CITY OF GRAND JUNCTION, COLORADO

****

CONTRACT

This CONTRACT made and entered into this 14th day of July, 2023 by and between the **City of Grand Junction, Colorado,** a government entity in the County of Mesa, State of Colorado, hereinafter in the Contract Documents referred to as the "Owner" and **Barker Rinker Seacat Architecture** hereinafter in the Contract Documents referred to as the "Firm."

WITNESSETH:

WHEREAS, the Owner advertised that sealed Bids would be received for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the Project described by the Contract Documents and known as **Architectural/Engineering Services for the New Community Recreation Center RFP-5241-23-DH.**

WHEREAS, the Contract has been awarded to the above-named Firm by the Owner, and said Firm is now ready, willing and able to perform the Work specified in the Notice of Award, in accordance with the Contract Documents;

NOW, THEREFORE, in consideration of the compensation to be paid the Firm, the mutual covenants hereinafter set forth and subject to the terms hereinafter stated, it is mutually covenanted and agreed as follows:

ARTICLE 1

Contract Documents: It is agreed by the parties hereto that the following list of instruments, drawings, and documents which are attached hereto, bound herewith, or incorporated herein by reference constitute and shall be referred to either as the "Contract Documents" or the "Contract", and all of said instruments, drawings, and documents taken together as a whole constitute the Contract between the parties hereto, and they are fully a part of this agreement as if they were set out verbatim and in full herein:

The order of contract document governance shall be as follows:

a. The body of this contract agreement
b. Negotiated Terms and Conditions/Scope of Work, Pricing, etc.
c. Solicitation Documents for the Project; **Architectural/Engineering Services for the New Community Recreation Center;**
d. Firms Response to the Solicitation

e. Work Change Requests (directing that changed work be performed);
f. Field Orders
g. Change Orders.

ARTICLE 2

Definitions: The clauses provided in the Solicitation apply to the terms used in the Contract and all the Contract Documents.

ARTICLE 3

Contract Work: The Firm agrees to furnish all labor, tools, supplies, equipment, materials, and all that is necessary and required to complete the tasks associated with the Work described, set forth, shown, and included in the Contract Documents as indicated in the Solicitation Document.

ARTICLE 4

Contract Time and Liquidated Damages: Time is of the essence with respect to this Contract. The Firm hereby agrees to commence Work under the Contract on or before the date specified in the Solicitation from the Owner, and to achieve completion of the Work within the time or times specified in the Firm's negotiated project schedule.

ARTICLE 5

Contract Price and Payment Procedures: The Firm shall accept as full and complete compensation for the performance and completion of all of the Work specified in the Contract Documents, the not to exceed cost of **Four Million Ninety-Four Thousand One Hundred Sixty-Three and 00/100 Dollars ($4,094,163.00).** If this Contract contains unit price pay items, the Contract Price shall be adjusted in accordance with the actual quantities of items completed and accepted by the Owner at the unit prices quoted in the Solicitation Response. The amount of the Contract Price is and has heretofore been appropriated by the Grand Junction City Council for the use and benefit of this Project. The Contract Price shall not be modified except by Change Order or other written directive of the Owner. The Owner shall not issue a Change Order or other written directive which requires additional work to be performed, which work causes the aggregate amount payable under this Contract to exceed the amount appropriated for this Project, unless and until the Owner provides Firm written assurance that lawful appropriations to cover the costs of the additional work have been made.

Unless otherwise provided in the Solicitation, monthly partial payments shall be made as the Work progresses. Applications for partial and Final Payment shall be prepared by the Firm and approved by the Owner in accordance with the Solicitation.

ARTICLE 6

Contract Binding: The Owner and the Firm each binds itself, its partners, successors, assigns and legal representatives to the other party hereto in respect to all covenants, agreements and obligations contained in the Contract Documents. The Contract Documents constitute the entire agreement between the Owner and Firm and may only be altered, amended or repealed by a duly executed written instrument. Neither the Owner nor the Firm shall, without the prior written consent of the other, assign or sublet in whole or in part its interest under any of the Contract Documents and specifically, the Firm shall not assign any moneys due or to become due without the prior written consent of the Owner.

ARTICLE 7

Severability: If any part, portion or provision of the Contract shall be found or declared null, void or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having the authority thereover, only such part, portion or provision shall be effected thereby and all other parts, portions and provisions of the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, City of Grand Junction, Colorado, has caused this Contract to be subscribed and sealed and attested in its behalf; and the Firm has signed this Contract the day and the year first mentioned herein.

The Contract is executed in two counterparts.

CITY OF GRAND JUNCTION, COLORADO

DocuSigned by:
By: Duane Hoff Jr. 7/17/2023
9F739E7D58F14BC...
Duane Hoff Jr., Contract Administrator Date

Barker Rinker Seacat Architecture

DocuSigned by:
By: Craig Bouck, AIA, LEED AP - Barker Rinker Seacat Architecture 7/14/2023
6AD85AB96DE0408...
Craig Bouck, AIA, LEED AP - Barker Rinker Seacat Architecture Date

Specific Finalized Negotiated Terms and Conditions
(all other contract Terms and Conditions shall remain in affect per the Contract Documents)

SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

23. **Permits, Fees, & Notices:** The Firm shall assist the Owner and/or to secure all applicable permits, and obtain licenses necessary for the proper execution and completion of the Services. The Firm shall give all notices and comply with all applicable laws, ordinances, rules, regulations, and orders of any public authority, including the City, bearing on the performance of the Services. If the Firm observes that any of the Contract Documents are at variance in any respect, it shall promptly notify the Purchasing Agent in writing, and necessary changes will be made. If the Firm performs any Services knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the Owner, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.

212. **Compliance with Laws:** Proposals must comply with all Federal, State, County and local laws governing the Service and the fulfillment of the Service(s) for and on behalf of the public. The Firm is qualified to assume the responsibilities and render the Services described herein and has all requisite corporate authority and professional licenses in good standing as required by law.

222. **Failure to Deliver:** In the event of failure of the Firm to perform in accordance with the Contract, the Owner, after due oral or written notice, may procure Services from other sources and hold the Firm responsible for costs resulting in the purchase of additional Services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.

224. **Force Majeure:** The Firm shall not be held responsible for failure to perform the duties and responsibilities imposed by the Contract due to legal strikes, fires, riots, rebellions, pandemic and acts of God beyond the control of the Firm, unless otherwise specified in the Contract.

225. **Indemnification:** The Firm shall indemnify the Owner, its officers, employees or agents from and against damages, losses and judgments arising from any injury or property damage claims by third party(ies), including reasonable attorneys' fees and expenses recoverable under applicable law, to the extent caused by the negligent acts or omissions of the Firm, its employees, agents, or its consultants in the performance of professional services under this Agreement. The Owner shall have the right to select its legal counsel notwithstanding the Firm's obligation to pay reasonable the legal fees, costs, and expenses incurred by such legal counsel. Firm shall pay any judgment or award which may be obtained or ordered against the Owner which results from such injury or damage or claim(s) of injury or damage.

227. **Ownership:** All drawings, plans, prints, designs, concepts, renderings prepared pursuant to the Contract, etc., created by the Firm for this project, shall become the property of the Owner. All drawings, specifications, copies, and information furnished by the Owner are, and shall remain, Owner property. In the event the Owner uses the Instruments of Service without retaining the Firm, the Owner releases the Firm from all claims and causes of action arising from such use.

236. **Performance of the Contract:** The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract

award. The Firm shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances.

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, insurance policies sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation: Firm shall comply with all State of Colorado Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum combined single limits of:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) per job aggregate.

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interest provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) aggregate

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

TWO MILLION DOLLARS ($2,000,000) each occurrence and

FOUR MILLION DOLLARS ($4,000,000) aggregate

This policy shall provide coverage to protect the City against liability incurred as a result of the professional services performed as a result of responding to this Solicitation.

With respect to each of Firm's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interest provision.

