



Jacqui Guenther, Township Manager
West Vincent Township
729 St. Matthews Road
Chester Springs, PA 19425

July 25, 2024

Re: **Proposal for Landscape Architecture Services**
Nature Playground and Landscape Design for Opalanie Park

Dear Ms. Guenther,

West Vincent Township is requesting landscape architecture services to prepare a plan for the following design elements for Opalanie Park, in support of the Site Development Plan prepared by LTL Consultants, Ltd.:

- Nature play tot lot, including at least 1 ADA accessible feature
- Landscaping of entry sign area
- Landscaping of the park kiosk
- Outdoor classroom, including an element of ADA compliant seating.

We will prepare our design work using survey and CAD files provided by LTL.

Theurkauf Design & Planning is pleased to submit this proposal to assist the Township in this effort.

Scope of Services

1. **Site Investigation/Base Conditions** – TDP will evaluate mapped existing conditions and conduct on site investigation. Field notations and measurements will be made on site improvements plan provided by LTL.
2. **Draft Plan Preparation** – TDP will prepare a plan for the specified facilities and landscaping including the following:
 - Plan representation of required facilities and landscaping
 - Details of nature play elements*, outdoor classroom seating/grading, and plantings
 - Plant material schedules and specifications
 - Rain gardens, pollinator gardens
 - Potential offsite trail connections

* Nature play features constructed of natural elements (e.g. tree trunks, root tangles, limbs) will include details and specifications of the size, orientation, connections, and relevant characteristics of materials to be used.

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3. Cost Estimate – TDP will prepare cost estimates for plantings and constructed facilities. The costs of non-constructed nature play elements will depend on availability of materials (e.g. on-site, donated by developers) – labor cost estimates will be provided for these.
4. Plan Review and Refinement – TDP will meet with LTL and Township officials to review the plan and make refinements as appropriate.
5. Final Design Submittal – TDP will provide professionally sealed CAD files of the requested improvements, including plan representation, details, and specifications for incorporation with LTL’s plan set.

Deliverables

Final product includes electronic files for incorporation in the improvements plan for Opalanie Park.

Cost Estimate and Project Schedule

Fees and expenses for the Nature Play/Landscape Plan are estimated as follows. Billings will occur monthly in accordance with the attached fee schedule and any grant agency requirements that apply. If actual fees and expenses are less, the client will be billed accordingly. Work beyond the proposal scope will be undertaken only upon express authorization of West Vincent Township and will be billed in accordance with our fee schedule at the time such services are rendered.

Task Description	EAT hrs	IMR hrs	Fees for Service	Expenses	Total Cost
1.Site Investigation/Base Conditions	4	8	\$ 1,140.00	\$ 25.00	\$ 1,165.00
2. Draft Plan Preparation	18	44	\$ 5,730.00	\$ 15.00	\$ 5,745.00
3. Cost Estimate	6	8	\$ 1,410.00		\$ 1,410.00
4. Review/Refinement	4	6	\$ 990.00	\$ 30.00	\$ 1,020.00
5. Final Design Submittal	2	4	\$ 570.00		\$ 570.00
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Totals	34	70	\$ 9,840.00	\$ 70.00	\$ 9,910.00

EAT – Edward A. Theurkauf, RLA, ASLA – Principal/Manager - Lead Landscape Architect

IMR – Isabelle M. Rocca, ASLA – Landscape Designer - Project Designer



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We will submit draft materials for review by August 20, and the final revised plan and supporting information will be submitted to LTL by August 23. This schedule may vary depending on the scheduling of the review meeting.

TDP will initiate the work upon written notice of acceptance of this contract proposal.

We look forward to working with you on this exciting project. Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "EAT", followed by a long horizontal line extending to the right.

Edward A. Theurkauf, RLA, ASLA, APA
Manager/Theurkauf Design & Planning LLC