Draft 08/13/2006

Scope of Work for
The Preservation of Promontory Point
along the Chicago Shoreline, Chicago, Illinois
Conducted by the U.S. Corps of Engineers

Plan Review

* The starting point for the review of the plan for Promontory Point will be the Project Memorandum of Agreement of 1993, which requires the preservation of the revetment at Promontory Point in compliance with the Secretary of the Interior's Guidelines for Historic Preservation.

* Request the Corps to assess the current state of the revetment at Promontory Point and independently provide alternatives for the historic preservation of Promontory Point in the light of this assessment. Final design/plan approval by IHPA will be required.

* Any currently proposed plans for work at Promontory Point will be reviewed for information, but not for design guidance, and no specific comments on those plans will be generated and provided to Stakeholders

* Review is led by the Corps' Center of Expertise (CX) for the Preservation of Historic Buildings and Structures with engineering and design support by the Buffalo District. Chicago District's participation is as a resource for historical information related to the Promontory Point project and adjacent Shoreline reaches.

Historic Preservation

* Adhere to the Secretary of the Interior's Standards for the Treatment of Historic Landscapes, and principles outlined in the Project Memorandum of Agreement of 1993.

* Preservation Definitions for the Purposes of this Scope of Work

o Preservation -- "repair in place" -- minimal intervention, as has already been proposed by the ACOE for the south side of the revetment; the replacement of intact or repairable historic materials will be avoided; where the severity of deterioration necessitates repair or limited replacement, the new materials will match the old in composition, design, color, and texture.

o Rehabilitation -- "remodel" -- minimal changes to allow for code compliance such as accessibility for persons with disabilities; new additions will not destroy historic materials, features, and spatial relationships that characterize the property.

o Restoration -- "remove" -- where a later addition may need to be taken away and the features from the original period reconstructed, such as the concrete deck at the east end.

o Reconstruction -- "rebuild" -- where historic revetment is so badly deteriorated that it cannot be repaired in place, minimal rebuilding in the original location must re-create the appearance of the non-surviving historic property in materials, design, color, and texture; designs that were never executed historically will not be constructed.

* Coordination and Design Review by a team of the Corps' Center of Expertise for the Preservation of Historic Buildings and Structures in the historic preservation analysis.

o Review, compile, and evaluate historical documentation and records related to the construction and alteration of the revetment and park. Prepare a narrative statement of the property's construction history, and significance, and identify character-defining traits of design, placement and location, materials, texture, and historic use.

o Conduct a professional historic landscape evaluation of design proposals with respect to the revetment project and park impacts, including review by the Historic Landscape Initiative of the Department of the Interior.

o Coordinate Section 106 consultation between the Illinois State Historic Preservation Office, USACE, and consulting parties to ensure compliance with terms of the 1993 MOA.

Accessibility for People with Disabilities

* Outstanding thoughtful, appropriate accessibility features for the full range of persons with disabilities and for a full range of activities, , appropriate for a preservation project. Standard to follow: ADA STANDARDS FOR ACCESSIBLE DESIGN (28 CFR Part 36, revised July 1, 1994) issued by the Department of Justice.

Access to Water's Edge

* Consider multiple points to provide safe access to the water's edge, distributed around the entire revetment, including water's edge access for people with disabilities. Consider views of the city skyline. The goal will be to maintain the traditional unstructured use of the Point. Design for access to the water's edge must be approved by the Chicago Park District.

Basic Engineering

* Provide shoreline protection/storm damage reduction for a 50-year project life.

* Cost of construction and maintenance to the non-Federal sponsors shall be reasonable and affordable. The goal will be to keep cost to the non-Federal sponsors for construction and maintenance of the project comparable to the cost for construction and maintenance already proposed by the non-Federal sponsors for the Promontory Point project, while meeting accessibility and historic preservation requirements. Those costs are $26,000,000 (twenty-six million dollars) for

construction, and [specific dollar number] per year, indefinitely, for maintenance. All costs, both construction and maintenance, will be presented for each alternative, along with how the alternative addresses the historic and accessibility criteria. All factors, cost and other, will be available to be considered when selecting the final plan.