GRAND JUNCTION COMMUNITY RECREATION CENTER

JUNE 29, 2023

FINAL PROPOSAL RESPONSE

chamberlin

BARKER RINKER SEACAT ARCHITECTURE

TABLE OF CONTENTS

SECTION B

QUALIFICATIONS | EXPERIENCE | CREDENTIALS

48 years designing spaces that bring people together

30+ years providing planning & analysis studies

PUBLIC RECREATION is our primary business focus

1.8 million square feet of community recreation facilities benchmarked

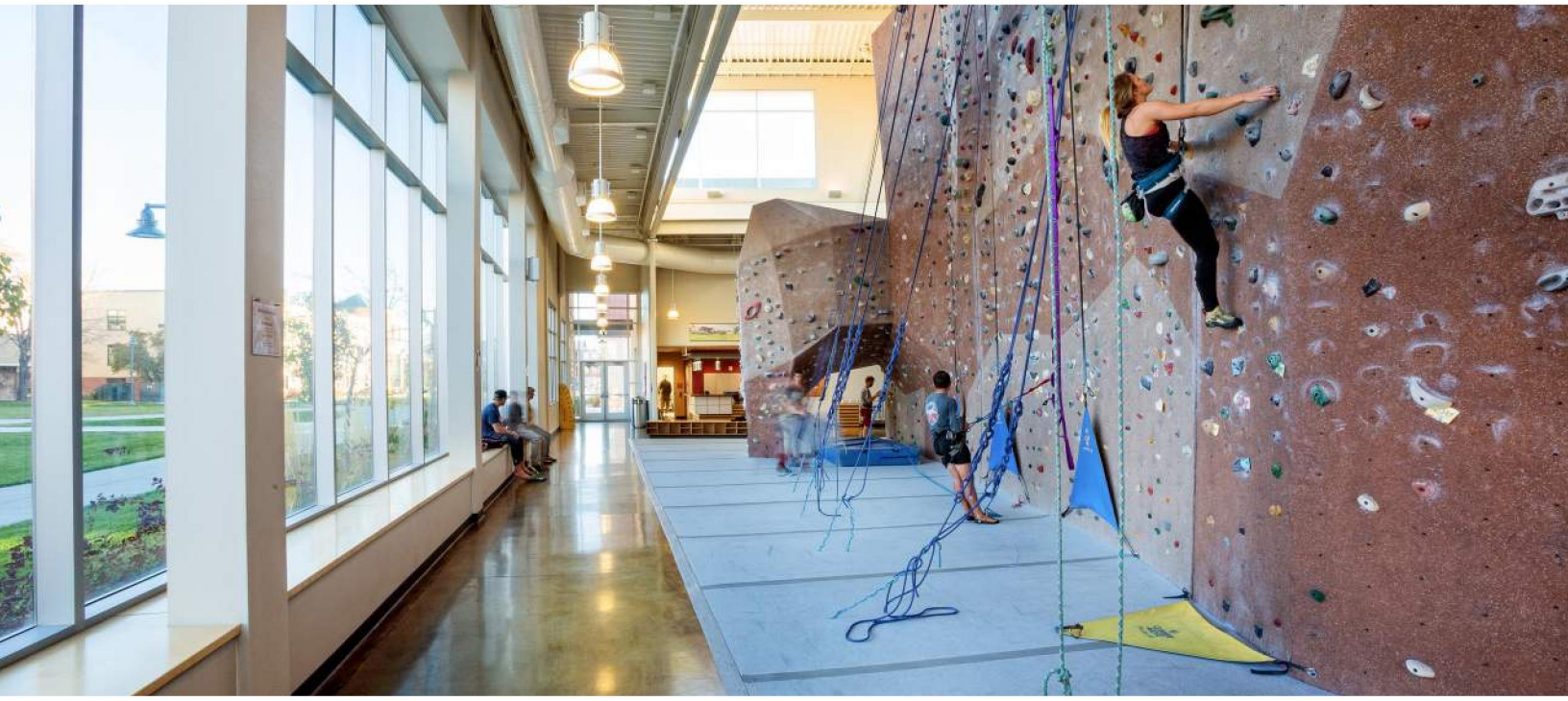
20+ speaking engagements a year

Barker Rinker Seacat Architecture

Designing great places for communities has been the driving passion of BRS since its early beginnings more than four decades ago. With six principals, ten senior associates, a total firm of 35, and offices in Denver and Dallas, our mission and commitment are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, we have been at the forefront of innovative design. We have assisted more than 350 organizations across the country in the strategic planning, master planning, programming and design of community facilities.

Community recreation centers, active adult centers, and athletic complexes are the focus of our practice. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. Decision makers must often navigate through an obstacle course of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each organization. How do we do it? We wear many hats. We're artists and analysts, mapmakers and MacGyvers, sages and band leaders, shepherds and scouts.

We design buildings and places that bring people together. We are proud to have worked on the Grand Junction Community Recreation Center Study with your team and look forward to continue the work we've begun with your community.



Experience in Mesa County

Over our 43 years in Grand Junction, Chamberlin Architects has worked with every local commercial contractor and subcontractor capable of participating in this project. We have also developed close relationships with the Mesa County Building Department, City of Grand Junction Planning, and the local utility providers. Projects go more smoothly when people know and respect one another. We encourage you to talk with local contractors, government officials, and public utility personnel about their experiences with our firm.

Our ongoing work includes about 30-40 projects every year in Mesa County, giving us an unsurpassed understanding of the current local labor markets, materials availability, costs, and requirements/ interpretations of local officials having jurisdiction (i.e., fire marshals). Having run through the permitting process in the Grand Valley hundreds of times, we regularly anticipate issues and head them off before they become a big problem. We know what Authorities Having Jurisdiction expect to see on the submitted drawings, so we can save time cycling through procedural review comments. We know, for instance, that currently, there are several good, large electrical subs but very few good masons capable of tackling a job of this scale. These insights can save time and money and keep the project heading in the right direction.

Teaming with Other Architects

BRS and Chamberlin are both accustomed to teaming with other architectural firms on large projects. At Chamberlin, we currently have five projects being completed in conjunction with another architectural firm. We have developed expertise with a few building types, however when a local project would be better with a specialty architectural firm at the helm, we often team with a regional or national expert. When we are part of a team of architects, we tailor our relationship to adhere to a few key parameters:

- Let the expertise of each person and firm determine roles and responsibilities.
- Prioritize the client's goals, needs and process.

Chamberlin has regularly teamed successfully on large local projects, including the Century Tower at St. Mary's Hospital, the University Center at CMU, and the Avalon Theater Expansion. Together with BRS we will work as a unified team, each having a role to play, each adding to the discussions. All the while, we will listen, support, and contribute insights about the design and the process.

ORGANIZATION CHART

Our key personnel are committed to this project and we understand that if a unforeseen circumstance arrises, these team members can only be changed with approval of the City. Please refer to Section C for team resumes with key personnel experience information. Our reference pages in Section D are listed with the most recent projects first.

PROJECT TEAM

CONSULTANT TEAM ORGANIZATION

BRS and Chamberlin have assembled an exceptionally qualified team to assist the City of Grand Junction in the design and construction of your community center. Our team:

- has more than 40 years experience in public architecture and designing for communities - places to learn, work and play
- is a nationally recognized leader in design of community recreation facilities and interactive design
- designs contextually - historically, culturally, and environmentally
- champions sustainable solutions
- includes consultant team members for interiors, landscape, civil and site planning, structural, mechanical, plumbing, electrical, low voltage design, A/V design, aquatics, cost estimating, sustainability, furniture design, and interior/exterior signage who have worked together extensively on previous projects
- has current knowledge of local construction cost and approval process, including experience with publicly funded projects
- is committed to client service
- is FUN to work with and excited about your project!

The CONSULTANT TEAM is identified below, along with a summary of the responsibilities of each team member.

DESIGN ARCHITECT / PROJECT LEAD - Barker Rinker Seacat Architecture

Contact: Craig Bouck, AIA, LEED AP, Principal-in-Charge - craigbouck@brsarch.com
Bill Clifford, RA, LEED AP, Project Manager - billclifford@brsarch.com
Andy Stein, Design Advisor - andystein@brsarch.com
Jenna Katsaros, Facility Performance Advisor - jennakatsaros@brsarch.com
Address: 990 S. Broadway #222, Denver, CO 80209
Web Site: www.brsarch.com Telephone: 303.455.1366
Responsibilities: As Architect-of-Record, BRS will lead and orchestrate the project and team, provide Owner-Architect contract administration, Architect-Consultant contract administration and coordination of consultant services. BRS will provide design of the CRC, incorporating cost-effective building technology and minimizing operational expenditures. Through collaboration with our consultant team, BRS will lead the project through the design and construction administration phases of the project.

ASSOCIATE ARCHITECT - Chamberlin Architects

Contact: Eric Tscherter, AIA, LEED AP, Local Project Manager - etscherter@chamberlinarchitects.com
Jonathan West, AIA, LEED GA, Local Senior Architect - jwest@chamberlinarchitects.com
Casey Sievila, ASID, Local Interior Designer - csievila@chamberlinarchitects.com
Patrick Hummel, AIA, LEED AP, Local Junior Architect - phummel@chamberlinarchitects.com
Address: 437 Main St, Grand Junction, CO 81501
Website: www.chamberlinarchitects.com Telephone: 970.242.6804
Responsibilities: Chamberlin will assist BRS as a local architect advocate for design, City approvals, site development and act as the team's on-site construction administration agent.

SITE AND LANDSCAPE PLANNING & DESIGN - DHM Design

Contact: Jason Jaynes, Local Principal Landscape Architect – jjaynes@dhmdesign.com
Matthew Whipple, Landscape Principal Design Lead - mwhipple@dhmdesign.com
Address: 225 Main Street #201, Carbondale, CO 81623
Web Site: www.dhmdesign.com Telephone: 970.963.6520
Responsibilities: Site planning and landscape design services.

CIVIL ENGINEERING - Austin Civil Group

Contact: Mark Austin, Principal Civil Engineer – marka@austincivilgroup.com
Scott Sorensen, Civil Project Manager - scotts@austincivilgroup.com
Address: 123 N 7th St # 300, Grand Junction, CO 81501
Website: www.austincivilgroup.com Telephone: 970.242.7540
Responsibilities: Site grading, drainage, pavement and utility design and civil cost support.

PROJECT TEAM

STRUCTURAL ENGINEERING - JVA

Contact: Tom Soell, PE, LEED AP, Structural Design Principal – tsoell@jvajva.com
Laura Coates, PE, Structural Project Manager - lcoates@jvajva.com
Address: 817 Colorado Ave #301, Glenwood Springs, CO 81601
Website: www.jvajva.com Telephone: 970.404.3100
Responsibilities: Structural design and engineering, addressing alternative systems and cost efficiency.

MECHANICAL AND PLUMBING ENGINEERING - The Ballard Group, Inc.

