

City Of Torrington



PUBLIC WORKS DEPARTMENT
Raymond E. Drew., Public Works Director
Email: ray_drew@torringtonct.org

140 Main Street • City Hall
Torrington, CT 06790-5245
(860) 489-2232 • Fax: (860) 489-2550

MEMORANDUM

TO: Mayor and City Council

FROM: Ray Drew, Public Works Director

CC: Carol Anderson, City Clerk
Heather Abraham, Assistant City Clerk

DATE: December 14, 2022

RE: Agenda 12-19-22 - Elise Besse Skatepark

1. Vote by City Council to accept the recommendation of the Parks and Recreation Commission and the Public Works Director to authorize the Mayor to negotiate and execute a contract with Newline Skateparks of Edgewater, FL for the design and construction of a new City of Torrington Skatepark to be located at Elise Besse Park.

City Of Torrington



PUBLIC WORKS DEPARTMENT
Raymond E. Drew., Public Works Director
Email: ray_drew@torringtonct.org

140 Main Street • City Hall
Torrington, CT 06790-5245
(860) 489-2232 • Fax: (860) 489-2550

MEMORANDUM

TO: Mayor and City Council

FROM: Ray Drew, Public Works Director

CC: Carol Anderson, City Clerk
Heather Abraham, Assistant City Clerk

DATE: December 14, 2022

RE: Elise Besse Skatepark

.....

As you are aware City of Torrington Skatepark was removed to accommodate the new school construction. The Parks and Recreation Commission voted to construct a new skatepark at Elise Besse Park adjacent to the basketball court.

A Request for Qualifications was advertised in September. A total of five firms responded to the RFQ. Each member of the Skatepark Committee individually reviewed and scored each firm based on 10 Criteria. Based on the committee's reviews Newline Skateparks received the Highest average score. On November 15th the committee interviewed Newline Skateparks. It was the committee's determination that Newline Skateparks is well qualified to design and construct a new skatepark at Elise Besse Park.

At its regular meeting held on December 7th the commission voted to accept the committee's recommendation and to submit to City Council.

[illegible]



CITY OF TORRINGTON

It's Working Here!

RFQ: EBS-038-090922
ELISE BESSE PARK SKATEPARK
PROJECT

SECTION #1 - #3



NEWLINE
SKATEPARKS

September 9th, 2022



NEWLINE
SKATEPARKS

COVER LETTER

REQUEST FOR QUALIFICATIONS ELISE BESSE PARK SKATEPARK PROJECT
RFQ: EBS-038-090922

September 9th, 2022

Dear Pennie Zucco and the Community Evaluation Committee,

Thank you for considering our team for modern concrete skatepark development assistance. We believe this project will be an excellent investment in the youth of Torrington and a welcome addition to the community.

We are pleased to submit our proposal for design-build services. **New Line Skateparks (Prime Consultant/ Contractor and Landscape Architect)** *in cooperation with* **LANDTECH (Key Local Engineering Sub-Consultant)** is proud to offer a unique combination of focused local resources and internationally renowned skatepark development expertise capable of addressing the full suite of needs for this project, it's stakeholders, and the City of Torrington. Our team is comprised of registered landscape architects, engineers and construction experts who are passionate skateboarders and BMX/Mountain Biking enthusiasts. We are one of North America's most experienced and respected municipal skatepark design-build teams with more than 400 highly recognized projects completed across the United States, Canada and Europe over the last 20 years.

For the project at hand, we are excited about the prospect of employing our unique skill, experience and resources as a proven team to deliver significant efficiencies and unsurpassed quality throughout the development process. With our pioneering work on many of the world's most recognized concrete skatepark facilities, coupled with our team members active presence and history in the area, we will approach this project with a strong understanding and a heightened ability to navigate through the community outreach process, technical issues, municipal protocol, and the local construction environment. Our team (New Line Skateparks) will serve as lead designer and prime contractor - ensuring a simple single point of contact, full project continuity + complete quality and cost control throughout all stages of the development program.

Within this submission, you will find detailed information about our team including our previous project experience, diverse capabilities, and proposed signature approach (along with several value-added services). We are aware of this project's unique site context, ongoing community engagement considerations, and are excited about the prospect of delivering a highly integrated, world-class skatepark environment that will truly enhance Elise Besse Park and serve as a celebrated destination for Torrington youth, families and visitors from throughout the region.

Please do not hesitate to contact us with any questions or comments you may have. Thank you again for considering our team and we look forward to working with you to make this project a reality.

Sincerely,

Kyle Dion
CEO and President - New Line Skateparks

Kanten Russell
Project Manager and point of contact - New Line Skateparks



TABLE OF CONTENTS

Submittal #1- #3	Previous
#1 Cover Letter	2
#2 Our Team	4
# 3 Relevant Experience and References	12
Submittal #4 - #5 (Separate Package)	
Project Understanding	24
Project Approach	26
1. Community Consultation.....	26
2. Context Considerations / Design Development.....	30
3. Technical Design and Working Drawings.....	37
4. Construction.....	38
5. Quality Control.....	42
6. Warranty and Post Occupancy.....	43
5. Value Added Services.....	44
Methodology and Timeline	46
Construction Documents	Included Separately
Appendices	Attached
Required Forms (addendum, submission form etc)	



ABOUT US

Let Us Introduce Ourselves

New Line Skateparks (established 2001) is North America's Premier Skatepark Development Firm. With over 400 highly recognized projects around the world, we are proud to serve as one of the Nation's longest running and most experienced concrete youth park design-build teams.

Our staff (approx 75) is comprised of registered landscape architects, engineers, planning experts, and construction professionals who are passionate active skateboarders. This passion inspires us to deliver cutting edge designs and authentic finished environments that create a meaningful connection between youth and the communities in which they live.

We love what we do. When we engage a community in the development process we bring a professional, organized and fun attitude. The design journey is important and our approach is inclusive. We spare no resource to ensure youth and affected stakeholders truly become part of each project solution.



**NE Community Park Skatepark
Frisco, TX**

American Shotcrete Association
Outstanding Shotcrete Award

Texas Recreation and Parks
Association
Excellence in Design Award



Plaza at the Forks, Winnipeg, MB

"The quality of the design is demonstrated by the international recognition the Plaza received from the skateboarding community. The Plaza at the Forks sets the bar for other cities throughout North America which are struggling to respond to similar issues."

- CSLA Jury Comments

Canadian Society of Landscape
Architects
National Honor Award

Skaters for Public Skateparks
Public Space Award



What We Believe

New Line Skateparks is committed to the improvement of natural and built environments for all generations. Our goal is to promote environmental quality as a way to protect what we value in our unique region. Through listening, watching and testing ideas, we create youth park solutions that work in harmony with existing environments and ultimately lead to fully integrated places.

Skateparks are changing. The days of the stereotypical 'grey square' have long passed as a new era of concrete facility design responds to far more than purely function. When designed and constructed with strong community input and sensitivity to the surrounding context, skateparks not only become beloved destinations for local youth but celebrated public spaces for all to enjoy!

Services... The Art of Shaping Space

Master Planning and Feasibility Studies - NLS provides planning expertise to municipal governments for action sports networks as well as individual project developments. Through completing the award winning Calgary Skateboarding Amenities Strategy, as well as Skateboarding/Action Sports Master Plans for Lethbridge AB, Arlington TX, Port Coquitlam BC, and Waterloo ON, we have established a proven, transparent and credible planning process that has been widely recognized as a benchmark for our industry. Whether it be site selection, feasibility studies, fundraising programs, or long term facility development strategies, we strive to offer the best mix of qualified personnel and specialized resources for each unique planning challenge.

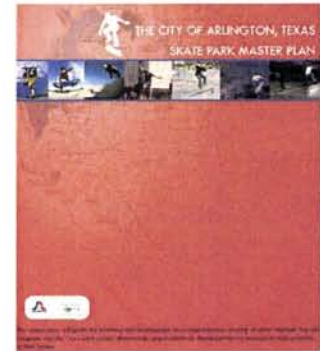


Callingwood
Youth Park
Concept Master Plan
Edmonton, AB

Site Selection Boards
Brantford, ON

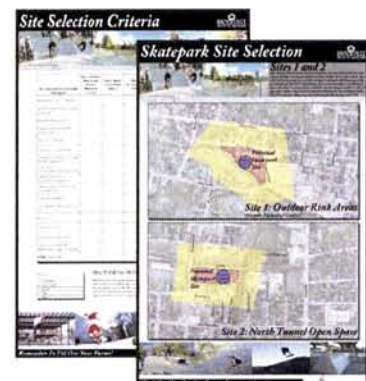
Public Consultation - NLS provides comprehensive consultation services to facilitate community input in the design of Skateparks and other progressive public spaces. As passionate skateboarders and avid park users ourselves, we know how important participation by youth and other members of the community will be to the long term success of each project. No matter what project size, we deliver a tailored program of hands-on, interactive design workshops and public presentations facilitated by principal members of our team. Outside of our scheduled meetings, youth and other stakeholders are encouraged to continue to submit written comments, sketches, pictures etc. through our specially developed custom web survey for immediate and ongoing feedback. Overall, we believe engaging the community in a meaningful way is one of the most critical aspects of any skatepark design journey and a key factor to our team's continued success.

1st design workshop - Norwalk, CT
Pre-construction community info session - Seattle, WA



City of Arlington Skatepark Master Plan

Texas Recreation and Parks
Society
Planning Excellence Award





Services... The Art of Shaping Space

Design - NLS designs award winning municipal concrete skateparks and other wheeled sport environments that continually set the bar for international skatepark and pump track development. From day one, we have chosen to think outside the 'concrete square' by leading the industry in introducing a site and community-specific design approach, integrated art/sculptural installations, green/sustainable development initiatives, CPTED principles, innovative materials and aesthetic detailing, progressive lighting schemes, skateable donor recognition signage, and architecturally striking skatepark roof structures. We believe that every project and community has a unique 'story' that can be told through authentic and enduring skatepark architecture. To realize our unique designs, we take great pride in delivering photorealistic 3D facility modeling, animated project 'fly-through' experiences, and certified technical drawings to ensure complete project understanding and a thorough construction process for each park.

Construction - New Line Skateparks is one of North America's most experienced providers of large-scale municipal skatepark construction services - serving as the General Contractor on a significant portion of the 400 + designs completed by our team. Whether it be complete turnkey project solutions or specialty services/products, we are recognized as a global leader in the development of site-built concrete skatepark construction technology and techniques. Our team has also worked hard to lead the industry in cost and schedule control, safety, and concrete quality accreditation - with a guarantee of design-build budget certainty, on-time project performance, and ACI (American Concrete Institute) certified team members overseeing all shotcrete operations. Finally, New Line Skateparks has been fully bonded and insured for over 20 years and employs approximately 40 dedicated field staff leading municipal skatepark projects across the world.

American Shotcrete Association
Outstanding Shotcrete Awards

NE Community Skatepark - Frisco, TX + Norton Skatepark - Burlington, ON



CJ Smith Skate Plaza - Newnan, GA



Seattle Center Skate Plaza - Seattle, WA



Chemainus Skatepark - Chemainus, BC



Chinook Winds Youth Park - Airdrie, AB



Youth Park Design Philosophy...

