys include : survey of North Branch site, survey of Lincoln Branch site including coordinating locating of burial features from previous cemetery on site, and topographic survey of Main Street Branch in downtown Peoria.

**Peoria Housing Authority Various Projects**

Peoria, Illinois

Completed subdivision final plats, boundary and topographic survey along with street right-of-way vacation plats for Harrison Homes. Also surveyed the Taft Homes Public Housing site south property line work for future development.



## Daniel A. Nagel

GRAPHIC DESIGNER

Mr. Nagel is a Graphic Designer who assists our various design teams and studio's in the production of graphically driven and easy to read vision books, branding programs and marketing exhibits. Dan's software skills include Adobe Illustrator, Adobe Photoshop, Adobe InDesign, AutoCAD, and Microsoft Powerpoint. Listed below are some of his experiences.

### EDUCATION /

B.A., Fine Arts, Graphic Design  
Minor, Western Illinois University

### RECOGNITION /

2014 Emerging Employee of the  
Year at ASI Amusement Service  
International, Dubai

'D-Ferg Ink.' Grand Opening Contest,  
Chicago, IL: Runner-Up

Chicago Ultimate Summer League  
Design Contest, Chicago, IL: Runner-  
Up

Artwork Placed 4th at the Annual  
Juried Art Show, Macomb, IL

### EXPERIENCE /

#### **Congress for New Urbanism, Illinois Chapter Missing Middle Design Competition**

Peoria, Illinois

Assisted the design team in the  
creation of Farnsworth Group's  
submission for the CNU Missing  
Middle Design Competition. The  
competition sought detailed site and  
building proposals for a 1.5 acre  
site located on West Main Street  
in Peoria, Illinois. The focus of the  
competition was to provide 'missing  
middle' housing alternatives that  
were supported by a realistic pro  
forma analysis.

#### **BUILD Peoria**

Peoria, Illinois

Assisted the planning and design  
team in graphic design, project logos  
and other branding elements for a 2  
mile grant application to the United  
States Department of Transportation.

#### **CUMTD Downtown Redevelopment**

Urbana, Illinois

Assisted design team in the creation  
of various signage designs, including  
a dramatic arch which serves as  
a gateway element for entering  
downtown.

#### **Dubai Holdings**

Dubai, UAE

Assisted in creating proposals for the  
relocation and re-design of the Dubai  
Police Academy. An estimated \$350  
million project.

#### **DoubleTree by Hilton & Hilton Garden Inn**

Riyadh, KSA

Created concept design reports,  
and award submission presentation  
(Winner of Leisure & Hospitality  
Project of the Year 2017 - Cityscape  
Global).

#### **Ritz Carlton**

Marrakech, Morocco

Created concept reports, and  
corporate branding material.

#### **S Residences by IMMO**

Dubai, UAE

Prepared signage and wayfinding  
package for a 50 story residential /  
hospitality building.