Contact: Tim Harris, LEED AP, Principal-in-Charge of Plumbing - tharris@theballardgroup.com
Peter Failla, P.E., LEED AP, Principal-in-Charge of Mechanical - pfailla@theballardgroup.com
Address: 2525 South Wadsworth Blvd., Suite 200, Lakewood, CO 80227
Website: www.theballardgroup.com Telephone: 303.988.4514
Responsibilities: Mechanical and plumbing systems consultation, geothermal system design, addressing alternative systems design, cost-effective technology, energy efficiency, and cost support.

ELECTRICAL ENGINEERING - Reese Hackman

Contact: Mark Layfield, PE, LEED AP, Electrical Design Principal - mlayfield@reesehackman.com
Michael Sanzotti, RCDD, LEED AP, Technology Principal - msanzotti@reesehackman.com
Address: 9781 S Meridian Blvd #220, Englewood, CO 80112
Website: www.reesehackman.com Telephone: 720.842.5317
Responsibilities: Electrical systems and lighting design consultation, special systems design, cost-effective technology, energy efficiency, and cost support.

AQUATIC DESIGN & ENGINEERING - Water Technology, Inc.

Contact: Doug Whiteaker, Aquatic Design - dwhiteaker@watertechnologyinc.com
Address: 100 Park Ave, Beaver Dam, WI 53916
Website: www.watertechnologyinc.com Telephone: 920.887.7375
Responsibilities: Water Technology will provide aquatics programming, design and engineering.

COST ESTIMATING - Blundall Associates

Contact: Martyn Blundall, Principal-in-Charge - mblundall@blundall.com
Address: 7223 Engle Road, Fort Wayne, IN 46804
Website: www.blundall.com Telephone: 260.489.8444
Responsibilities: Cost estimating services.

SUSTAINABLE DESIGN - Group 14 Engineering, Inc.

Contact: Anna McCullough, PE, LEED AP, Building Energy Engineer- amccullough@group14eng.com
Lauren McNeil, LEED AP BD+C, LFA, Sustainability Design Consultant - lmcneil@group14eng.com
Address: 1325 East 16th Avenue, Denver, CO 80218
Website: www.group14eng.com Telephone: 303.861.2070
Responsibilities: Energy modeling, commissioning, and sustainable design consulting.

EXPERIENCE MATRIX

Please see below for an experience matrix that shows the long history of our key personnel working together on past similar projects. Client references and resumes can be found in Section C.

OUR TEAM'S SUCCESS OF WORKING TOGETHER ON PAST SIMILAR PROJECTS (PARTIAL LIST)	Community Recreation Center	Barker Rinker Seacat Architecture	Water Technology Inc.	DHM Design	Austin Civil Group	JVA	The Ballard Group	Reese Hackman	Blundall Associates	Group 14 Engineering
Adams 12 Aquatic Center	●	●	●	●			●			
Anderson Park Pool Renovation	●	●	●							
Aurora Sports Park	●	●		●			●			
Bridgeport Indoor Sports Complex	●	●					●		●	
Carla Madison Recreation Center	●	●	●				●			●
Colleyville Senior Center Improvements	●	●							●	
Cottonwood Recreation Center	●	●	●				●	●		
Durango Recreation Center	●	●	●							
Eagle View Community Center	●	●				●	●			
Eaton Recreation Center	●	●	●				●			●
Edwards Field House	●	●					●	●		
Erie Community Recreation Center	●	●	●			●	●			
Fitzmorris Park Center Pool Expansion	●	●	●			●	●			
Garden Rapids at The Big Pool	●	●	●			●	●			
Greater Midland Community Center	●	●	●						●	
Gunnison Recreation Center Aquatic Addition	●	●	●				●	●		
Gypsum Community Recreation Center	●	●	●				●			
Hatfield Chilson Recreation Center	●	●	●			●	●			
Huffhines Recreation Center	●	●		●			●	●		
Idaho Outdoor Field House	●	●	●				●		●	
Las Cruces Regional Aquatic Center	●	●	●				●			
Los Alamos Recreation Center	●	●	●	●			●			
Mesa County Central Branch Library		●			●					●
Montrose Community Recreation Center	●	●	●				●	●		●
Moorhead Recreation Center	●	●	●			●	●	●		●
Northglenn Recreation Center	●	●	●			●	●			●
Parachute Branch Library		●			●		●	●		
Rifle Branch Library		●			●		●	●		●
Secrest Recreation Center	●	●	●			●	●			●
Stephen Terrell Recreation Center	●	●							●	
The Beacon Recreation Center	●	●	●				●			
The Center of Recreational Excellence	●	●	●			●	●	●		●
The Marq at Southlake	●	●	●				●			●
The REC of Grapevine	●	●	●				●			●
The Salvation Army Kroc Center in Augusta, GA	●	●	●					●		
The Salvation Army Kroc Center in Omaha, NE	●	●	●				●	●		
The Salvation Army Kroc Center in Phoenix, AZ	●	●	●					●		
The Salvation Army Kroc Center in Quincy, IL	●	●	●					●		●
The Salvation Army Kroc Center in Salem, OR	●	●	●					●		●
Thornton Active Adult Center	●	●		●		●	●			
THRIVE Lewisville Recreation Center	●	●	●							●
Trail Winds Recreation Center	●	●	●	●		●	●			●
Waggener Farm Park Recreation Center	●	●	●			●		●		●
Wheatlands YMCA	●	●	●			●	●			
Windsor Community Center Expansion	●	●	●			●	●			●

GOALS AND CHALLENGES

Overcoming challenges to achieve goals is an expected part of every project. We believe we can maximize impact and minimize risks by beginning with the end in mind and utilizing a proven process that constantly seeks to balance the final evolution of the building program, budget, schedule, and operational performance objectives. For the GJCRC, we have three clients: City leadership, responsible for final approvals; City staff, responsible for operations; and the users. We begin by aligning the project aims across each of these groups. While intent on project success, each group may have different priorities, passions, and measures of success. Therefore, building on the stated goals in the 2022 feasibility study, we begin this next stage of project development by clearly articulating, confirming, and committing to Community Aims, Project Aims, Performance Aims, and Perception Aims for the facility as well as the design and construction process. We will constantly return to these goals for guidance as we collectively make decisions and navigate challenges.

Using our proposed process methodology, outlined later in this response, below are two examples of how our team overcame challenges to achieve project goals.

A fitness class in the group fitness room at Thrive in Lewisville, Texas.

The Power of Clear Aims: Thrive, a new 88,000 SF multigenerational community recreation center in Lewisville, TX, originated when City leadership desired to combine an existing senior center and an adjacent community center with a new proposed indoor aquatic center into a single, modern, efficient, multigenerational community recreation center. The senior users were open-minded and supportive but nervous about the change. Our team, working directly with the seniors, discovered their concerns were rooted mainly in the disruption of construction and the potential closing of their facility. Their fears boiled down to three issues:

1. Closing the facility would mean they would lose access with each other. They needed connections to their friends and social network.
2. Closing the facility would mean losing access to programs they relied on for exercise and activities.
3. Closing the facility would mean losing their access to staff they considered friends and part of their support system.

The City and design team committed to the seniors to develop a plan to maintain service continuity, programs, and staffing during construction. Initially, we imagined phasing the work to allow the senior center to remain operational during construction. However, once our team began detailed design, we discovered that the 35+-year-old facilities had significant mechanical and structural issues. Therefore, the best use of City resources was demolishing existing buildings. Unfortunately, this required displacing the seniors for up to two years. But because we had established and committed to clear aims and goals and understood what the seniors needed for success, our project team quickly developed a new plan to set up a temporary senior center at a nearby mall with space for staff to continue offering activities and good access to public transportation. We gathered the seniors, explained the challenge, and presented the new plan. While initially shocked, they supported the new direction enthusiastically once they saw that all their aims were being honored.

GOALS AND CHALLENGES

Wholistic Problem Solving: The CORE is a 159,000 SF multigenerational community recreation center in Hobbs, NM. Creating this facility was a decade-long community effort requiring capital and ongoing operational cost commitments of five different entities: the City, the County, the School District, the Community College, and a private foundation. As such, there were many "Owners" during the design process, each with distinct aims and goals for their participation. Before design began, our team facilitated an Aims session to develop Community, Project, Performance, and Perception Aims that all parties could commit to. One of these aims was to have a high-performance aquatic facility that would be a regional attraction for swimming competitions, lessons and leisure activities. The challenge was Hobbs, a relatively small community of 40,000 in a remote location, had no pool builders with the capacity or experience for this size project. As a result, qualified pool contractors would have to come from Albuquerque, over 300 miles away or potentially further.

Similar to the proposed GJCRC process, a Construction Manager/General Contractor joined our team right after the initial concept was established. The CMGC's expertise was critical in helping tackle the logistics of delivering high-performance pools in a remote location within budget. We evaluated many options and ultimately chose a system utilizing factory-made panels assembled on-site instead of traditional, labor-intensive, concrete-formed basins. The premanufactured quality of the panels ensured precision, and the modular assembly reduced labor and construction time, helping to balance a higher material cost. Additionally, the system requires much less ongoing maintenance and operating costs, another shared partner goal. Finally, having dedicated team members addressing all aspects of the project, design, construction, and operations enabled a holistic approach to solving the labor challenge, maintaining the budget, and achieving the project aims.

The 25 yard x 25 meter competition pool at the CORE in Hobbs, New Mexico.

CHANGE ORDERS

BRS and Chamberlin are very proud that our thorough design process and accuracy of documentation has led to no projects with change order values over 5% of the original project cost.