New Line Skateparks Inc. has worked extensively in the planning, design and construction of concrete skateparks, pump tracks, BMX parks, mountain bike courses and other progressive 'casual recreation' facilities. Although this emerging area of recreation is not new, the participation levels associated with inline, BMX, mountain biking and skateboarding have climbed to exceptional levels over the last 20 years.

Vancouver Skate Plaza - CSLA Regional Honour Award ★



Youth Park Design Philosophy...

The inclusion of 'Action Sports' in the planning process benefits the whole community by making children, youth and adults that participate in these activities feel valued. Developing a youth park strategy that includes action sports programs and facilities will introduce new experiences and challenges for a broad demographic that is often difficult to engage and/or overlooked in community parks planning.

Roc City Skate Plaza - Rochester, NY - American Public Works Association Excellence in Design Award ★

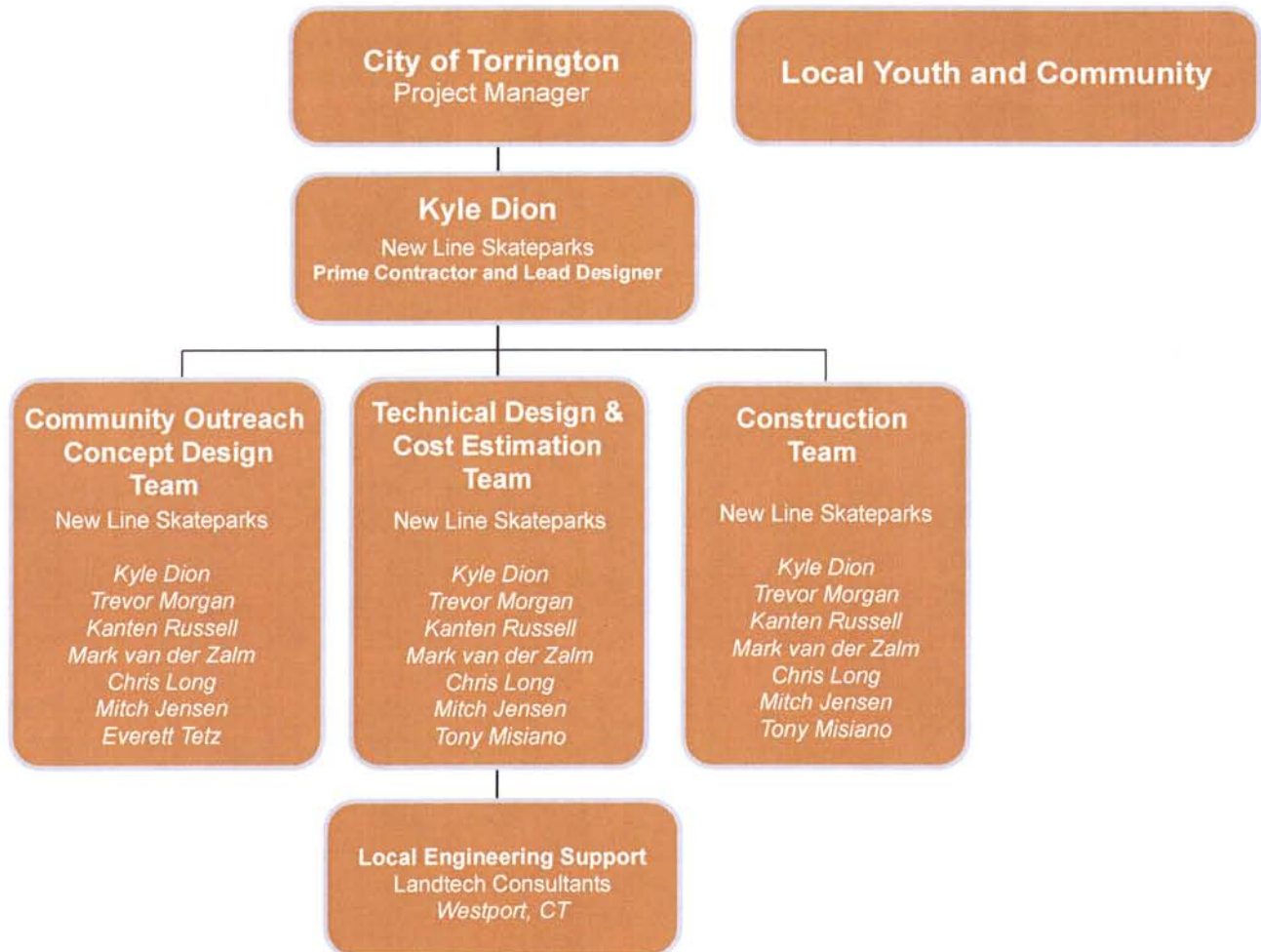


Youth Park Design Philosophy...

Developing a successful youth park design requires a consultant to think and act in a way that respects the desires of future park users. This respect must be balanced with an understanding of construction tolerances, safety standards, community needs, security, and budget. NLS has a diverse and qualified staff who consistently seek new ways to achieve the expectations of the target user group while setting realistic goals, limits and deadlines.

Marina Park Skate Plaza - Thunder Bay, ON - Parks and Recreation Ontario Excellence in Design Award ★

TEAM ORGANIZATION AND KEY STAFF



As Prime Contractor and Lead Designer, **New Line Skateparks**, will direct all project action and self-perform/ direct all specialized skatepark community consultation, design and complex concrete construction works. Our experience in the role as Prime Contractor and Lead Designer has been proven in over 20 years of continuous execution of large-scale municipal skatepark projects in multiple jurisdictions throughout North America - with 100% project performance and an internationally renowned reputation for unsurpassed responsiveness, quality, and creativity

Local Engineering support will be provided by Andy Soumeldis and the team at Landtech (Westport CT). Landtech's proven experience with the City of Torrington will provide our team with a strong grasp of City expectations and management protocol, excellent community context understanding, and full-service engineering support as needed throughout the project. No stranger to skateparks, Landtech has worked with our team on the currently underway skatepark in Norwalk Connecticut.

All remaining non skatepark-specialized scopes such as bulk earthworks, finishing landscaping, etc will be executed under our direction by reputable local Torrington contractors. All major materials (sub base aggregate, concrete, rebar, lumber, etc.) will also be sourced locally through an internal RFP process. **These materials and non skatepark-specific scopes will also serve as great opportunities for In-Kind Donations (should the Owner be interested in pursuing).**

Kyle Dion

New Line Skateparks - director of youth park development



Mr. Dion is the founder and President of New Line Skateparks Inc. He will be responsible for directing all action as it relates to project development. Mr. Dion is a seasoned active skateboarder and father of 5 children who has tirelessly dedicated himself to the promotion of action sports across North America and throughout the world. He serves as an executive board member of CASA (which coordinated CDN skateboarding's debut in the 2021 Olympic Games in conjunction with the International Olympic Committee) and has provided his professional consulting and construction services for over 400 skate/BMX parks across the United States, Canada, Europe, South America, and Australia. In addition to receiving numerous recognitions for his work (including the esteemed Canadian Society of Landscape Architects National Honour Award), Mr. Dion is regularly featured in prominent international media publications for his unique community recreation contributions.

Kanten Russell

New Line Skateparks - project manager and senior skatepark designer



Kanten is a former professional skateboarder with over 15 years of international experience in the action sports industry. After officially retiring from professional skateboarding, Kanten worked at the City of Chula Vista in the engineering department followed by a decade in the architectural design world serving as a facility development consultant. Since turning to design, Kanten has spent the last 12 years utilizing his knowledge of action sports on over 260 youth park facilities, including all styles and scales of municipal skateparks and BMX tracks. Kanten's technical expertise is enhanced through his experience on the professional skateboarding circuit as well as his role as a father of 2 daughters - informing creative variations on flow and complexity of obstacles to deliver a truly a compelling end-user experience for all ages and abilities.

Mark W. van der Zalm RLA, LEED AP ASLA, CSLA

New Line Skateparks / van der Zalm + associates - director / principal landscape architect



Mr. van der Zalm serves as New Line Skateparks' Principal Landscape Architect and lead Planning Specialist. His duties will include liaising with the client, stakeholders and the public as well as certified design development and project management. Mr. van der Zalm is a registered member of the American Society of Landscape Architects and has been the recipient of both Regional and National Honour awards for his work across the North America and Europe. He holds a masters degree in landscape architecture and environmental planning with design expertise centered on parks and recreation development and urban design. Mark has served as the certifying landscape architect and lead planner on nearly 300 of the continent's most recognized concrete youth/skateparks and City-Wide Skatepark Master Plans. Mark is also frequent presenter on youth park development across the globe.

Andy Soumeldis PE

LANDTECH - Principal Engineer (Support as Needed)



No stranger to the City of Norwalk, Andy is results driven and detail oriented. For over 15 years he has provided site planning and design services. Andy is an expert in site design, hydraulic studies, stormwater management, sanitary systems and design, and erosion and sediment control. Andy holds a B.S in Civil Engineering from Worcester Polytechnic Institute and is a Professional Engineer in Connecticut. With countless regional and local projects under his belt, Andy has a strong working relationships in the region and plans to continue that with the project at hand.



Robert Pryor PE LS

LANDTECH - Director of Site Planning and Engineering (Support as Needed)



Rob Pryor has over 25 years of experience in design, permitting and construction oversight. Rob has designed and managed hundreds of commercial, residential, and mixed – use projects. His work includes site development engineering, permitting, floodplain management, and site planning. Rob holds two BS degrees in Civil Engineering and Planning from MIT. Rob's local knowledge and expertise will be integral to the project's overall success, sustainability and execution.

Chris Long EIT

New Line Skateparks - technical designer



Growing up a 15 minute drive from Torrington in nearby Burlington, Chris long is a detailed oriented EIT with a passion for action sports and a strong understanding of the region. A long time skateboarder himself, his work on countless skateparks / youth park facilities has built his reputation as a leader in the field. After three years as Civil Designer for a top-tier multinational engineering firm, Chris joined the New Line team where he now provides civil engineering support for skateparks across North America. Chris is driven to design synergistic skatepark environments that leave a lasting impact on the local community and fulfill the overall vision of the project Owner.

Mitch Jensen ASLA

New Line Skateparks - landscape architect



Over the past several years, Mitch has been able combine his personal and professional passions for skating, landscape architecture, and design. Since graduating from the University of Wisconsin in 2017, he has had the opportunity to work on and lead numerous projects in the action sports and skatepark world- first in Boston, and now in New York City. He has been involved in over 35 projects ranging from small scale plaza designs, to 40 acre sports field complexes, and everything in between. Mitch will serve as a Registered Landscape Architect in Connecticut and looks forward to using his regional knowledge for the project at hand. Mitch combines a passion and expertise when approaching every project he takes on and handily bridges any gaps between the wants and desires of the user group and the client resulting in a welcoming and inclusive space that everyone can be proud to be a part of.