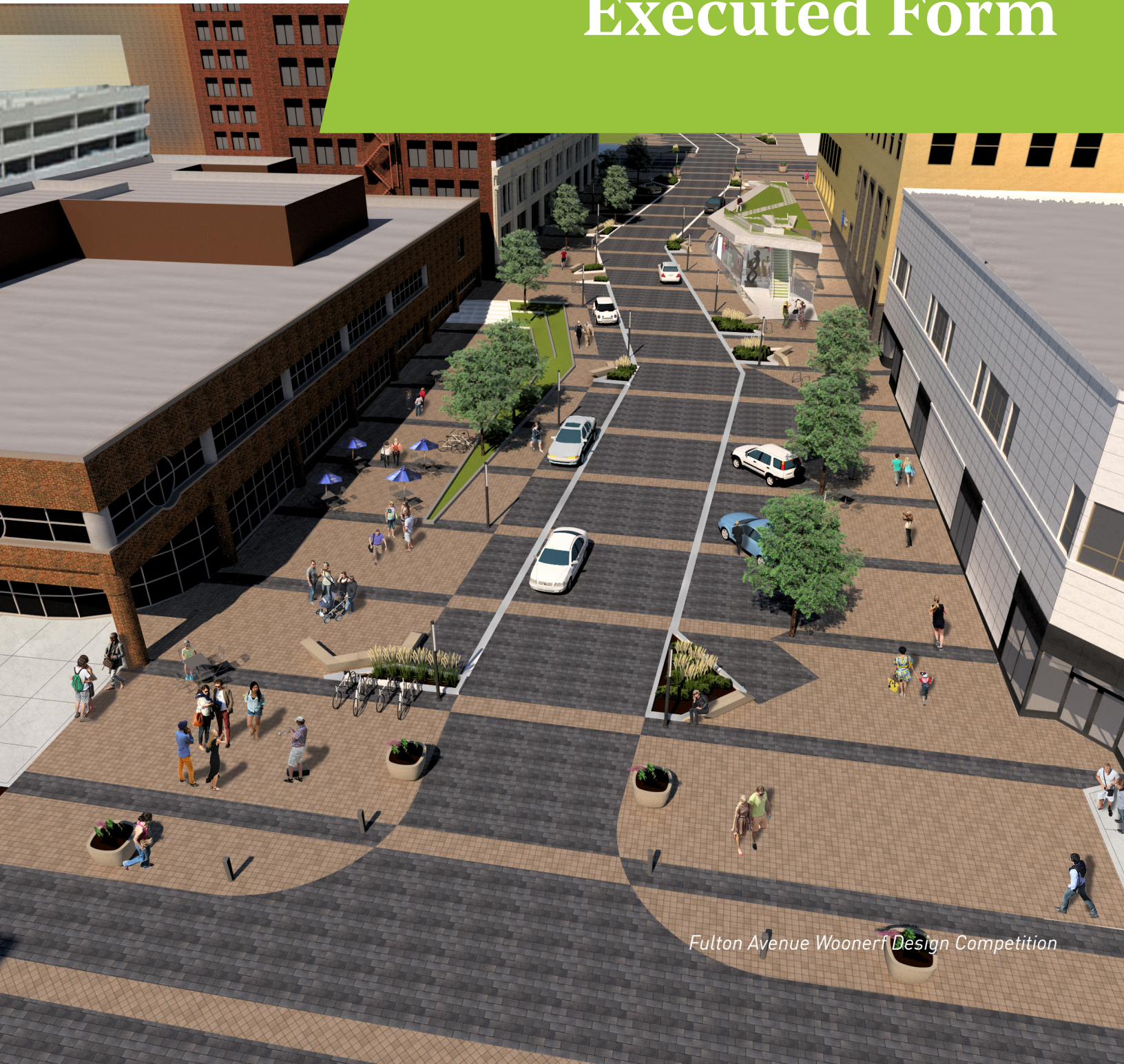
#### **H Hotel**

Abu Dhabi, UAE

Prepared digital and print media for  
all proposals and meetings to UAE  
government.



# Executed Form



*Fulton Avenue Woonerf Design Competition*



# Executed Form



## **REQUEST FOR PROPOSAL (RFP)**

#24-19

Architectural Services specifically related to neighborhood planning, survey, studies community engagement and other services.

**MAY 16, 2019**

**CITY OF PEORIA  
419 FULTON ST. ROOM 108  
PEORIA, IL 61602  
(309)494-8582  
(309)494-8510 (FAX)  
[WWW.PEORIOGOV.ORG](http://WWW.PEORIOGOV.ORG)**

# **NOTICE OF REQUEST FOR PROPOSAL (RFP) FOR THE SELECTION OF ARCHITECTURAL SERVICES**

## **STATEMENT OF PURPOSE**

The purpose of this process is to solicit a proposal from an Architectural Firm with licensed architects to provide services for the City of Peoria on various studies, surveys, plans and professional services. The proposal may include partnering with a local non-profit organization and include utilizing college students to perform aspects of the work to serve as an educational opportunity and exposure to the City of Peoria community.

The services sought will enable the development of a Corridor Plan for MacArthur Highway, and Implementation Plan for the South Village, a Future Corridor Plan for Western Avenue; and a Development Scenario Plan for the Southern Gateway Area. Funding for the project will come through the South Village TIF program and must meet the TIF funding guidelines.

This project scheduled to begin June 2019.

## **QUALIFIED APPLICANTS**

Selection of architect will be determined based on the response of the specific criteria outlined therein. The responding firm must be a licensed architect authorized to practice in Illinois.