TIME DELAYS

Throughout our proposal, we discuss how schedule is one of the essential elements of our equilateral approach to project management – Schedule, Program, Budget & Operations. Regarding schedule challenges, the conversation often focuses on construction delays, not meeting expectations, and not opening the facility when promised. In truth, schedule challenges may begin well before construction starts.

Essentially schedule delays before construction boil down to three types of issues. The first is unconfident decision-making causing design and documentation rework. To minimize this risk, we have developed specialized recreation center decision-making processes and tools that enable the team to move forward with confident direction from the City. Our process, the Three "C" s, combined with our Owner's Decision Matrix (ODM) tool, are described in detail later in the proposal response.

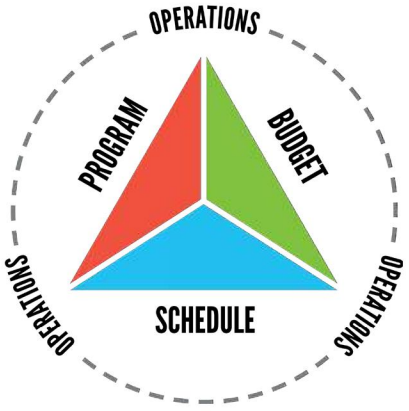
The second issue is an unbalanced budget. We are pleased that the City is pursuing a CMGC delivery method. In the current dynamic economic environment, we have found that collaborating directly with the contractor and sub-contractors during the design phase can significantly mitigate many risks associated with unpredictable labor and material supplies. With the right CMGC teammate, we custom-tailor our design documentation and work from shared computer models to provide consolidated design information, expediting the contractor's pricing efforts. This way, we don't have to wait for milestone sets to access pricing information. Instead, the contractor can actively provide "live estimating" to each significant design consideration. This proactive approach to integrated team design avoids delaying the schedule to "value engineer," e.g., cost cut the project at the end of each phase.

The last thing that often extends schedules is not starting with the end in mind. In other words, the design and construction process does not employ a realistic and authentic step-by-step method that includes all stakeholders. Our approach, Pull Planning, is also used by best-in-class contractors and is described later in the proposal. We essentially work backward from our schedule objectives. We build the final process schedule with direct input from the project participants and stakeholders. Instead of imposing a schedule on the team, we build commitments to deadlines by including the people influencing and making the decisions, contributing work effort, and developing a realistic work methodology. Finally, we start at the finish line and work backyards so everyone knows how their contribution is essential to get there.

During construction, there are already many risks to the schedule that the contractor must manage – weather and unknown soil conditions being the most stressful. They help to manage these risks by developing a Critical Path-Pull Plan with built-in contingencies for the unknown. As the A/E team partner, we never want to be the bottleneck in responding to questions or processing information. Of course, we must adapt to unknown situations, but as much as possible, we will avoid delays in information flow by working collaboratively to set expectations. This begins with a realistic submittal schedule prioritizing critical items and strategically pacing the rest. Next is clear communication about weekly task assignments and progress on open issues. Finally, when challenges arise that threaten the schedule, we approach it with a commitment to jump in and play nice as a team.

The unexpected can still happen even with the best planning and optimized schedules. A recent example beyond our contingent planning was the pandemic which affected labor and supply chains on all of our projects, causing additional costs and frustration because of delayed openings. In one instance, our facility, THRIVE in Lewisville, Texas, finished construction on time; however, because of mandated closure and uncertainty about City cash flow available to fully staff the facility, they couldn't open for five additional months. This delay caused operational strain on the facility's proforma and extended the close-out period. Fortunately, unexpected increases in sales tax revenue offset the operating losses, and the extra time allowed for more in-depth staff training, helping to minimize the net impact of the schedule delay.

The point is that we prioritize and actively manage the schedule to deliver our projects on time, which requires the talents and attention of the entire design, construction, and city staff team.



The concept of the balanced triangle helps us keep everything in check. We must constantly consider the schedule, budget and program of the new facility while also keeping operations on the top of mind.

SECTION C

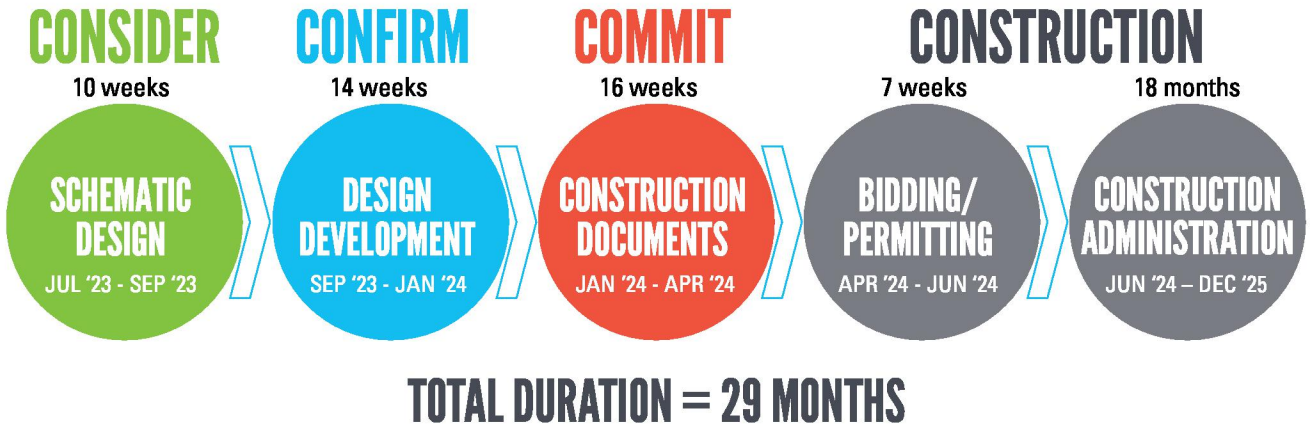
STRATEGY AND IMPLEMENTATION PLAN

STRATEGY AND IMPLEMENTATION PLAN

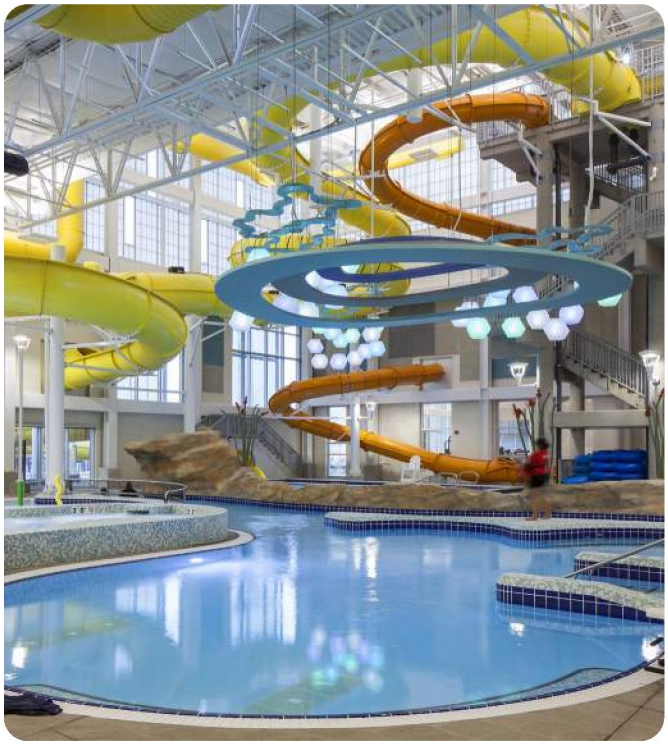
THE PROJECT OBJECTIVES

We understand that the City of Grand Junction seeks to open a new Community Recreation Center (CRC) at Matchett Park by the end of 2025. To realize this goal, the City seeks to select an architectural and engineering team to build upon the approved 2022 Grand Junction Community Recreation Center (CRC) Plan to develop the design, specifications, and cost estimates, assist with CMGC selection, complete the final design and engineering documents, and provide construction administration services. We understand the overall project budget is $70 million. Additionally, our team is to generate design options, plans, and cost estimates early in the design process to support the City's pursuit of additional grant funding and partnering opportunities, including assistance with a geothermal DOLA grant application due August 1st.

PROPOSED SCHEDULE



TOTAL DURATION = 29 MONTHS



The natatorium at the CORE in Hobbs.

The outdoor fitness garden at Trail Winds Recreation Center.

The locker rooms at Thrive in Lewisville, Texas.

STRATEGY AND IMPLEMENTATION PLAN

OUR PROPOSED STRATEGY AND PLAN FOR ACHIEVING THE GREATEST VALUE

Our Team

Key to our strategy for serving Grand Junction is to combine a nationally recognized community recreation design and engineering team with proven local architecture and engineering talent. As the team leader, we at BRS are excited to bring planning and design knowledge from decades of service to the parks and recreation community and 60+ Colorado and 300+ nationwide recreation projects. In addition, our partners at Chamberlin Architects are community members and seasoned design professionals, having completed dozens of western slope public projects including sports facilities.

We propose to split the architectural work effort between BRS as the Architect of Record and Chamberlin Architects (CA) as Associate Architect. We have developed a highly detailed 70% BRS/30% CA collaboration plan that ensures the essential participation of both firms throughout the project. Our plan highlights each firm's strengths and provides a continuity of project information without duplication of effort or extra cost to the project.