Design Process

* Transparency- All stakeholders will be involved in all decision points relative to the requirements of this Scope:

o An initial meeting involving the Corps, the City, the Community Task Force, the National Trust for Historic Preservation (NTHP), Landmarks Preservation Council for Illinois, Preservation Chicago, Hyde Park Historical Society, Office of Congressman Jesse Jackson, Jr. and Senator Obama and/or his staff, prior to the beginning of the review. (meeting held 3/2/2006)

o Pre-charette activity: The Corps' Center of Expertise Preservation Team will provide an information packet with summary documents, draft design and cost criteria and drawings before the start of the design charette.

o A design charette led by Mr. Foxall with participation of the Buffalo District and key stakeholders. The historical and design considerations to be considered will be thoroughly presented at the start of the charette. The Design Charette will focus on developing two alternatives for each of five reaches as defined at the initial meeting, for the Promontory Point Site. Historic Preservation aspects will be incorporated from the start and engineering considerations will also be assessed to ensure that alternatives developed are feasible and reasonable.

o Face-to-face review to present concepts further developed after the charette. Consensus shall be reached with stakeholders prior to proceeding to 35% design

o After the design charette, Buffalo District will develop 35% design documents with a 20% cost contingency for each of the two alternatives at the 5 reaches. The Center of Expertise Preservation Team will be a key part of the development of the design documents to ensure that the historic preservation aspects of the design are maintained as envisioned during the design charette.

o Access by the Community Task Force, the NTHP, and all interested Stakeholders to the Corps during the study, including regular monthly telephone conferences, and other communications as necessary.

o A final meeting involving the Corp, the City, the Community Task Force, the National Trust for Historic Preservation (NTHP), other Stakeholders, Office of Congressman Jesse Jackson, Jr. and Senator Obama and/or his staff before the Corps finalizes its 35% design documents. The primary purpose of this meeting will be to reach consensus on recommending a project plan which entails selecting the appropriate alternative for each of the five reaches. This single design/plan should be carried to a level where engineering viability and costs are solidly confirmed to reduce the risk of changes that are typically encountered between 35% and 100%.

Schedule (based on # of days following receipt of funding)

Item/Task	Duration (Calendar Days)	Cumulative Days
Review existing information and develop pre-charette package	30	30
Charette	10 day window	40
Concepts complete (draft)	60	100
Concepts review complete	30	130
Concepts face-to-face	10 day window	140
Concepts final report	30	170
35% design complete (draft)	90	260
35% design review and ITR	30	290
35% design face-to-face, including selecting Recommended Plan	10 day window	300
Issue final report for 35%	30	330 (about 11 months)

Deliverables:

Status reports- written summary of face-to-face meetings and monthly and/or otherwise scheduled telephone conferences

Pre-charette package- **draft design and cost** criteria, conceptual sketches to serve as a starting point for the charette

Concepts report- includes **design and cost** criteria, conceptual design based on engineering judgment and experience; 3-D renderings of charette alternatives; brief historical and landscape significance summary; brief written text describing engineering alternative selection.

35% design- preliminary design of each alternative accompanied by construction cost estimates with a 20% contingency; 3-D renderings of preliminary design alternatives; engineering calculations, reports and data supporting the preliminary design. This document and report described below will be used to select the plan for the entire Promontory Point project by selecting the alternatives available for each reach (2 alternatives per reach for 5 reaches) The 35% design will include preliminary coastal, civil, structural and geotechnical engineering design and cost for project features such as main revetment sections, access points, ramps, interior drainage, filling and grading, bike path/walkway and transitions to existing projects. Final design and Plans and Specifications related to the selected alternatives (project plan) will be required and are beyond the scope of this Task.

- Final Report - to include the following:

  Introduction

  A. Executive Summary

B. Historical Summary of Promontory Point
- Construction History
- Historic Significance
- Identify character-defining features and design values

C. Summary of Landscape Design
- Analysis of the Original Design
- Analysis of the Existing Landscape
- Impact to Features

D. Design Alternatives
- Section A
- Section B
- Section C
- Section D
- Section E

E. Analysis of the Design Alternatives
- Preliminary design and Analysis
- Engineering Calculations
- Supporting Data
- Cost Estimate

F. Design Recommendation