## **OPPORTUNITY**

The successful respondent will work with the City of Peoria on the development of a Corridor Plan for MacArthur Highway, Implementation Plan for the South Village, a Future Corridor Plan for Western Avenue; and a Development Scenario Plan for the Southern Gateway Area.

## I. PROJECT EXPERIENCE

The applicant must demonstrate experience in corridor planning, market studies, implementation planning, creation of development scenarios, and public engagement.

Please list two (2) past general projects.

1. Project Name: Wisconsin Avenue Business Corridor Plan
2. Project Location (Address, City, State):
3. Date of Completion:
4. Please provide contact information for the entity for whom the project was completed:
  - a. Contact Name:
  - b. Contact Address:
  - c. Contact Phone Number:
5. Describe in detail the specific work performed:

Please see the remainder of this proposal for additional information.

1. Project Name: Civic Campus and Library Expansion
2. Project Location (Address, City, State):
3. Date of Completion:
4. Please provide contact information for whom the project was completed:
  - a. Contact Name:
  - b. Contact Address:
  - c. Contact Phone Number
5. Describe in detail the specific work performed:

Please see the remainder of this proposal for additional information.



**II. DEMONSTRATED CAPACITY and PROJECT PROPOSAL (Approach to Project)**

Please supply a general information statement that briefly describes the contracting firm’s background, size, projects, scope, and nature of service (brochures and other marketing material can be included). In additional, please include budget for project and how it will help to achieve the project statement of purpose as outlines above. Include how college students will be utilized; if your proposal includes a nonprofit organization provide details of their involvement. Also, describe your firm’s efforts to achieve a diverse workforce.

Please see the remainder of this proposal for additional information.

**III. INSURANCE**

Please submit a copy of insurance declarations.

POLICY	BODILY INJURY	PROPERTY DAMAGE
General Liability	\$1,000,000	\$1,000,000
Automobile Liability	\$250,000/\$500,000	\$250,000
Workmen’s Compensation	Statutory requirement and employers liability of not less than \$100,000 per person.	

Please see the remainder of this proposal for additional information.

#### **IV. TIMELINE/AVAILABILITY**

Please describe your proposed work schedule including a list of designated employees (include resume), applicable partners including a local nonprofit, and other pertinent information (including utilizing college students as described in the statement of purpose) related to this proposal.

Please see the remainder of this proposal for additional information.

#### **V. RFP EVALUATION AND SELECTION**

The City of Peoria, Community Development Department and Purchasing Division will evaluate all submitted Requests for Proposals and make a selection based on the responses. Successful candidates will have submitted all required documents and completed each category outlined therein. Preference will be given to applicants who have a local office and local partners. Previous experience working directly in the community where the work is being conducted is also preferred where from the applicant or the applicable non-profit partner. The applicant must be prepared to launch the program in a timely fashion after the proposal has been selected and approved.

##### Evaluation Criteria

- Approach to Project (35 Points) – Describe your understanding of Project, Critical Elements and Goals. Include how college students will be utilized; if your proposal includes a nonprofit organization provide details of their involvement. Include work schedule and employee resumes. [Section 2 and 4]

- Previous Experience (20 Points) – Include detailed relevant experience of similar work, with appropriate references. [Section 1]
- Pricing (Budget) (25 Points) – Estimated budget for the project. [Section 2]
- MBE/WBE Participation (20 Points) – Describe your firm’s efforts to achieve a diverse workforce. [Section 2]

The City will review and analyze each proposal, and reserves the right to select the proposer who offers the best value. The City shall select the vendor which, in the City’s opinion, has made a proposal best suited to the needs and goals of the City and deemed to be in compliance with the terms of this RFP.

## VI. SUBMISSION REQUIREMENTS AND DEADLINE

Please submit one (1) clearly marked original RFP and (2) copies to the following address:

The City of Peoria  
 Purchasing Division  
 Finance Department  
 419 Fulton St., RM 108  
 Peoria, IL 61602  
 (309) 494-8507

All proposals submitted in response to this solicitation must be received by 2:00 P.M. May 31, 2019 by mail or hand-delivery. Faxed transmissions will not be accepted. The City of Peoria will not consider any responses received after the date and time indicated above. All submissions become the property of The City of Peoria and will not be returned.