BRS will provide all recreation center architectural, interior, wayfinding, signage, and furniture design, documentation, and specifications. As the project manager, BRS will lead meetings, consultant coordination, and public presentations. During the design phase, BRS will be in-person for all phase workshops, regulatory meetings, and public presentations and participate virtually in any Project Working Group Meetings that don't overlap with the in-person dates. During construction, BRS will review all submittals, RFIs, change orders, and pay requests and virtually participate in all construction meetings. BRS will also be on-site every 3-4 weeks during construction, coordinating trips with the CMGC to review critical assembly, enclosure, and material details with the construction team.

Essentially, Grand Junction-based Chamberlin will lead the site planning and jurisdictional approval process during the design phase and the daily construction administration effort during the construction phase. In addition, to ensure continuity of design intent, Chamberlin will assist with quality control and coordination during the entire design phase.

We have worked with our engineering team on dozens of Colorado recreation projects. While all have unique skills essential to our success, a few highlights include our structural engineer, JVA, who has completed projects for Mesa County and is familiar with regional practices regarding foundation and structural framing systems. Our Mechanical and Plumbing Engineer, The Ballard Group (TBG), is not only well-versed in the complexities of combining multiple indoor environments in a single building, but they are also an industry leader in improving natatorium air quality and comfort. In addition, TBG is excited about the City's interest in geothermal systems and brings a wealth of recent experience to assist with this pursuit. Our Aquatic Design and Engineering teammate, Water Technology, is a national expert in innovative aquatic solutions that maximize participation and reduce operational costs. Finally, design and construction success for the CRC also requires a deep understanding of the surrounding Grand Junction environment. For this expertise, Grand Junction-based Austin Civil Group will collaborate with our feasibility study landscape architect, DHM Design, to refine the concept into an exciting site plan that safely manages the flow of pedestrians, bikes, and vehicles; promotes sustainable best practices for water management with bio-swale stormwater filters and waterwise landscape materials; and creates practical and delightful outdoor activity spaces.

STRATEGY AND IMPLEMENTATION PLAN

OUR PROCESS

To help the community of Grand Junction reach its project goals and create an unparalleled CRC user experience for all patrons, we must diligently and continually refine the budget, program spaces, and project schedule. We like to think of this balance as three sides of an equilateral triangle. The entire team must give all three equal attention throughout the project. Our role is to guide the team and provide leadership in keeping this balance within the resources available, creating a truly unique facility that reflects the City of Grand Junction's culture, values, and identity.

Inevitably, scopes evolve, and construction markets shift. Ultimately we understand that the project's success relies upon being able to stay within the resources allocated for the facility, which means we need to be mindful of maintaining the project budget from the very start of design. Our project tools enable us to plan for volatility from the kickoff. While finalizing decisions, we consider good, better, and best options and develop priorities for alternates that allow us to add or remove scope as the building design and budgeting evolve with more information, decisions, and cost information. Instead of simply relying on our past experiences, we will seek opportunities for innovation that are cost-effective to help stretch the City's project dollars. During the feasibility study, we worked with your staff, board members, and the public to determine the best cost solutions for you and your facility's needs. The result is a verified and vetted program that will serve as the basis for schematic design. Through our focus on maintaining a continual balance between program, budget, and schedule, we are proud to point out that our probable cost estimates on recently completed projects have been within +/- 2.5% of the General Contractor's low bid.

This is an example of a Pull Plan, a tool of the Last Planner System (LPS) project management approach to projects BRS employs.

SCHEDULE CONTROL

A BRS fundamental value is to serve our clients by genuinely understanding their needs and wants and maximizing appropriate solutions. Leveraging the principles of Lean Project Management through a deep respect for people, clarity of purpose and values, and a passion for continually exchanging information, we seek to ascertain our client's needs and design our firm's key processes to increase value constantly.

The process we use on all projects, Pull Planning, is a dynamic and real-time scheduling system where we align client goals and the decision-making process with the architectural and engineering team's design and production. The effort ensures we address all project possibilities at the right time, meet all needs, and maintain the schedule throughout the design process. We use this tool to facilitate team collaboration, confirm the appropriate level of engagement from all team members, generate buy-in, reduce waste, improve accountability, and increase productivity. Traditional schedules start at the beginning and "push" activities forward to the completion of a phase. Pull Planning is more detailed than a conventional look-ahead schedule and starts at the end date, working back in time to identify preceding tasks that release work for an end task. We will use this process to adhere to the schedule we will create with your team for the Grand Junction CRC.

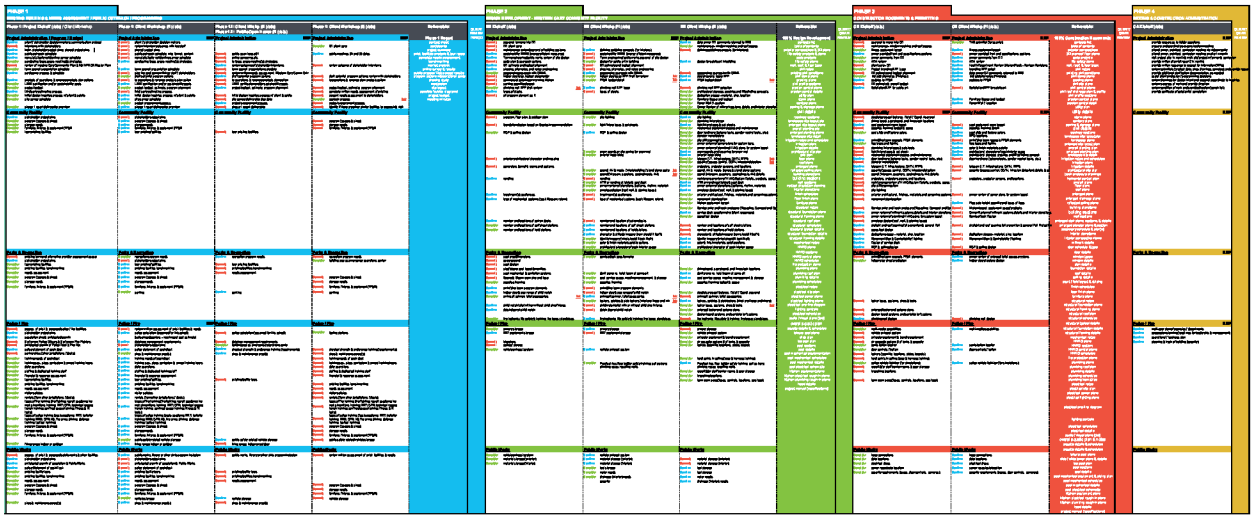
STRATEGY AND IMPLEMENTATION PLAN

THE WORK PLAN

The first step in our planning and scheduling process is to connect with your Project Working Group and collaboratively develop a detailed Work Plan. This plan will be based on specific project requirements from your perspective, along with leveraging our expertise gained from decades of experience working on similar projects. The key objectives of the Work Plan are to:

- Identify critical milestones and dates
- Articulate a meaningful sequence of work activities and deliverables meant to maximize the creation and review of design opportunities and guide the decision-making process
- Define specific objectives and participants for each Workshop
- Keep focused on the overall project goals and the City of Grand Junction's measurements of success

We refer to the Work Plan regularly as the project progresses to help guide the next steps, keep the project on schedule, and adequately plan for timely decision-making.



This is an example of an Owner Decisions Matrix similar to what we will create for the Grand Junction Recreation Center. We will use this document side by side with our project work plan and schedule. Each colored area is a project phase and each column is a workshop agenda ensuring major decisions are made in a timely manner.

OWNER'S DECISION MATRIX

We understand that client team members and stakeholders have ongoing work responsibilities and other commitments throughout the project. Nonetheless, many decisions must be made throughout the project, which can add to an already busy workload and present scheduling challenges. In response, we have developed an approach that eases the decision-making process by ensuring you have the information you need when you need it to make timely decisions.

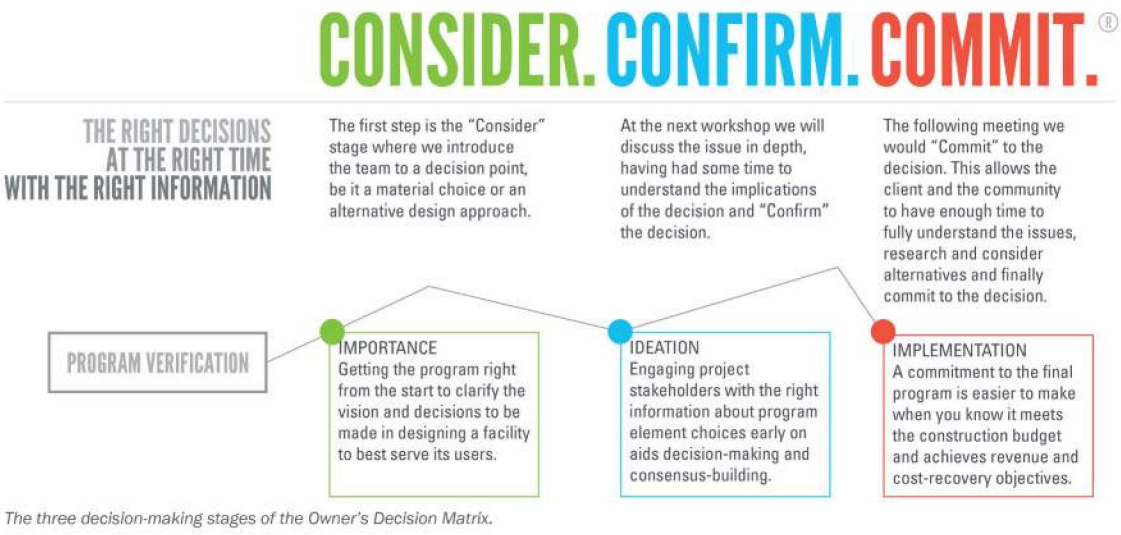
BRS has developed a unique proprietary tool called the **Owner Decisions Matrix (ODM)**. It is a scheduling document customized to your specific project. It identifies all critical decisions well before they must be made, giving the Client team time to fully understand the issues, consider alternatives, and confidently make informed decisions. The **ODM** is organized into three decision-making stages we have termed the "**3 Cs**". The first is the "**Consider**" stage, during which we introduce and educate the team on an upcoming decision point. Then, at the next Client workshop, we will discuss the issue in depth, having had time to consider the decision and narrow choices. This is where we "**Confirm**" the direction we are heading. Finally, the team finalizes the choice in a subsequent meeting and "**Commits**" to the decision. Our goal with this tool is to focus project Workshops and decisions on topics relevant to each project stage. In addition, we strive to keep the process moving forward by minimizing backtracking due to hasty or uninformed decisions.