Trevor Morgan BComm

New Line Skateparks - vice president



Mr. Morgan is an active skateboarder with over 20 years of large-scale municipal project development experience. His dedicated work has contributed to the creation of over 150 highly recognized ongoing youth organizations, public skateparks, and emerging sport programs across the United States, Europe and South America. Mr. Morgan is also an internationally respected speaker on the subject of municipal youth park / wheeled sports facility planning - presenting on a regular basis to State/Provincial planning and recreation organizations across North America. In addition to his role as Director of Business Development, Trevor is responsible for assisting with community needs analysis and facility development strategy.

Tony Misiano

New Line Skateparks - construction project manager



Tony Misiano is high-level skateboarder and construction project manager with over 15 years of successful concrete skatepark development experience across the United States. Tony personally oversees all cost estimation and construction operations from first shovel through to grand opening to ensure full continuity and quality control through each phase of development. Tony is an ACI Certified Shotcrete Nozzleman, a licensed General Contractor, COR Safety and ISO 90001 compliance trained, and will serve as construction manager for the new skatepark in Elise Besse Park.

Mary Soria

New Line Skateparks - technical designer



Mary applies her knowledge and passion for highly usable, sustainable and evocative environments to the design and construction of municipal skateparks throughout the United States and Canada. She has extensive skill with computer-aided drafting techniques, which she leverages in the creation of conceptual assets and construction drawing packages. Mary values collaboration and strives to ensure each park meets the needs of its end users.

Everett Tetz

New Line Skateparks - manager of community outreach and programming education



Everett Tetz is a former Vice Principal of the Red Deer Public School district. He has a breadth of experience working with youth and was an active member of the provincial Diversity, Equity and Human Rights committee for several years. Everett has a passion for re-thinking the way we connect with youth and believes that their involvement in education and community needs to be meaningful and authentic. In 2013, Everett created Skate Class - a school based skateboarding program that is the first of its kind in North America with it's own locally approved curriculum. Everett has since launched a non-profit organization that seeks to connect marginalized populations to their communities by providing mentorship, training, and support, through skateboard programming and outreach. Everett is eager to connect with communities across South Carolina interested in involving youth, community agencies and other stakeholders in the planning, designing and building of custom skatepark facilities and exploring a variety of programming opportunities. **As a valued-added service for the project at hand, Everett will be available to meet with local programmers/ School Administrations and share the Skate Class curriculum, and assist the City with exploring the creation of other sustainable/ongoing, community-driven skatepark programming initiatives.**

C. Jay Smith Skate Plaza & Pump Track Newnan, GA

The City of Newnan's highly anticipated new regional skatepark is now complete. Located in the city's beloved C. Jay Smith Park, the park features ~ 30,000 sqft of unique urban plaza terrain, a world-class bowl unit, and expansive concrete pump track area punctuated by multiple green islands. Along with a one-of-a-kind hardscape configuration detailed with the City's colors, the greater park will also offer visitor parking, restrooms, an adventure playground, splash park, custom site furnishings, and linkages to public transit and pathways. The park serves among the region's largest and most progressive youth facilities - attracting visitors from across the Country and serving as an appealing venue for high-level action sports contests, demonstrations, and events.

Project Budget: \$1,900,000

Timeline: Fall 2020 - Summer 2021

Client: City of Newnan, Cleatus Phillips, cphillips@cityofnewnan.org, 770-254-2358

Team Responsibilities:

- site analysis and public process
- conceptual and final design
- full construction services



C.J. Smith Skatepark continued



Norwalk Skatepark Norwalk, CT

Partnering once again with local Civil Engineering firm, Landtech, our team had the pleasure working with community members young and old on the much needed revitalization of the Norwalk Skatepark. The 15,000 sqft footprint boasts challenges and opportunities for every style and ability of rider while the integrated color accents will offer a pleasing aesthetic view for spectators. Bowl style terrain has been tactfully integrated while being responsive to the challenging soil conditions of Calf Pasture Beach. Modern street and obstacle terrain offers authentic riding experiences usually reserved for larger metropolises and the signature tiled clamshell pays homage to Norwalk's nautical surrounding's. Unlike anything in the region, the revitalized Norwalk skatepark will surely stand as a destination in the Atlantic North East.

Timeline: Current

Budget: ~ \$1,200,000

Client: City of Norwalk, CT. Ken Hughes. Superintendent of Parks and Public Property. 203-854-7814

Team Responsibilities:

- site analysis and public process
- conceptual and final design
- construction TBD



Roc City Skatepark Rochester, NY

In 2018, the City of Rochester and the Friends of Roc City retained New Line Skatepark's to work in partnership with Stantec to plan and design a world class skatepark facility as an extension of Roc the Riverway Development. This master-planned skatepark development allows Rochester residents and regional visitors to participate in Action Sports, host events and demonstrations as well as reinvigorate the area through its activation. As the first concrete, wheel-friendly progression sports facility in the area, ROC City Skatepark enhances otherwise unbuildable land and engages the community as a regional destination and a healthy outdoor recreational outlet. The skatepark's features diverse selection of bowls, transition ramps, banks, and street-oriented rails and ledges were challenging to design due to the complex location under the bridge, which is owned by NYSDOT. The final layout allows access for DOT maintenance vehicles under the bridge while assuring enough clearance for skaters and other users. The carefully detailed skatepark features were a direct result from the input of the local users.

Project Budget: \$2.3 mil

Timeline: 2018 - 2020

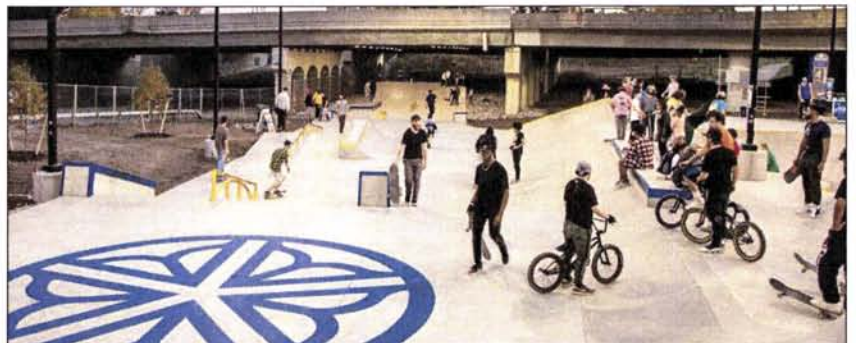
Client: City of Rochester, NY

Ellen Micoli Soffa, RLA |

Project Manager 585-428-3692

Team Responsibilities:

- site analysis
- public consultation
- conceptual and final design
- construction administration



PROJECT OF THE YEAR

Excellence in Design and Construction

Scott Adams Memorial Skatepark Kingsport, TN

Serving as an anchor component of the recently redeveloped Brickyard Community Park, the Scott Adams Memorial Skatepark boasts an extensive combination of multiple bowls, traditional obstacles and modern plaza terrain. Add to that integral color concrete, custom ledge detailing, brick accents and a host of truly one-of-a-kind elements, and you have one of the region's most exciting action sports venues developed to date. We're honored to have been a part of creating this special community hub to celebrate skateboarding and the amazing legacy of the late Scott Adams.

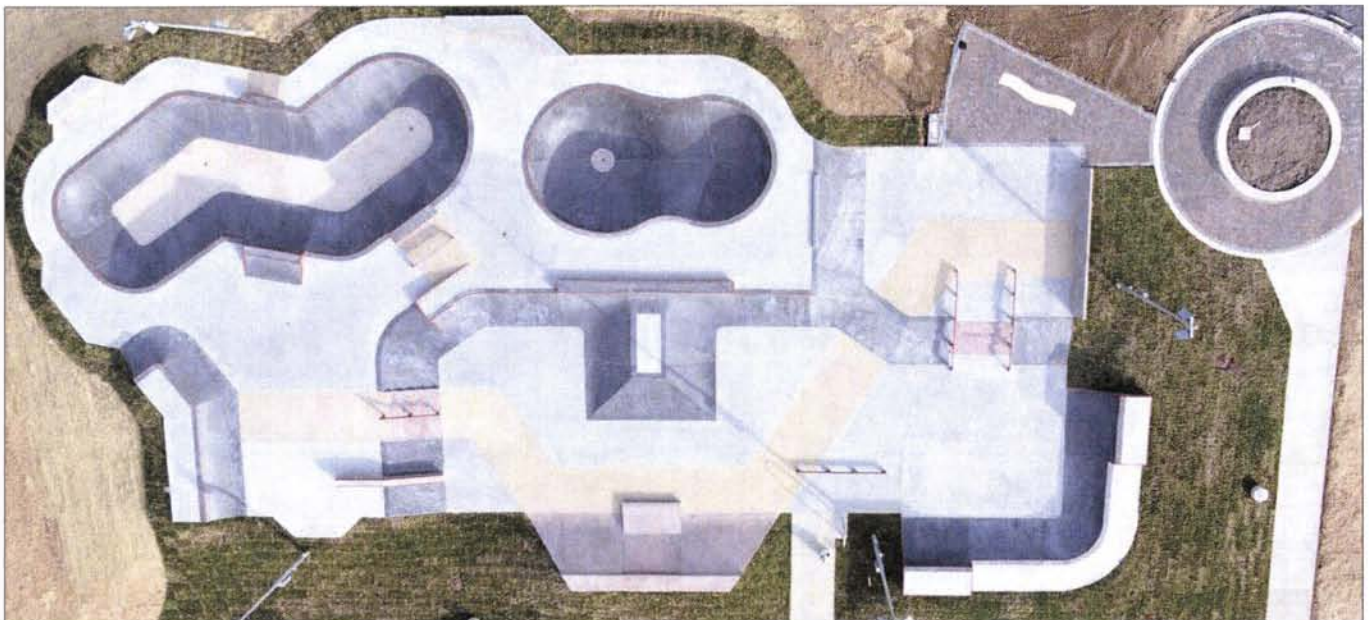
Project Budget: ~ \$900,000

Timeline: Winter 2021 - Summer 2022

Client: City Kingsport, TN. Kitty Frazier, Parks & Recreation Manager. p: (423)229-9457

Team Responsibilities:

- site analysis and public process
- conceptual and final design
- construction administration



Greeley Skatepark Network Greeley, CO (3 Community Skateparks)
 (Project Manager / Superintendent Kanten Russell)

In 2018 the City of Greeley retained New Line Skateparks to create not just one, but a network of three modern concrete skateparks strategically distributed throughout the city. This master-planned development allows the majority of Greeley residents to have access to a skatepark within just over a mile of their residence - each with a distinct character, unique terrain style and site integration approach.

Informed by an exciting community engagement process consisting of a series of interactive design workshops and open house sessions, the final design program resulted in a Flow/Transition oriented Facility at Centennial Park, an expansive modern Street-Style Plaza at 3rd Street, and a versatile Skate Spot (existing concrete slab retrofit) at Peakview Park. Our team also collaborated closely with the City's Public Art program to incorporate custom installations by sculptor Joshua Goss into each facility footprint.