### Each Submission to include:

1. Completed and signed Request for Proposal (RFP) packet.
2. Completed Capacity and Project Proposal (Section 2) and Availability Statement (Section 4) – *Approach to Project 35 Points*
3. Completed Experience Forms (Section 1) - *Experience 20 Points*
4. Budget for Project (Section 2) – *Pricing (Budget) 25 Points*
5. MBE/WBE Participation (Section 2) – *MBE/WBE Participation 20 Points*



## VII. GENERAL CONDITIONS

The City of Peoria reserves the right to reject any or all proposals and to waive any informalities in the proposal process.

The City of Peoria reserves the right to make an award based solely on the proposals or to negotiate further with one or more contractors. Past performances with the City of Peoria will also attribute to the validity of the proposal. The City's decision is final; there is no appeal process.

The City of Peoria reserves the right to terminate vendors from the list for unsatisfactory performance or such other justifiable causes. In the event the vendor is performing unsatisfactorily, a thirty-day (30) prior written notice shall be given to rectify any outstanding issues concerning the contract with the option of termination for causes such as loss or reduction in availability of funding.

The vendor shall retain all required records for three (3) years following the date of expiration and all other pending matters are closed and shall provide access to the City at no charge during that period.

The vendor shall protect, defend, indemnify, and save harmless The City of Peoria against any and/or all claims that may result or arise from performance of this contract.

Deadline for question will be May 24, 2019 - 2:00 PM submit questions to:

**Chris Switzer, City of Peoria, Purchasing Manager**  
419 Fulton Street, Room 108, Peoria, IL 61602  
(309) 494-8507 [cswitzer@peoriagov.org](mailto:cswitzer@peoriagov.org)

An addendum will be issued with all question and answers and made available on the City of Peoria's website: <http://www.peoriagov.org/finance-department/purchasing-division/> on June 3, 2019.

# CITY OF PEORIA

## REQUEST FOR PROPOSALS

The executing of this form certifies understanding and compliance with the total proposal package.

### PROPOSAL SUBMITTED BY:

Farnsworth Group, Inc.

**Company**

#00428-191231

Peoria EEO Certificate of Compliance Number

# 37-1123236

Employer Identification # (EIN)

100 Walnut Street, Suite 200

**Address**

Peoria

IL

61602

309.689.9888

**City**

**State**

**Zip**

**Daytime Telephone #**

773.405.8827

**After Hour Telephone #**

Jeffrey A. Martin, PLA


**Contact Person (Please print or type)**

Edward J. Barry, Jr., AIA, NCARB, LEED AP

Principal

**Name of Authorized Agent or Officer**

**Title**



5/31/2019

**Signature of Authorized Agent or Officer**

**Date**

**PLEASE MARK ENVELOPE: RFP # 24-19**





PURCHASING DIVISION

## *ANNUAL CERTIFICATE OF COMPLIANCE*

This is to certify that the Farnsworth Group Inc. has submitted an Employer Report Form (CC1) and other necessary documents satisfactory to the City of Peoria, Office of Equal Opportunity. The above named Company is hereby approved to contract with the City of Peoria and the County of Peoria for a period of one year.

If the information submitted by the Company concerning its Affirmative Action/Equal Employment as well as State and Federal mandates, has been declared false information, through an investigation, such false information shall be deemed a total breach of the contract, and such contract may be terminated, canceled or suspended, in whole or in part, and such contractor may be declared ineligible for any further contracts for a period of up to one year.

Dated this 17<sup>th</sup> day of October, 2018

Expires this 31<sup>st</sup> day of December, 2019

EEO Certification Number:

00428-191231

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Chris Switzer  
Purchasing Manager

### ***EEO CERTIFICATION FORMS NOW AVAILABLE ONLINE!***

Visit City of Peoria website at [www.ci.peoria.il.us](http://www.ci.peoria.il.us). Click Government, Click Departs A-G, Click Equal Opportunity then Click Forms and select the appropriate form. Please utilize this convenient process.



City Hall Building  
419 Fulton Street Rm. 108  
Peoria, Illinois 61602  
VOICE (309) 494-8507  
FAX (309) 494-8510