STRATEGY AND IMPLEMENTATION PLAN

WORKSHOPS

Central to the execution of the ODM is the proper facilitation of project Workshops. These are key in helping us maintain and manage schedules for complex projects like the CRC. Each Workshop is a well-planned event that brings together key participants at strategic milestones throughout the schedule. The meetings follow our "Consider, Confirm, Commit" ™ project approach. These strategic touch points are planned to allow efficient use of time to review stakeholder and staff input. They also allow us to provide important progress updates on key issues related to Design, approvals, and project expectations.

Workshops will be in-person and conducted throughout the entire design process, from the beginning of the Schematic Design phase, where we are confirming our program priorities and investigating geothermal options, to the Design Development phase, where we are refining the building systems, features, and aesthetics, culminating in the Construction Document phase where we will together verify that the needs of the project are met based on alignment with the project budget.



The three decision-making stages of the Owner's Decision Matrix.

PROJECT WORKING GROUP

In addition to Workshops, virtual Project Working Group (PWG) meetings will occur at approximately two-week intervals throughout the project. They will include our Project Manager, the City PM, the CMGC, and stakeholders as needed throughout the design and construction process. PWG meetings coordinate work efforts and resolve any outstanding issues and problems.

This multi-activity court at the CORE is an option to have rubber like flooring in the gymnasium for program versatility.

The indoor turf field in The MARQ Champions Club in Southlake, Texas.

STRATEGY AND IMPLEMENTATION PLAN

COST CONTROL

As stated earlier in this response, cost control is paramount to BRS' project approach. Approximately 80% of BRS portfolio is dedicated to community recreation projects. As a result, we have a great deal of experience achieving budget objectives and maximizing value for our clients. This type of work requires a combination of innovative design, functional planning, and long-term fiscal sustainability, a challenge on which we thrive. BRS has focused our process on controlling costs. We believe the key to cost management is working continually to assist the CMGC with transparent and proactive estimating. Our goal is to design to a budget instead of the traditional method of estimating a completed design.

Over the last decade, BRS has focused on developing truly integrated teams that include the Owner's group, architects, engineers, specialty consultants, and contractors, from the outset of a project. We believe integrated team discussions throughout all design phases, along with "live" estimating, are critical to creating an optimized project enabling confident decisions from the Owner team. In addition, this process controls costs as we move forward and minimizes any concern of moving one step forward and two steps back. As a result of these efforts, we have experienced enhanced cost management, minimized value engineering and achieved more of our projects' goals.

A successful budget starts with the project schedule in today's construction economy. Construction inflation has challenged budgets in the last few years. Therefore, we must proactively manage the project schedule and cost control to maintain the program developed during the feasibility study.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

BRS's Quality Assurance Program is based on consistent and iterative documentation and review processes throughout all project phases. Quality assurance extends beyond the drawings to the project program, budget, and schedule. The critical areas of this program include:

- Owner's participation in decisions affecting the quality and cost of the project.
- Detailed analysis of regulatory requirements prepared in written form and maintenance of positive communications with the agencies that interpret and enforce these regulations.
- Consistent coordination meetings and detailed delineation of consultant tasks to BRS during the design phases of the work.
- In-house independent quality assurance review of the documents prepared for each phase of our services by BRS and Chamberlin Principals.
- Careful maintenance and timely distribution of the written record of the project. We will maintain an electronic record of meeting notes, correspondence, reports, spreadsheets, schedules, and other written documents accessible to the entire design and Owner teams.
- Continual Quality Control meetings amongst the BRS/CA team will focus on the marketplace's most recent and trusted products and technology.
- Complete team commitment and respect for each team member's involvement result in higher-quality design and construction.
- The success of our QA/QC program depends on coordination among all consulting team members. Professional associates, in-house and outside consultants are included in the decision-making process during design and construction. Positive communication and well-structured coordination are essential and will occur throughout the progress of your project. We will use customized checklists after each phase to confirm the work is coordinated and consistent with the project objectives.

PLAN ENLARGEMENTS/ INTERIORS/ CASEWORK ELEVATIONS & DETAILS							Assigned To:
ENLARGED PLANS & INT ELEVS - POOL DECK, LOCKER RMS, TOILETS	SD	50% DD	100% DD	50% CD	100% CD Check Set	100% CD	Notes
North Arrow & Graphic Scale							
Room Names & Numbers							
Review and edit the areas that say 'REVIEW' for each project							*Review the lists on A800 that say 'REVIEW'. After REVIEWED delete the REVIEWED note so these will not show up on the CD drawing. Also delete the 'Typical Accessories List - for DD' after DD. *Make sure all these accessories are on the enlarged floor plan and tagged.*
Confirm ACC Requirements/Clearances/ACC Cabana Benches							*ACC Bench 20" min - 24" max depth, 42" min - 48" long w/ floor clearances 30" x 48", along front and side approach. Floor clearances - 5' turning radius, sinks at Toilet Accessories.*
Toilet Accessories							*Include a clear space dashed lines for accessories on plan.*
Confirm in ACC Toilet stalls Toilet and door are diagonal							*Confirm door swing (opposite each other).*
Confirm Site Lines for Restrooms & Locker Rooms							*Show red dashed lines of site lines and note.*
Confirm Fixture/Partition Spacing /Wall Tile & Mortar Thickness							*Dimension CLR HOLD from face of tile. If modeling wall tile, double tile thickness to account for mortar. If not modeling give yourself an extra inch for any wall with tile for tile clearances.*
Confirm Fixture Spacing and layout for Walled Toilet Compartments - Allow for Wall Tile & Mortar Thickness							*For toilets stalls that are walls allow for more clearance space, 1-2" per stall, from face of tile. Dimension CLR, MIN, MAX as required. Tile thickness 3/4"-1".*
Add Wall Tile w/ Thickness for Tile Walls							*Dimensions CLR from tile face. Confirm tile height is above toilet partitions and mirrors. If the project is on a tight budget add Plywd behind mirrors and toilet accessories. Provide dtl of plywood behind mirror.*
Watch Elec. For NO Light Wall Washing of Wall Tile							*Coord w/ Elec. Lighting the tile will show all the installation imperfections.*
Toilet/Shower Partition Materials Noted							*ACC stalls to have ACC hardware on both sides.*
Interior Elevation Indicators							

Above is an example of one of BRS's QAQC checklists.

STRATEGY AND IMPLEMENTATION PLAN

DESIGN APPROACH

BRS strives to create thoughtful, functional places that enrich the lives of its users. We believe in a people-inspired design process, so our approach is not a one-size-fits-all process; instead, the Design emerges from carefully addressing the project-specific requirements and the desires of the greatest number of constituents possible. Through public outreach during the feasibility study, we have begun understanding what makes Grand Junction and its community members unique. We will continue to build upon and refine the design themes developed during the feasibility process. We will update you throughout the design and documentation process, continually ensuring a balance between the program, budget, project schedule, and operations.

DESIGN INSPIRATION: DESIGN THREADS

We enjoyed working with Parks and Rec Advisory Board to develop your Design Threads during the study. You may remember a Design Thread is a big idea or concept represented by images, words, and experiences. They identify aesthetic, organizational, and conceptual themes unique to a project and place. We incorporate these concepts into the project at various levels of discernment. The CRC Feasibility Study design threads emerged from discussions with the community, research, and an evolving understanding of a sense of place. They will continue evolving throughout the design process and help inform and structure design, programming, and operations. The community overwhelmingly identified two central themes when describing the Grand Junction area.

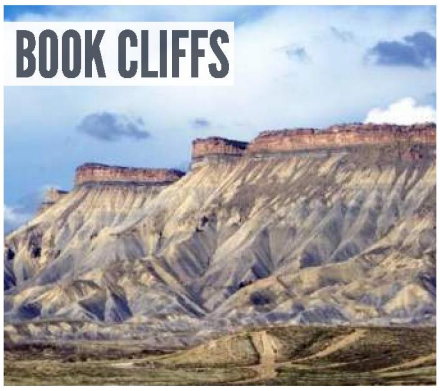
- "Ease of access to the outdoors."
- Grand Junction is unique. It does not fit into the mold of Colorado cities.

We synthesized all the input into three initial themes that inspired the concept design:

ADAPTION: A community continually changing to suit the environment better.