Team Responsibilities:

- site analysis
- public consultation
- conceptual and final design
- full construction services

Project Budget: ~ \$1,800,000

Timeline: Winter 2018 - Spring 2020

Andy McRoberts, CPRE

Director - Culture, Parks and Recreation
 970-350-9425



Escondido Skate Spot Escondido, CA

Design is currently complete for the newest skatepark in Escondido California. This "skate spot" offers 7,500 square feet of compelling rideable terrain, including plaza inspired elements such as integrated brick, ledges and rails as well as various transition pieces appealing to a wide variety of users. Along with the skateable facility, our consulting team oversaw a final design program consisting of complimentary parking upgrades, extended pathways, landscaping and future considerations for facility lighting.

Project Budget: \$440,000

Timeline: September 2020 - August 2021
 (Completed on Time)

Client: City of Escondido

Danielle Lopez Assistant Director 760-839-6269

Team Responsibilities:

- site analysis and public consultation
- conceptual and final design
- construction administration



Amelia Mayberry Skatepark *Whittier, CA* *Neighborhood Park*

New Line Skateparks was excited by the opportunity to collaborate with RJM Design Group Inc, in the design of the new 18,000 square foot skatepark at Amelia Mayberry park in Whittier, CA. The product of public advocacy and planning by the Municipality, this modern, fully integrated and site specific concrete skatepark has already become a celebrated facility for local community and a destination for riders across the region. This skate plaza has a - less is more - open concept with intersecting lanes that address the request from locals to have a variety of ledges and rails. The urban style terrain pays homage to what locals enjoy skating in the streets of Whittier. Having a balance of banks and transitions for continuous open flow with a variety of elevation changes and an organic flow bowl, provides a great riding experience for beginners and experienced users throughout the entire skatepark.

Project budget: ~\$950,000

Timeline: Jan. 2018 - Jan. 2020

Client: Whittier, CA. Sean Sackett. Departmental Facilities Planner - Los Angeles Department of Parks and Recreation Office: (626) 588-535

Team Responsibilities:

- site analysis and public process
- conceptual and final design
- construction administration



State College Skate Plaza State College, PA

Working closely with the local professional skate community, advocates and planners, the concept for the new State College Skate Plaza has been conceived. The first of its kind in the region, the plaza exemplifies what is possible for integrated all wheel sport environments. Pulling inspiration from its pristine setting; natural stone, native flora and the use of historic brick and paving stones create a fitting urban aesthetic while offering highly compelling rideable terrain. The landscaping plan has been developed through a close relationship with local biologists and offers a greener path towards water management with the implementation of rain gardens and biofiltration swales. Stay tuned as the project moves towards construction breaking ground on what will surely be a destination for locals and visitors alike.

Timeline: Current

Budget: ~ \$1,500,000

Client: Borough of State College and Skatepark Committee

Team Responsibilities:

- site analysis and public process
- conceptual and final design
- construction TBD



Ypsilanti commUNITY Skatepark Ypsilanti, MI

This marquee skatepark facility is the first of it's kind in Michigan with it's integrated green storm water management system and world class skateable terrain. Bio-filtration swales, rain gardens, recycled material and natural fibre concrete mix not only reduces the environmental impact of the development but offers a sustainable, functional and durable skatepark that will last decades into the future. The flowing street section, beginner area and multi leveled flow bowl offer every style of rider unique challenges and opportunities. The final mix of materials, color, and natural landscaping creates a park as beautiful as it is functional. With a vast list of partners including and large group of local advocates, the Tony Hawk Foundation (now the Skatepark Project, Ralph C. Wilson Jr. Foundation, Washtenaw County, Ypsilanti Township and the National Fish and Wildlife Foundation, the final product exemplifies CommUnity and inclusivity.

**Built
to
Play**


 THE SKATEPARK PROJECT™

TONY HAWK FOUNDATION GREEN INITIATIVES GRANT

★ Michigan Recreation and Parks Association
 VIP Facility Design Award

Budget: ~\$600,000
Timeline: 2019 - 2020
Client: Washtenaw County

Team Responsibilities:
 -public process
 -conceptual and final design
 -full construction services





CITY OF TORRINGTON

It's Working Here!

RFQ: EBS-038-090922
ELISE BESSE PARK SKATEPARK
PROJECT

SECTION #4 - #5



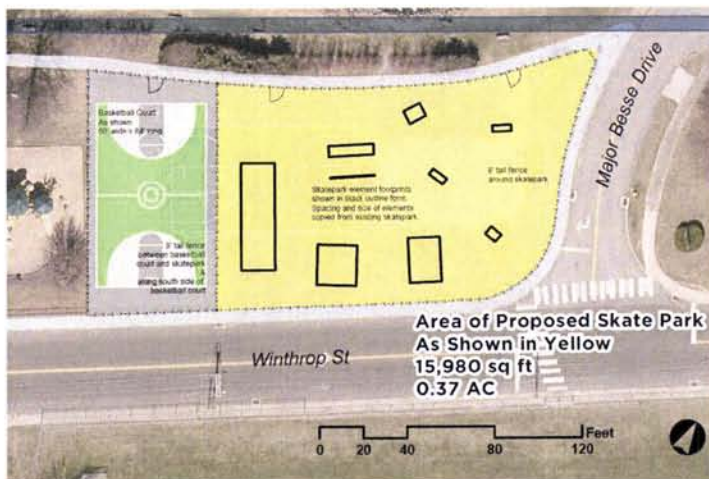
NEWLINE
SKATEPARKS

September 9th, 2022

PROJECT UNDERSTANDING

The residents of Torrington have determined that the development of new modern concrete skatepark would be a welcome addition to the City's recreation offerings. Council and Staff have supported this initiative with the designation of a new site and a commitment of project funding. It is also understood that a motivated group of local skateboarders, BMX riders, community leaders and parents have advocated for the new facility and are standing by to provide creative input throughout the development process.

The proposed site for the new skatepark will lie within the soon to be redeveloped corner of Elise Besse Park at the junction of Winthrop and Major Besse Drive. To make space for the new skatepark, the current basketball court will also need to be repositioned on the site. Currently, Elise Besse park offers numerous multi-generational activities including basketball, playground, gazebo, passive walking trails, fishing area, a community pool and more. Thus, introducing the new skatepark will require utmost sensitivity to the surrounding context and must enhance the overall park's greatest qualities as espoused by the area's various stakeholder groups and the guiding principles of the Elise Besse Park master planning documents. Key components in this vein will include ensuring the new skatepark design integrates tactfully with all adjacent multi-use areas and addresses the aesthetic, accessibility, visibility, drainage, environmental sustainability, ADA, CPTED, and operations/maintenance concerns (ie. lighting, programming, hours, garbage, graffiti policy etc.) of the City and surrounding park residents.



Views of the proposed overall park master plan document and current skatepark conditions

Within each skatepark user group, there are a variety of styles, disciplines and ability levels - each with their own unique technical requirements. Based on this information, the park's design should provide fun and challenging opportunities for skateboard, BMX, scooters, and inline skating athletes. We anticipate park terrain shall consist of a mixture of authentic modern street, transition/bowl, and organic style features with an orientation towards beginner through advanced level users - all to be confirmed through our highly interactive design consultation process with the community. Design considerations shall also address the opportunity for users to grow and progress in their skills as well as, take into account the parks' ability to host demonstrations, programs, lessons and competitive events. **Skateparks are amazing family facilities and great to watch, therefore, attention must also be given to safe pedestrian walkways, inviting viewing areas, tactful landscaping, and art/sculptural installations (rideable and otherwise) that capture the 'story' of what makes Torrington unique and special.**

A current working budget is understood to be set at ~\$400,000. For all the available funding, the design-build team must ensure the completion of a thorough site analysis and design consultation program with the community and City staff, completion of all working and as built drawings, and full construction and/or construction administration services for completion of the skatepark. The development process shall also support any additional fundraising initiatives and/or grant applications through the provision of timely 3D project concept images and other pertinent project information that may be leveraged for added financial support. Accordingly, the design team shall allow for potential facility phasing and additional amenities as the project progresses. Having the design team become a 'Partner' with the City of Torrington, and ensuring a strong level of local community members/businesses participation.

Finally, it is understood that the entire development process shall be undertaken in close collaboration with City Staff and other local youth and community members. These stakeholders must be respected, fully engaged in the development process, and intimately understood by the skatepark development team.



NEWS

Torrington skate park to be relocated, rec director says



Emily M. Olson

March 11, 2022

The Skatepark relocation/redevelopment has garnered considerable attention from the local community in recent years. Torrington has a very passionate and motivated local skate (all-wheel) community who have advocated and contributed input to the project at hand. We believe that continued meaningful engagement with interested community members throughout the design process will be critical to the project's success.



1. Community Consultation: Our experience has shown that active participation by youth and other members of the community throughout the development process will be crucial to the long-term success of the project. For the Elise Besse Park Skatepark relocation, the call for stakeholder involvement will be equally important as there has been considerable community interest in the project and a significant commitment of municipal land, and future financing.

Thus, our team will approach this project from a collaborative point of view. We will engage the community throughout the design journey and bring a professional, organized and fun attitude. We want youth and affected community members to truly feel that they are a part of the project solution and build lasting ownership in the final product.

The design team will meet with City Staff and other local youth and community members through a series of key stakeholder meetings and 'all are welcome' design workshops/open houses. These sessions will allow us to introduce our team, establish open lines of communication and determine the ultimate design vision for the project. If a stakeholder cannot attend one of our in person sessions, then we will encourage them to contact us through email or our custom web surveys specifically created for this project. We will spare no resource to ensure that the experience of designing and building the skatepark is as rewarding as using the final product!

Undoubtedly, many issues often arise. Typically, we see the following main concerns voiced:

- User conflicts/park flow/skatepark program development
- Integration with site conditions
- Views from adjacent properties and facilities
- Noise reduction
- Park development/range of obstacles/features
- Accessibility to various skill levels, ages, and genders
- Structural considerations
- Graffiti management
- Lighting strategy
- Places for socializing
- Attractive and challenging 'hang-out space' for teens
- Parking
- Access to shelter, washrooms, food, water
- CPTED (crime prevention through environmental design)

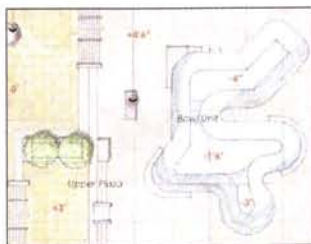
To effectively address these and other areas in an efficient manner, it will be critical to have experienced and effective facilitators working with the diverse stakeholder groups. Meetings must be led by individuals who not only intimately understand the subtleties and nuances of skateboarding / action sports and youth concerns but who also can relate issues back to area residents, seniors, business owners, civic officials etc.

Our team offers 3 individuals (Kyle Dion, Kanten Russell, and Trevor Morgan) - each with 20+ years of individual experience working specifically in urban development and skatepark related planning. We will make certain all stakeholders first understand this unique project and then have an opportunity to be heard while keeping sessions productive and the project timeline 'on track'.