Like Grand Junction itself, how you experience the CRC will vary depending on the time of day, changes in the light, the position of the sun in the sky the time of year you visit. Ever changing and ever-shifting.

Design: is guided by views, high heat, and strong winds
Material: must patina well and stand the test of time
Seasons: should be celebrated
Programs: must continually adapt to community needs



FACETED: Embracing many different aspects or features, Having many abilities or a personality with many sides

The new CRC will be nuanced. Belonging to a greater group or vision yet remaining distinct

People: are shaped by their environment
Accepting: many different views of the same thing
Reflective: of the environment all around us

CONVERGENCE: Flowing together, meeting, or gathering at one point

The CRC will be a meeting place where neighbors of different backgrounds interact and connect. The CRC will be an intersection of recreation, wellness, and community.

Design: a place created to encourage coming together
Material: a blending of textures and colors
Programs: merging experiences and knowledge

STRATEGY AND IMPLEMENTATION PLAN

SUSTAINABILITY

The BRS approach to sustainable recreation design has matured with the larger sustainability movement. We have learned a lot going back to projects like the Durango Community Recreation Center in 1999, where we first worked with sustainability consultants to help inform sustainable approaches to site design, building massing, materiality, and energy use. During that time, we've worked to "green" our specifications and build in sustainable strategies for all our projects, whether they seek third-party certification or not. We have included Group 14, a BRS sustainability collaborator for over 25 years, on our team for sustainability consulting related to geothermal systems, energy use targets and strategies, energy modeling and required building commissioning.

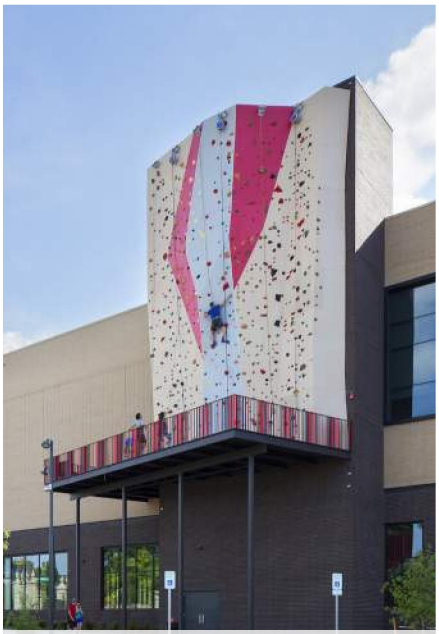
Eagle View Adult Center
LEED Gold

BASE Big Sky Community Center
LEED Gold

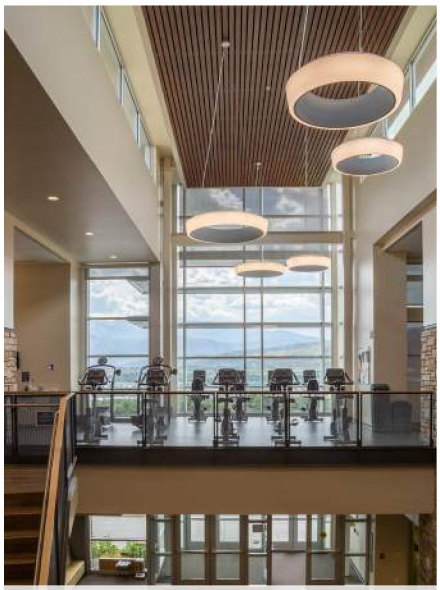
While Grand Junction is not pursuing LEED for the CRC, we conscientiously design buildings that are high-performing and promote conservation, wellness, and quality of life.

CERTIFIED SUSTAINABLE

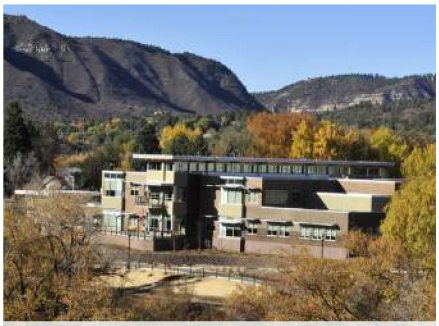
1 LEED Platinum
15 LEED Gold
9 LEED Silver
1 LEED Certified
2 Green Globes Certified



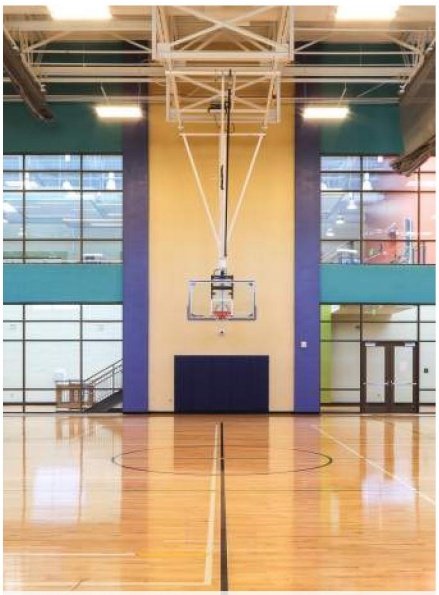
Carla Madison Recreation Center
LEED Gold



UCCS Student Wellness Center
LEED Gold



Durango Public Library
LEED Gold



Trail Winds Recreation Center
LEED Certified

GEOTHERMAL ENERGY SYSTEM

Viability of ground source heat pumps (GSHP)

We believe that a geothermal system can be a great asset to a community recreation center. During the schematic design phase of the project, The Ballard Group, in conjunction with our energy modeling consultant, Group 14, will review potential sustainability enhancements, assessing the benefits (reduced carbon footprint, reduced energy use, year-round stable operation, etc.) and the challenges (first cost, utility costs, unbalanced heating and cooling loads, maintenance complexity, etc.). An early energy model will analyze several system types, comparing annual energy use, cost, and carbon footprint. As requested, the review will include geo-exchange options for possible inclusion into the project, with the initial objective of supporting the DOLA grant application, due August 1st.

Our team consists of consultants with experience in designing geothermal systems and modeling the energy use of these systems annually. With any all-electric design, the future projections of the electric utility's carbon footprint are necessary to understand not only the building's carbon footprint on day 1 but 5, 10, and 30 years down the road. This in-depth analysis helps to inform the feasibility of a geothermal system for the CRC's operation and how it may support the City's goals. During design, thermal conductivity values from surrounding projects (CSMU, for example) can help to model the geothermal system. Once we perform preliminary geothermal calculations and locate the geothermal heat exchanger on the site, we can determine a suitable test bore location that can be incorporated into the larger geothermal heat exchanger field, should the geothermal system prove viable.

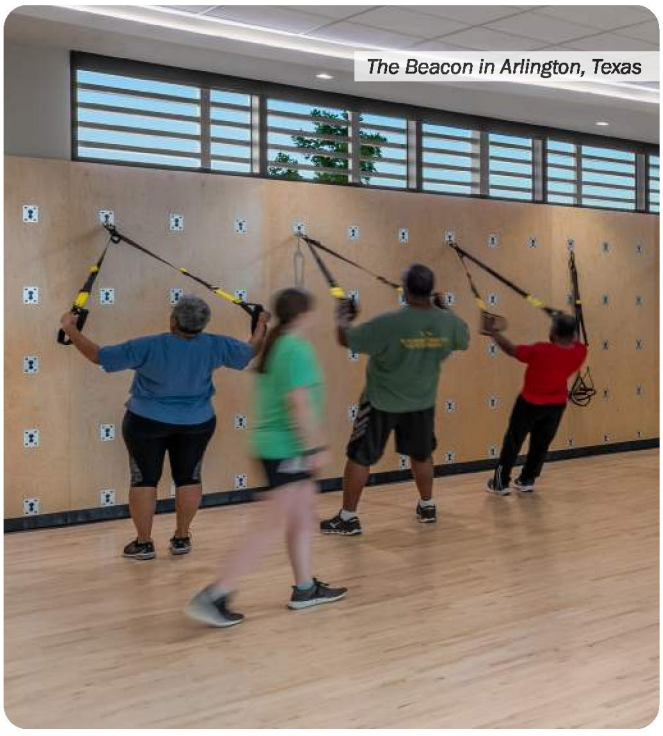
Assessing different options considering up-front, life-cycle, and operational costs.

Early qualitative discussions with our consultant group, drawing on our collective depth and breadth of recreation center system design, will help set the groundwork for considering alternative system types during schematic design. In addition, our sustainability consultants, Group-14, and our estimator, Blundall, will provide quantitative data through energy modeling efforts and cost estimates, respectively. These analyses will be reviewed by the consulting team, the City, and the CMGC to provide an integrated design direction for all systems as we move into the design development phase.

Preliminary energy use target and budget implications.

A target EUI for a mixed-fuel recreation center should be 130 kBtu/sf/yr, depending on the final area dedicated to aquatics. For an all-electric GSHP recreation center, we would target 100 kBtu/sf/yr. In our experience, the additional cost for a recreation center to provide a GSHP system to target this very low EUI is approximately $2MM. The initial cost is one of the biggest challenges. In addition, pursuing this system type will likely take more than an attractive life-cycle payback. It is not our expectation that this will pay back within the lifetime of the system's mechanical components. However, this will result in lower greenhouse gas emissions. Therefore, the City must prioritize the environmental impact (benefit) and seek alternative funding/incentive sources to help offset first costs. At the time of this RFP response, several funding and incentive programs may be applicable in addition to the DOLA grant identified in the RFP. The most significant may be the incentives included in the Inflation Reduction Act that can be taken as a direct rebate to non-taxable entities.