Part of our strategy will include using effective visual aids (color presentation panels, advanced 3D modeling, power point etc.) which illustrate examples and draw on information from numerous other concrete skatepark/plaza developments our team has completed across the Nation. Although community issues relating to this park will be truly unique to Torrington, there will be some consistency and overlap with communities that we have previously worked with (over 400 to date). We see this as a major strength of our team. We will bring knowledge gained from similar skatepark projects throughout North America and Europe and apply where appropriate when working with project stakeholders.



Another key aspect of our approach will be keeping our working sessions highly interactive. In addition to 'airing out' important development issues through meaningful discussion, we encourage other types of 'hands on' involvement such as writing, sketching, and real time 3D modeling of park ideas/elements alongside our team within the meetings. Outside of scheduled meetings, stakeholders will be once again invited to submit written comments, sketches, pictures etc. through our custom web survey for feedback and consideration from our team. For even further interaction, youth will be encouraged to assist our team in presenting concept plans and revised design renderings back to the community as the project progresses. In addition, youth/young adults interested in pursuing education related work experience / credit programs will also be invited to participate in our design process where possible (this has proven to be very rewarding on past skatepark projects we have completed).



Check us out! Log on to
www.newlineskateparks.com

Overall, engaging key stakeholders in a meaningful way early in the process will be a major key to the project's success. We will seek to gather endorsements in a logical order and work to identify and focus on common goals to bridge gaps between stakeholder groups. Moreover, by researching local issues ahead of time and utilizing empirical information gained from other skatepark projects we have completed, we will strive to preempt many of the contentious issues that can arise from public misconceptions that often surround skatepark developments.

Based on our experience with similar projects, we propose conducting 2-3 design workshops and an ongoing series of internal meetings throughout the development program. This should provide ample opportunity to conduct an in depth design development program and allow stakeholders to view and understand the proposed skatepark design details. At each major meeting a combination of comprehensive hand sketches and 3D renderings will be used illustrate project details at different stages of development. This will in turn provide key stakeholders and the community with an accurate representation of how the skatepark will look and function within the site before moving forward to construction.

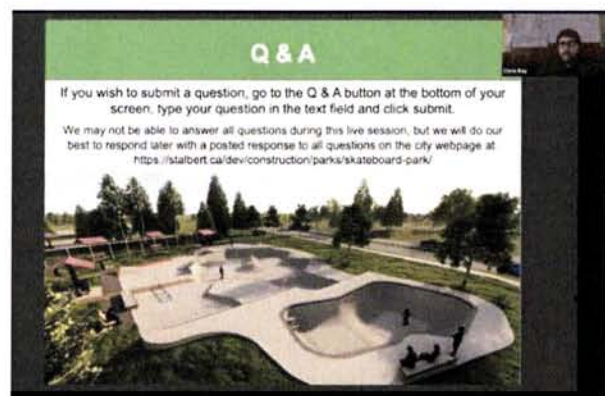
Successful Community Engagement / Public Outreach In the Age of COVID-19

COVID-19 has prompted our team and the communities we serve to reexamine almost all aspects of our communication protocol in order to protect the health and well being of project stakeholders while ensuring the delivery of an outstanding public skatepark for the community.

While we are hopeful that the worst of the Pandemic is behind us, we are still prepared for limits that may emerge for certain in-person meetings and larger public gatherings, while still ensuring the delivery of highly effective community engagement / input programs in the development of our public projects. Through sound planning and cooperation with our client partners, we continue to host productive public information sessions, design workshops, and 'open houses' through creative online platforms that are easy to access, simple to use, and ultimately meaningful and fun for the community.

Our proven tools include specialized web video conference software (ie. Zoom, GoToMeeting) and online survey resources (ie. SurveyMonkey, SurveyGizmo) that combine live public presentations and interactive Q&A options with focused attendee follow up opportunities via virtual feedback forms and questionnaires. Our Staff ensures smooth delivery and strong attendance for each online session by working closely with our clients on software familiarity and effective meeting promotion strategies.

The results of this approach speak for itself - with public participation at our online meetings in many cases rivaling or exceeding typical attendance figures at our pre COVID-19 in-person workshops/open houses.



Above and Adjacent: Screen Shots from our public concept presentation conducted for the City of St. Albert Woodlands Skatepark on April 28, 2020.

The online meeting included a 1hr live Zoom presentation and moderated Q&A hosted by New Line and City Staff. Following the presentation, attendees were directed to submit additional design feedback and comments via a custom online survey.

Approx 60 participants attended the live online presentation and over 160 participants completed the online survey. A true community engagement success story!



2. Context Considerations/Design Development: Creating a fully integrated park design that not only provides world-class skateable terrain but also enhances the site and respects the surrounding community will be a key focus of our design team. Elise Besse Park offers an excellent setting for the development of a truly compelling community skatepark and pump track. However, along with the many contextual opportunities the location offers, several challenges may also arise that must be approached tactfully. Of significant importance will be working with the site's existing ground conditions, protection of the public and environment during construction, and ensuring a tactful integration of the skatepark within Elise Besse Park's future mixed-use recreation context.



**Re-Use of Original Concrete Slab,
Sub Base, and Drainage Structures**
Ambleside Skatepark Replacement - West Vancouver, BC



Light-Weight Structural Styrofoam Sub Base
Queensborough All-Wheel Park - New Westminster, BC
and Seattle Center Skate Plaza - Seattle, WA

Geotechnical / Site Base Data - Our experience has shown that many sites can pose certain challenges to development due to the presence of contaminated soils and/or unstable sub surface conditions that stem a variety of factors. Our team is well prepared for these type of challenges and has extensive experience designing and building over existing concrete foundations/slabs, contaminated sites, high water tables, flood plains and variable ground conditions in a variety of regions throughout North America. This process begins with a review of existing site subsurface information with local geotechnical engineers and our own in-house design professionals. We will ensure engineers clearly understand the nature of the proposed facility and then jointly develop our final grading and drainage, base prep, and fill details for the park. For the Elise Besse Park skatepark, the result will be a final design plan that maximizes the potential of the site while mitigating any negative affects that potentially challenging soil conditions may have on the final design and budget.



Sand Filtration planters not only provide for green friendly water treatment but may serve as integrated skateable elements



Soil analysis for biofiltration area



Ecosmart Concrete over crushed recycled concrete sub base

Sustainable Development / Green Infrastructure / Protection of Public During Construction - Preserving nearby natural and built environments will be critical when we develop our plans for the site. Relevant City ecological initiatives, storm water management, and the comfort of the public and nearby residents must be considered. Our team will ensure the park's design and construction documentation accounts for proper access of construction/maintenance traffic, proper treatment of storm water, tree protection, erosion and sediment control, and removal of unwanted materials in a way that minimizes undesirable impacts to the surrounding site area. We are proud to have introduced 'green drainage' systems on a number of our recent skatepark/plaza designs and continue to participate in Leadership in Energy and Environmental Design (LEED) certified projects throughout North America. We look forward to providing our experience in this increasingly important area and offer the following sustainability practices that could be considered for the new Elise Besse Park skatepark (note that this is not an exhaustive listing):

- Implement opportunities for onsite treatment of storm water through skateable biofiltration and sand filtration planters within skatepark hard surface and surrounding landscape ('green' storm water management system).
- Source locally produced granite for ledge applications.
- Use of recycled steel in potential skateable sculptures.
- Use of 'green friendly' or EcoSmart concrete.
- Use of recycled concrete in sub-base materials.
- Recycling of wood forming materials used in project
- Provide incentives for project staff to access work site by skateboard, bike, public transport
- Avoid unnecessary document printing related to project and use recycled paper whenever possible





Area Seniors capturing the action at a local skatepark

Safe pedestrian walk ways and viewing areas – Ensuring collisions/conflicts do not occur between skaters and casual visitors/bystanders will be important for setting the ‘tone’ for the park. Our team will work purposefully to design an overall layout and surface detail that will naturally direct activity to the appropriate areas without feeling contrived. We will ensure ample room for safe, unobstructed viewing and unfettered access around the entire skatepark area for the skater and non-skater alike. In this process, the entirety of the site area will be considered. Existing pathways and infrastructure will be analyzed, adjusted if needed, and tied into the final design for eventual construction. We are confident that if approached properly, the skatepark will compliment and enhance the overall accessibility and viewing opportunities of Elise Besse Park.



Pathway traffic around the Forks Bowl



Diverse colours, textures and integrated landscaping

Most importantly, the new skatepark and pump track should be a welcome destination for all visitors and provide a true ‘sense of place’ for the community. With this in mind, it is important to not overlook the non-active user. They too must be well integrated into the site - to feel comfortable sitting down, watching or slowly walking by. For the primary users (skateboarders, scooter, BMX, etc.), their activity often happens in bursts and is not a continuous endurance session. Much of the time users are watching, socializing, and waiting for a turn. Thus, focusing on the whole of the site area and design components beyond the function of the immediate hard surface will be critical. The following sections outline just a few elements that will be considered in this endeavor.

Landscape and materials detailing – Focusing on the landscape design and materials detailing around the park will be important to a pleasant and subtle integration within the site. Our team will provide direction on green space forming and use of varied materials selections that create a vibrant and enduring setting. This will be balanced with our understanding of the construction budget, maintenance and usage realities of a high use public youth park. For the new Elise Besse Park skatepark, and pump track special attention will be paid to utilizing a combination of appropriate local plant palette, pavers, steel and rock work options to create functional viewing, socializing, and shade areas in sync with the City’s diverse surroundings and unique character.



locally inspired skateable sculptures and art installations at the Plaza at the Forks, Thomas Haney Youth Park and University of British Columbia Skatepark

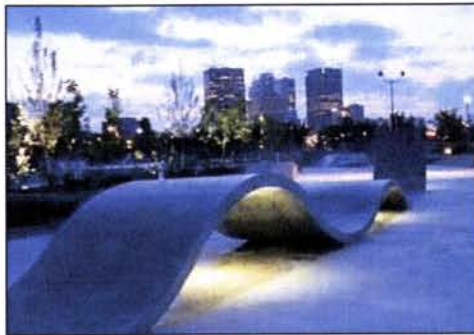
Art integration – With a movement for greater integration of youth culture and contemporary activities into mainstream society and public spaces, we are beginning to look at skateparks differently. The days of the typical 'concrete square' are quickly coming to an end as a new generation of increasingly holistic skatepark designs respond to far more than purely function. A major part of this new design vision includes introducing art installations within and around the skatepark development. Our team has had the opportunity to spearhead this concept in North America and is excited with any opportunities the City and local community may wish to pursue.

With a diverse site area, rich local culture and proud history, there will be ample opportunities for both skateable sculptures and other artistic elements. Whether referencing symbolism in the City logo and exploring the use of local brick, granite and paving stones, or recognizing more modern interpretations of the community as a hub for progression, prosperity and inclusion, numerous ideas will surface for art installations that capture Torrington's 'spirit' and 'feel'. The challenge will lie in creating a program to identify and implement art features that fit the principles of Torrington's planning guidelines as well as the unique elements of the project and its intended uses.

Our experience with the Plaza at the Forks in Winnipeg, MB is an excellent example of the integration of art and skate terrain. The design introduced locally created/inspired signature skateable sculptures and other art pieces from concept through completion into what would become a world-renowned public space. It was a process without precedent that has now given our team the unique advantage of understanding how to successfully engage local artists and work cooperatively with local arts councils to oversee the transformation of artistic concepts to built installations that are both interesting and safe to skate. We have also acquired a keen understanding of the budget implications that come with each step in the process.



Site Signage – From recognizing project contributors to helping educating park visitors, signage may be an important item for the skatepark. Above are just a couple of examples of signage options from previous New Line projects that may serve as a base for this development. In many cases we have found great success with the use of highly durable concrete, granite/natural stone and steel materials combined with innovative molding and engraving techniques - all intended to be vandal resistant (through material impact density and graffiti abatement protection) and in most cases even rideable by skateboard, inline and BMX. Our team looks forward to presenting unique signage options for the City's consideration.



Site Servicing / Lighting – Site services engineering for any modern youth park is important and must be performed with consideration to future amenities as well as immediate usage requirements. For this project we understand that lighting/electrical may be a key service component implemented in the facility. *Our team is proud to have served as a pioneer in the development of skatepark specific photometric studies/plans.* From this, we have developed proven strategies to cost effectively implement optimal lighting programs in relation to specific user preferences, energy efficiency/conservation and neighborhood impact.

The challenge will be to develop a plan that meets the reality of future budget considerations and ultimately satisfies the desires of the City, park users and surrounding community. Our approach will be to communicate the basic available lighting choices, and provide a lighting strategy advice for execution at the City's discretion. This could range from simple low-level safety lighting (allowing for safe evening pedestrian navigation and security checks from nearby roadways) to artistic lighting elements and an advanced motion generated sport lighting system designed to accommodate full usage of the facility at any time. Whatever plan is chosen, it will be critical to consider the long term operation goals of the skatepark and ensure the initial scope of construction will accommodate any future installations.

CPTED (crime prevention through environmental design) – CPTED principles must be considered when approaching this important project. Throughout North America we have witnessed the tremendous effect planning in this area can yield. Our team will consult with project stakeholders in an attempt to become aware of any crime issues in the area and design to help mitigate the chance of their presence in the new development. Our experience with the Downtown Vancouver Skate Plaza (see picture below) will prove invaluable as the creation of the facility resulted in a major decrease in illicit activity in a trouble-ridden location – a true skatepark/plaza success story!



Graffiti – hand in hand with CPTED principles are the common skatepark concerns of graffiti and facility visibility. Despite the challenges these issues can pose, they are being addressed successfully by communities across North America through a combination of facility design techniques and park operating policies supported by the community. For graffiti, our team will work closely with Torrington staff to explore an array of management techniques ranging from commissioned graffiti art programs to zero-tolerance policies involving mitigating graffiti through state-of-the-art liquid removal systems. We are proud to have consulted on some of the first successful community commissioned skatepark graffiti art programs while also helping identify suitable 'cover-up' paint mixes and surface-safe steam/liquid removal systems for municipalities who have chosen to go graffiti free.



Professional Skateboarder, Anthony Hancock rides Cochrane's Bowl unit after a fresh coat of graffiti cover-up paint has been applied

Vic West Skatepark showcases graffiti art on select park panels. A community ran program was organized to select local youth artists for approved graffiti works throughout the park.





Park visibility must also not be overlooked. As countless communities throughout the country attest, visibility is a key component to the success of a modern youth park. Projects that are open and highly visible generate interest and engagement from the community, while those that are hidden have proven to breed a host of social problems. Our team will take care to ensure available sight lines are maintained in conjunction with the design of all concrete elements, land forming and planting.



Park Accessibility / Accessibility Requirements - Park accessibility must be considered when developing an inclusive public skateboarding/BMX facility. Our team is no stranger to designing to various State and Municipal accessibility requirements and is currently working with Accessibility Specialists + compliance officials for many of our skate/bike parks underway in multiple jurisdictions across North America. This work has afforded us with an in depth understanding of the most recent public park accessibility considerations, which we will utilize as a base for the Elise Besse Park skatepark. *However, our team desires to look beyond State regulations by exploring additional creative design options that will allow for an even more inclusive experience for disabled park visitors/users (recognizing that a growing population of disabled visitors will actually be riding the skatepark terrain).*

Specifically, all threshold requirements for exterior accessibility requirements will be recommended as a starting point. Examples include: access ways that may include ramp grades and landings, pathway widths, transition and letdown points, bollards, access to amenities such as picnic tables, benches, and resting areas to the perimeter of the active user space. In the skatepark user space itself, the design will include designated standing and gathering areas specifically for fall height requirements and requirements for guardrails or barriers to prevent falls to the outside of the riding zone.

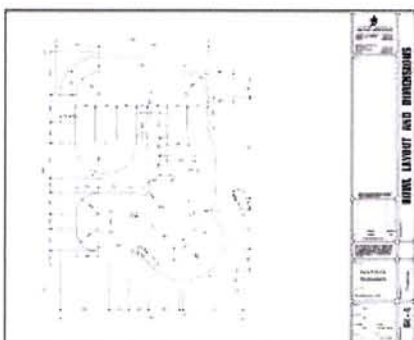
Visually Impaired Professional Skateboarder and Adaptive Design Consultant, Dan Mancina,
riding New Line Skateparks' LaGrange Community Skatepark
- LaGrange, GA



3. Technical Design and Working Drawings: The technical drawings for this unique project will be of critical importance. Our team takes this task very seriously and we challenge ourselves to create informative, illustrative, and comprehensive drawing packages. Our goal is to eliminate all ambiguity in the project specifications to help ensure a very clear approval and construction process.

Our ability to deliver industry leading drawing packages stems largely from our experience from both a consultant and contractor's standpoint. New Line Skateparks is one of the most experienced concrete skatepark specific design-build teams in the world. **Over the past decade, we have built out a large proportion of our ~400 skatepark design projects through our own fully bonded and insured construction teams.** The constant exposure to both realms of project management allows us to quickly improve/refine our drawings and communication strategies in response to field problems/issues on an ongoing basis. Essentially, as we design we also understand intimately what it will take to execute in the field. This heightened knowledge allows us to stay on budget and deliver final designs as they were intended - not as near replicas. This is another competitive advantage of our team and a major reason for our award winning facilities.

All drawings will be generated and engineered 'in-house', allowing for a seamless stream of communication within our development team. Review sets of all plans (including a comprehensive storm water management plan) will be provided at various stages of completion for approval by the project owner and the appropriate regulatory bodies. Upon final red line review and approval, all skatepark specific drawings and specifications will be issued for construction. To date, our custom drawings and specifications have been approved for implementation across North America. **Errors and Omissions insurance of up to \$3,000,000 (specifically covering concrete skatepark design) will accompany each final drawing submission.**





4. Construction Once the design drawings have been converted into technical details the park must be built. For this important responsibility, New Line Skateparks is excited to offer one of the longest running, most experienced and highly recognized concrete youth/skatepark construction teams in North America. Our team has worked hard to earn this industry reputation over the last 20 years.

Construction Staff - Skatepark construction is a very technical and specific art form that requires the proper care and precision to 'get it right'. Crew members must not only possess highly specialized concrete construction expertise but also have a comprehensive understanding of the skatepark user groups and their activities. Our team consists of approximately 40 full-time highly trained and accredited concrete construction specialists (including 3 ACI trained shotcrete nozzlemen), most of whom are also active recreational and/or competitive skateboarders, BMX bikers and parents of middle school children. Under the leadership of Kyle Dion (see bio page 9), some members of this crew have worked together since the company's inception (20 + years), resulting in an extremely efficient and experienced proven core team with an unmatched level of top-rated municipal concrete skateparks to their credit.

Construction Compartmentalization - The term 'construction compartmentalization' simply refers to the division of the skatepark project into manageable units. We do not tolerate cost/schedule cutting through the use of massive concrete pours. We prefer instead to pour panels within manageable dimensions that allow experienced finishing crews to spend time 'polishing' and 'smoothing - out' the finished surface. The first panel poured should resemble the last, thereby providing a uniform surface across the park.



CNC Form Fabrication and Custom Finishing Tools - To further ensure all concrete elements are completed accurately to the set design specifications, New Line Skateparks Inc. has access to a custom fabrication facility equipped with Computer Numerical Control (CNC) technology. The shop prepares complex forming packages and custom concrete finishing tools required for each unique project. The specially fabricated forms and tools allow for a significantly higher degree of terrain accuracy and quality throughout each park while providing heightened efficiency and cost savings by virtually eliminating the majority of arduous onsite form preparation (typically 2 - 3 weeks). The CNC form and tool system is proprietary to New Line Skateparks and has been the result of years of testing on projects across the globe.

BMX Reinforced Coping / Custom Edge Detailing - With the range of users taking advantage of the new recreational opportunities afforded by youth parks, we have seen some challenges to strong construction and durability. Skateboards, bmx, and inline, all have an impact on the park and it is critical to provide a 'heavy-duty' finish so that the park maintains a safe and 'new' feeling for many years. One of the main issues related to park degradation is weak edges. These edges exist on all concrete features, either at coping or on steel edged ledges.

One innovation that was brought about due to concrete damage from bmx 'pegs' was the alteration of our coping detail. We now utilize heavy gauge steel plates welded to the top of coping (with the appropriate offset for 'locking-on'), set flush in the outer deck of the park. **This detailing is used exclusively by our team and provides a consistent and heavy wear plate for the extended pegs of modified bmx. This innovation does not affect the skateability of a park, but enhances the long-term wear of the concrete.**

Another innovation in edge detailing is the use of custom poured concrete edges. The construction team prepares a number of forms that replicate the concrete edges of surrounding seat walls and ledges. These 'concrete coping' elements are bolted into place where traditionally we have placed steel edging. This element provides a true 'street' feel. Skaters have commented that they appreciate some elements within the park that allow them to have a true concrete grind edge. This concrete element can be changed after a period of heavy wear, without large cost or time expenditure. The result is a park that feels 'new' for an extended period of time.



Concrete Mix Design and Reinforcement - While the skatepark must be formed, shaped, and finished correctly, it is critically important not to overlook the intricacies of effective concrete mix design and reinforcement specifications. As one of the North America's longest running municipal concrete skatepark builders, New Line Skateparks brings over 20 years of proven specific concrete mix design and reinforcement research and field testing to every project undertaken. Each specialized concrete mix design variation and associated steel reinforcement specification has been developed with feedback from multiple engineering disciplines, ready-mix suppliers, and ACI / ASA certified concrete consultants, and will be tailored to each skatepark's unique terrain elements (ie. flat vs ledge, vs. bank vs transition vs oververtical), site-specific engineering recommendations, and regional aggregate properties. The result will be a final skatepark facility with superb concrete durability and performance specific to local climatic conditions in Torrington. Our continued leadership in the field of skatepark-specific concrete mix design and reinforcement technology is a major reason *our team has earned the trust of communities across the Continent.*



All Weather Construction - Our team is no stranger to difficult work conditions and demanding time lines. With many municipalities facing increasingly stringent grant requirements and ambitious community expectations related to project schedule and budget, we have responded with the development of specialized tools and procedures that will minimize risk of project weather delay. This includes the use of a specialized series of concrete shelter systems as well as other industry best practices for architectural concrete works under inclement weather conditions. Our success in this area has made us one of the most sought after construction teams for time-sensitive and off-season projects.



Community / local business participation / youth mentorship and work experience programs (Optional Program at Discretion of City) - Truly successful skateparks have proven to be the result of active involvement from individuals across the entire community. This is true in relation to gathering input during the design process but often also throughout the execution of the park's construction. Our team welcomes the participation of community members and neighborhood businesses throughout project's duration in both a paid and volunteer/donation capacity. From past experience, we know that many landmark projects would not be possible without this consideration. *As mentioned earlier, we also look forward to exploring youth/young adult training/work experience opportunities with the local High School and other area Educators. Our skatepark project for the District of Invermere provided just such an opportunity for a group of deserving local High School students who successfully obtained credits on our project. In some cases, this type of work experience opportunity has led to ongoing employment of participants in our firm!*



community volunteer and skatepark work experience program at Mount Nelson Skatepark - Invermere, BC

local company, MD Landscaping, assists with excavation and grading in Cochrane, AB



Donations in kind... Donations of cash and materials/labor in kind from the community may be contributed to this project during design development and at various points throughout construction. Our team welcomes select donations of materials and labour at a reasonable market value. Each donation will be reviewed and discussed with the project owner and a value will be set prior to accepting. Each contribution will result in a contract credit or addition to the park development. These additions may include extra square footage, park amenities, additional landscaping, etc. *Our team will work closely with the City of Torrington in exploring major in-kind donation options - especially opportunities in the areas of concrete supply, fill material, excavation machine time, landscaping supply, site fencing, iron works, etc. In past projects we have seen some of these items contribute to up to a third or more of the overall project budget!*

Paid Participation... Although concrete youth/skatepark construction is a highly specialized field involving unique equipment and personnel, there are still many opportunities for local businesses to assist with paid scopes of work for the Elise Besse Park project (we want to keep as much of the skatepark construction budget possible within the community). Below are materials, equipment and labour our team will seek to source in Torrington (these items may also serve as eligible in-kind donations):

- | | |
|---|---|
| - Excavation machinery and civil works services/contractors | - Lumber |
| - Trucking / shipping | - Concrete supply and pumping |
| - Structural fill materials | - Overnight site security during critical pours |
| - Drainage materials | - landscaping services and materials |
| - Rebar | - general labour for basic site assistance |

Bonding and Insurance - Our team does not take legal and insurance requirements lightly. We have worked hard to establish and maintain internally held bonding and insurance coverage through the same provider since the completion of our first design-build project. Acquiring and maintaining this coverage exclusively through the strength of our own firm (New Line Skateparks Inc.) holds significant importance for our team as it allows us to demonstrate a hard earned track record of budget responsibility and contract performance. Moreover, it allows us to keep costs lower and provide better overall value to our clients by removing any extra margin that an outside project partner would require for extending their coverage to our team. **New Line Skateparks is proud to enter this project with CGL insurance of up to \$5,000,000, E&O insurance of up to \$3,000,000 and bonding capacity of up to \$2,500,000.**



Safety – Safety of our crews and the community from project start to finish is paramount to our team. Over the past 20 years we have developed a comprehensive OH & S compliant safety plan designed to protect our crews and the public throughout the construction process. Success with our safety program is evidenced by a clean track record with Workers Compensation and zero formal infractions issued by any state safety regulatory body to date. **We look forward to continuing safe operations for the City as an official Certificate of Recognition (COR) accredited company. New Line Skateparks was the first concrete skatepark specific design-build team in North America to hold this advanced standard of construction safety certification.** We look forward to submitting our detailed safety plan for the City of Torrington to review prior to construction start-up.



5. Overall Quality Control - New Line Skateparks has established design and construction operations that are in general compliance with ISO 9001 quality assurance measures, and environmental policies in general compliance with ISO 14001. Our team will provide timely reports on project progress for compliance to specifications and client expectations. Detailed reports will be provided to the owner's representative to ensure that schedule, budget, and deliverables are met. If the Owner has specific questions related to progress, schedule, or quality, our team of professionals will investigate and respond in a timely fashion. Our team uses ISO 9001 standard protocol for project documentation and reporting. The Owner can expect clear, concise, and professional documentation of project progress so that reports can be made to other senior staff, specific departments, or political constituents.

Budget Control - Our team is a national leader for concrete skatepark design, technical detail development, and construction. Because of our intimate knowledge of this style of project development, we are collectively involved with approximately 35 new concrete youth parks every year. This involvement in a variety of jurisdictions has given us a unique perspective on costing trends and projections across the continent. Our in-house senior quantity survey team has worked on over 400+ construction sites for skatepark development and we bring an unparalleled understanding of the issues that affect concrete skatepark construction costs. Our team has full confidence in our ability to deliver a final design and construction program that will demonstrate exceptional value for Torrington and remain on-budget in accordance with the original project parameters. We look forward continuing this track record of budget certainty during this project with a final detailed construction cost breakdown submitted for approval prior to construction start-up.

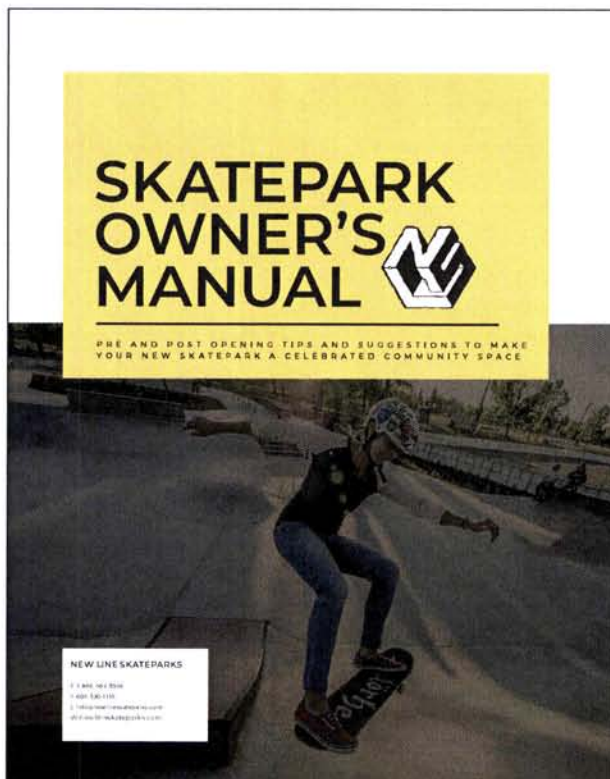
Schedule Control - From our experience working on ~400 similar facility developments across the continent, our team is confident that the schedule outlined within this proposal is both reasonable and achievable. A final project timeline will be confirmed (and adjusted if desired) with the owner prior to start up and reviewed on a weekly basis by the consulting team to ensure key milestones are being met within set time allowances. Should a schedule deviation occur, all parties will be notified immediately with a discussion on project implications and mitigation options taking place thereafter.

WARRANTY AND POST OCCUPANCY SUPPORT

6. Warranty and Post Occupancy Support- Having the appropriate checks and balances is important for any large construction project. The development of the new Torrington Skatepark will be no different in this respect. Our team will be available to commission a series of testing over the project's course including fill compaction as well as various concrete mix design, slump, and cure tests. In addition, we will work with the Owner to create an open schedule of inspections by the appropriate municipal staff and local regulatory bodies. This will then be backed by our 1 year warranty program (can be extended subject to negotiation and bonding costs) with regular review inspections conducted by senior staff from our regional offices.

Prior to opening our crews will also conduct a maintenance and care seminar with appropriate City Staff. This will include an onsite 'hands on' session covering typical maintenance and operations procedures. Finally, a comprehensive park operations and maintenance manual will be provided for reference, and we are always available for assistance with our parks at anytime.

As the park will be constructed highly durable municipal grade concrete based on the best practices of our 20 year industry tenure, the facility will require relatively minimal maintenance over the expected 30+ year life span. That said, we encourage our clients to engage in regular inspections and some level care for the park each season.



AN OWNER'S GUIDE FOR YOUR NEW SKATEPARK

Congratulations, your community is now the proud owner of a modern concrete skatepark! As with all public facilities and capital assets, your new skatepark will require management. This document offers a summary of tips and advice to be considered for both PRE AND POST OCCUPANCY in 3 key areas.



RISK MANAGEMENT



MAINTENANCE & OPERATIONS



PEOPLE & COMMUNITY

* Disclaimer: The information provided in this manual is a collection of general tips and suggestions based on our team members' and clients' past experience in the development and operation of public concrete skateparks. While we hope this guide is helpful, it is not intended to be an exhaustive or definitive resource for all aspects related to the topics addressed therein (Risk Management, Maintenance and Ops, Community Integration). In particular, all Risk Management information should be reviewed and approved by your Risk / Legal Professional prior to implementation.



VANS PARK SERIES PRO

Event held at Hastings Skatepark:
Designed by New Line Skateparks Senior Designer
Jim Barnum



photos left to right: Professional skateboarders/BMX'rs Tony Hawk, Jamie Thomas and others
at various 'free entry' grand openings and special events hosted at New Line designed and constructed parks.

Grand Opening Celebrations – Recognizing how much community effort goes into a unique development such as a skatepark and how important it is to start things off 'on the right foot', our team also specializes in helping organize exciting grand opening celebrations and demonstrations at all of our creations. With our on staff Pro's and strong relationships with high level professional skateboarders, BMXers/Mountain Bikers and their industry sponsors, we are able to help our clients deliver world-class events that include premier skate/bike talent and prizes for the community. This service is provided at no extra cost from our team and is one more way we demonstrate our commitment to building the skateboarding and BMX communities of North America.

Park Programming - Another key factor to maintaining a successful environment after the park is built lies in active programming of the facility. Whether it is onsite full time 'skate hosts' during the peak season, formal lessons programs or simply planning a couple of local demos or competitive events periodically, some level of programming will be critical. Members of our team are proud to have been instrumental in the creation of a number of park programming opportunities across North America including the landmark *Skate Class* (the first Canadian public school-based skateboarding related educational curriculum), the *City of Calgary Shaw Millennium Park 'Skate Host' program*, and the *Plaza at the Forks 'Park Ambassadors' program* – all of which have proven extremely successful. We look forward to sharing our experience in this area to develop programming ideas with the City and local skatepark and bike park committee for the new *Torronton Skatepark*.

Other Valued-Added Services: While a base scope of work is outlined for this project, our team intends on delivering a final design (and construction program) that will far exceed minimum project requirements and provide a considerable amount of additional value to Torrington at no additional cost. For many base youth/skatepark developments, much of what would be considered value added services:

- fundraising assistance + in-kind donations program development
- school skateboarding curriculum information + youth mentorship program opportunities
- lessons program consulting information and graffiti management consulting
- custom sculptural site furnishings, skateable signage consulting
- grand opening/special event production assistance
- in-kind donations program

...are simply part of our standard approach as a dedicated youth/family park-specific design-build firm, while the following is offered to the community in recognition of our 20 year anniversary.

- \$1,000 in professional skateboard/bmx gear prizes for grand opening
- Assistance in securing high-level amateurs and/or semi-pro/pro skaters/bmxers for grand opening
- Introductory lesson and workshop introducing interested individuals to the park



The following pages reflect our detailed work plan and project schedule. While we are confident in the rationale for our methodology, our team is always open to adjustments in cooperation with the City to best serve the project. We have been careful to monitor our company growth and workload over the last 20 years and offer our full confirmation that our key project staff outlined in this proposal will have adequate availability and resources to execute the design-build undertakings within the schedule proposed. Our project commitment involves a highly responsive, in-person consulting presence and interaction with the City and community, taking advantage of our history of work in the region and our intimate understanding the of the design-build challenge that lies ahead.

Phase 1: Site Analysis, Community Consultation and Concept Design

Task	Specific Objective	Timeline/Deliverables
1.	<p>Project Initiation, Program Review and Site Base Data Collection</p> <p>The Design-Build Team will meet with the City to review the intended program for the skatepark development. At this time, project goals and objectives will be confirmed, timelines set, processes reviewed, lines of communication/communication protocol established (including a suggested weekly update and ISO 9001 generally compliant quality assurance measures outlined.</p> <p>The Consulting Team will then work with the City to review the available base data for the site. This will include survey and geotechnical information as well as other pertinent data related to grades, irrigation, existing vegetation, current and future site development. This information will contribute to the base for all future planning and design work. Finally, we will also work with staff to confirm our public outreach strategy and implementation tactics in preparation for our first community design workshop/open house.</p>	<p><i>Week 1 (upon award)</i></p> <p>Meeting minutes key contact Information</p> <p>Project Journal initiated</p> <p>Proposal concepts and budget reviewed</p> <p>Project safety, environmental and quality assurance plan submitted</p>
2.	<p>Create Base Maps and Site Analysis Drawings</p> <p>Using information gleaned from task one, the design team will prepare base maps from which all future design work will be based. This is critical to ensure that design development adheres to an accurate site specific data set and the design team does not encounter unexpected site conditions later in the technical design phase.</p>	

Phase 1: Site Analysis, Community Consultation and Concept Design...

Task	Specific Objective	Timeline/Deliverables
3.	<p>Skateparks 101 Community Participatory Design Workshop 1</p> <p>Prior to engaging in conceptual design development, the consulting team will conduct a community project information session and design workshop. This ~2hr session usually takes place in the early evening at a time convenient to both parents and youth. The workshop will begin with a presentation introducing the project team and objectives, an overview of the skatepark development journey, and an exciting case study based review of modern concrete skateparks and the activities they facilitate (our internationally recognized 'Skateparks 101' presentation). Once attendees are familiarized with the project parameters and a vast array of skatepark/plaza options, the workshop will then transition to a comprehensive, 'hands-on' component consisting of a 'dotmocracy' exercise, interactive drawing/sketching, writing, discussion, modelling of specific park layout/features, and site integration options. The workshop will conclude with a general summary of the input received and the collection of all participant sketches and feedback forms. Attendees will be encouraged to continue submitting ideas and comments through our custom online survey until such time that the design team returns for the next community design workshop.</p>	<p><i>Week 1</i></p> <p>Prepare and conduct workshop</p> <p>Minutes and summary report of workshop submitted to Owner</p> <p>Online survey open for continued feedback.</p>
4.	<p>Begin Development of Alternate Design Concepts</p> <p>The consulting team will tabulate information from the first participatory design workshop and initial key stakeholder meetings to begin developing concept directions. Our experience has shown us that one dominant design detail will begin to emerge through this process, although we will offer a couple concept directions for feedback. Our team is prepared to provide design for all aspects of the surrounding site area as highly integrated design approach.</p>	<p>Workshop feedback tabulated into spreadsheets, written summary, and presentation graphics for Owner and Public review. In-progress design sketches provided to Owner and posted online for continued feedback</p>
5.	<p>Internal Review of Preliminary Budget Concept Options</p> <p>The consulting team will meet with the City to review the concept development progress and discuss budgetary issues. The concept designs will continue to be refined and the cost implications of the preferred concepts will be evaluated in preparation for presentation to the public</p>	<p><i>Week 3</i></p> <p>2D concept drawings and preliminary cost estimates reviewed with City</p>

Phase 1: Site Analysis, Community Consultation and Concept Design...

Task	Specific Objective	Timeline/Deliverables
6.	Presentation of Preliminary Concepts - Community Design Workshop 2 Comprehensive 2D renderings of the preliminary concept design options will be brought back to the community for feedback through a second interactive design workshop on a weekday evening convenient for parents and youth. The concept presentation will consist of a PowerPoint aided overview of the development process to date, a discussion of the guiding principles established at the first participatory workshop, and a thorough review of the site-specific concept design(s) developed for the skatepark development. This will be followed by a general Q&A session and opportunity for attendees to vote (via feedback form) on the preferred concept directions + submit suggestions for any final modifications of the final concept design. The workshop will conclude with a summary of input received and the collection of all written feedback forms.	<i>Week 4</i> Prepare and conduct workshop 24" x 36" presentation panels of 2D skatepark concept renderings. Concepts will be posted to online forum for continued voting.
7.	Preparation of Preferred Concept Design and Review with City Detailed 3D renderings and updated cost information of the preferred concept will be prepared and then reviewed with the City for comment and feedback.	
8.	Presentation of Preferred Concept - Community Design Workshop 3 Comprehensive photorealistic 3D renderings of the preferred concept design will be brought back to the community for any final feedback through a third interactive design workshop. The final community concept presentation will consist of a PowerPoint aided overview of the development process to date and a thorough review of the final concept design developed for the skatepark. This will be followed an opportunity for attendees to provide any last comments for consideration in written feedback forms.	<i>Week 8</i> Prepare and conduct workshop 24" x 36" presentation panels of 3D skatepark concept renderings.
9.	Submission of Final Concept Design and Phase 1 Summary Report Any modifications as a result of the final community concept design review will be prioritized for implementation and work will begin on the final concept adjustments in conjunction with the City. We will update our plans so that the preferred park concept is fully dimensionally correct and technical drawings can proceed with ease. The final park concept and Phase 1 summary report will be submitted to the City and we will be available to conduct any final presentations to relevant parties as required.	<i>Week 8</i> Final concept design renderings and conceptual cost estimate+ Phase 1 summary report.

Phase 2: Technical Design and Construction Drawings

Task	Specific Objective	Timeline/Deliverables
1.	Begin Working Drawings and Specifications We will begin work in earnest to complete the technical specifications and working drawings for the youth park project. We anticipate a time frame of 3 weeks until we can submit 50% drawings for discussion and review with City Staff.	<i>Week 9</i>
2.	Complete Construction Drawings Reviews The technical design team will complete all construction detailing, construction documents and specifications for the skatepark project. Drawing sets and cost estimates will be sent to the City and relevant approval bodies for full red line review and approvals at 50%, 75%, and 100%. Update meetings to review and approve potential in-kind donations will also be conducted at each drawing review milestone.	50%, 75%, and 100% complete drawings, and cost estimates
3.	Delivery of Final Construction Drawings and Specifications Any last amendments will be included in final construction documents and specifications. Final sealed drawings, specifications, and Class A budget package will be sent to the Owner in accordance with the desired file scheme.	<i>Week 15</i> Copies of IFC drawings package, specifications, and final budget delivered to Owner in CAD and PDF formats

Phase 3: Construction

1.	Construction Mobilization The construction team will meet with City to review the priorities for park construction and a detailed schedule for completion of key milestones within each phase of construction. Our key COR (Certificate of Recognition) site safety policies, environmental program, and ISO 9001 generally compliant construction quality assurance measures will also be confirmed at this time. We will also work with the City to physically verify the site fencing, construction access and staging areas, and traffic control realities.	<i>Week 1</i> <i>Weekly meeting date with Owner set. Construction progress meeting minutes to be submitted weekly.</i>
-----------	---	---

APPENDIX B

**REQUEST FOR QUALIFICATIONS
ELISE HESSE PARK SKATEPARK PROJECT
RFQ: EHS-038-090922**

Acceptance of Terms of this Agreement

Name of Proposer: New Line Skateparks FL Inc

Contact Person: Kyle Dion President/CEO

Address: #1, 137 West Marion Avenue

City/State/Zip: Edgewater, Florida, 32132

Telephone: 1-866-463-9546

Fax:

E-mail: Kyle@newlineskateparks.com

Authorized Signature:



Title: President / CEO

Name Printed: Kyle Dion

Date: September 7, 2022

Federal Tax Identification Number: (FEIN) 32-0531713

It is agreed by the above signed proposer that the signature and submission of this proposal represents the proposer's acceptance of all terms, conditions, and requirements of the proposal specifications, and, if awarded, the proposal will represent the agreement between the parties.

The proposer agrees that the cost of any work performed, materials furnished, services provided, or expenses incurred, which are not specifically delineated in the proposal documents, but which are incidental to the scope, intent, and completion of this contract, shall be deemed to have been included in the prices for the various items scheduled.



CITY OF TORRINGTON


ADDENDUM #1 HAS BEEN ISSUED TO ANSWER QUESTIONS SUBMITTED REGARDING THE ELISE BESSE PARK SKATEPARK PROJECT

RFQ # EBS-038-090922 ELISE BESSE PARK SKATEPARK PROJECT

Date of bid opening: September 9, 2022 Time: 11:00 AM Location: City Hall, 140 Main St., Torrington, CT

Submit signed addenda with bid.

The City of Torrington reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as will best serve the public interest.

Company name New Line Skateparks FL Inc
Authorized Representative Kyle Dion President/CEO
Authorized Signature 
Phone 1-866-463-9546 Fax _____
Address #1, 137 West Marion Avenue Email Kyle@newlineskateparks.com
City, State, Zip Edgewater, Florida, 32132
Federal Tax Identification Number: (FEIN) 32-0531713

Question 9/1/2022:

Q1) What are the General Contractor and sub-contractor(s) license requirements for this project?

A1) There are no local license requirements. State Requirements: Major Contractors Registration may be required and trades license such electrical, plumbing... are required. Registration with Department of Revenue Services. For further information, please contact Connecticut Department of Consumer Protection and the Connecticut Department of Revenue Services.

Q2) Has a geo-technical report been completed on the site?

A2) No, the site is currently used as Volleyball and Basketball courts.

Q3) Has a topographical survey been completed on the site?

A3) Yes

Q4) Do You have a budget in mind?

A4) Current budget is \$400,000

Q5) Do you have a timeline that needs to be met, specifically for construction?

A5) There is no specific timeline, project plan would be to begin construction in Spring 2023.