We expect annual energy costs for a GSHP recreation center to be lower than that of a conventional mixed-fuel recreation center due to the high price of Xcel Energy's natural gas. As the design progresses, we will present multiple electrification and mixed-fuel design options to analyze annual energy costs, first costs, predicted energy use intensities, and greenhouse gas emissions for each option.



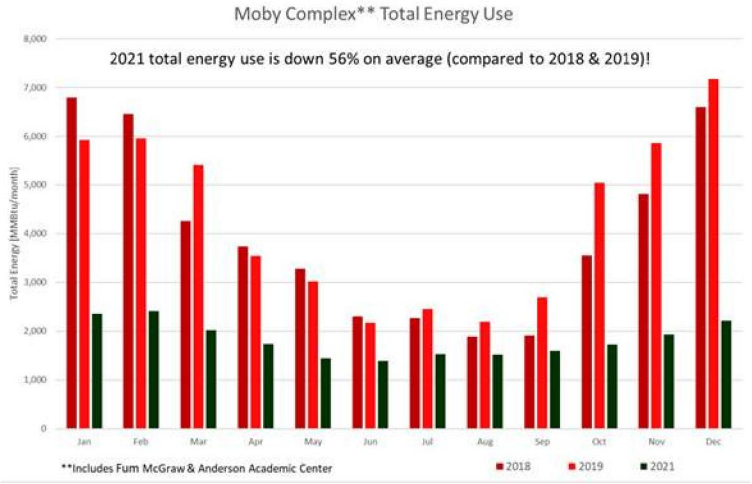
The Beacon in Arlington, Texas

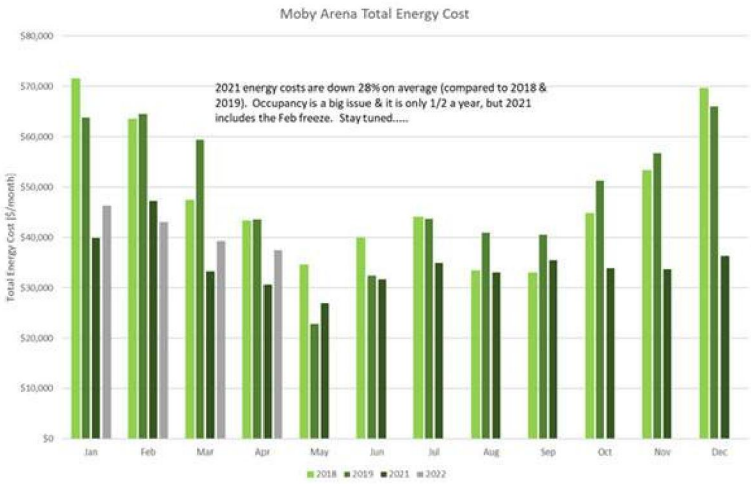
Initial Thoughts on Geothermal Systems for the CRC

One of the drivers for the geothermal system sizing will be the pool water heating and domestic hot water heating requirements. These year-round heating energy consumers create an unbalanced energy use load for the building. Since a geothermal system uses the earth as a heat sink and heat source, more annual energy is being pulled from the earth than rejected back to the earth. This imbalance requires the field size to be much larger and more expensive to insure the geothermal system is effective for the life of the building. Alternative means of water heating in summer months (air-source heat pumps) can be implemented to balance the annual energy needs of the geothermal field. If the first cost becomes an issue, natural gas for some or all of the building's heating needs can also be considered in place of geothermal. Air-source heat pumps can still be used with natural gas to help limit natural gas use and reduce the facility's carbon footprint as the electric utility becomes greener.

In-Depth Experience with Geothermal Systems

The Ballard Group has experience with similar studies on multiple other projects. Their projects have included air-to-water heat pump/geo-exchange systems and an extensive 6-pipe water-to-water heat pump/geo-exchange system that feeds the Moby Arena Complex at Colorado State University in Fort Collins. Their extensive experience in recreation center design and geo-exchange system design makes us well-suited for the CRC project.





Energy Tables Courtesy of Colorado State University. The data for 2018 and 2019 represents usage before the project's implementation, while the 2021 data reflects use after construction.

Case Study | Geo Exchange Energy Use & Energy Cost Results at CSU Moby Arena

Colorado State University has provided data on the energy usage at Moby Arena after its first year of operation. Following the completion of the project, the university experienced an estimated 56% reduction in energy consumption and a 28% decrease in energy costs compared to the previous natural gas/steam/air-cooled chiller system. It's important to note that the savings achieved were not solely attributed to the Geo conversion, as the project also involved upgrading and optimizing the controls from pneumatic to Direct Digital Controls (DDC). We recommend utilizing a DDC strategy to minimize heating and cooling loads in every Geo-exchange project. Investing in energy reduction measures can help decrease the size of the geo-exchange field and, consequently, lower associated costs. Another approach to potentially reduce system loads and implement high-performance DDC control sequences is to incorporate energy recovery ventilators in units that supply high percentages of outside air to spaces such as the pool, locker rooms, and group fitness rooms.

DESIGN AND DOCUMENTATION

Schematic Design

As soon as we kick off the design process on July 10th, collaborating with our independent cost estimator, we will refine unit cost models to confirm an affinity between the project's program and project budget (construction plus soft costs), even before we have a CMGC on board. This initial 3rd party estimate will help inform the CMGC selection process and any possible budget tolerance for desired scope items such as geothermal and additional aquatic, gymnasium and site amenities. In addition to engaging our entire engineering team and investigating geothermal, our efforts to complete Schematic Design will focus on optimizing our schedule, refining and prioritizing our site and building program, and confirming our project budget. In this manner, we can continue to manage expectations as we share our progress with the public and move into Design Development.

Schematic Design tasks: 35% Design
(10 Weeks, including cost estimate and Owner review | July 10 – September 19)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Workshops:** Three (3) in-person Workshops
- **Status reports:** issued bi-weekly
- **Geothermal:** Preliminary feasibility analysis and information for DOLA application due August 1st, 2023
- **CMGC:** Assist with the selection process
- **Design threads:** continued development from feasibility study
- **Program:** Finalize prioritization of the building program and capacities
- **Orchard Mesa Pool or Facility:** ensure compatibility and coordination with Orchard Mesa planning
- **Regulatory Agencies:** preliminary in-person meeting with Grand Junction agencies
- **Civil and Landscape:** evaluation of alternatives and related costs, site plans, paving layouts, traffic/ bike/pedestrian circulation, relevant right-of-way information such as easements, building setbacks, etc., location of utilities and sizes
- **Architecture:** Floor Plans, Roof and Ceiling Plans, Exterior Elevations, Renderings, and Color Palette.
- **Building Code:** plan evaluation
- **Assembly Types:** Wall/Roof/Floor
- **Interior Design, Wayfinding, Signage and Furniture:** Concepts
- **Structural:** Foundation and structural systems/ components based upon the Geotech Report
- **Mechanical, Electrical, Plumbing:** selection of major building systems and components
- **Lighting, Data, Low Voltage, Security/Access, and Audio Visual:** selection of significant systems
- **Aquatics:** plans and sections for the swimming pools showing critical dimensions and features
- **Specifications:** outline
- **Schedule:** updated
- **Cost Estimate:** 3rd Party
- **Reviews:** The design team and CMGC, if selected by the end of the phase, will meet with the City's City Council, staff, and any other advisory boards at the 35% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved.
- **Public Meeting:** present project update of 35% design and collect feedback. Corresponds with a workshop
- **Report:** produce Schematic Design Narrative and Report

BASE in Big Sky, Montana

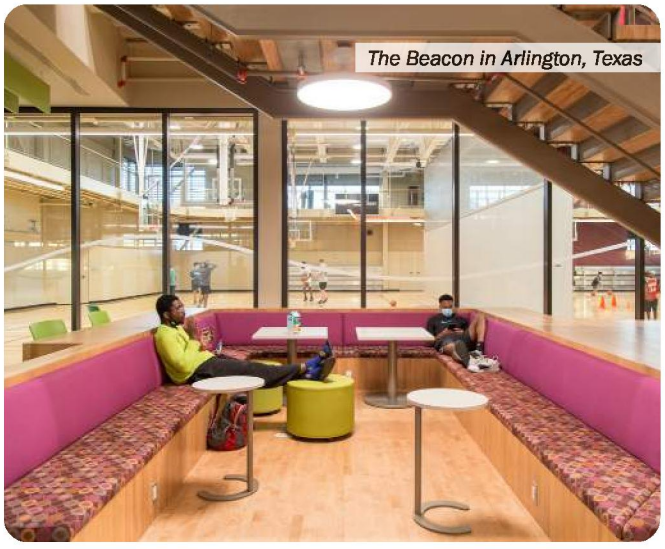

BASE in Big Sky, Montana

Design Development

In this design phase, our team will develop the approved Schematic Design Documents to fix and describe the size and character of the Project as to architectural, structural, mechanical, electrical and aquatics systems, landscape, and civil site development. We will refine the project specifications to identify all major building materials and systems, further establishing general quality levels. Collaborating with the CMGC, we will consider the value of alternative materials, building systems, equipment, and other criteria based on program, cost, and aesthetics. At the end of this phase, the design team and CMGC will produce independent cost estimates to help validate the project budget. We will then collaborate with the entire Project Working Group to reconcile discrepancies and reach a consensus on the final project scope.

Design Development tasks: 65% and 100% Design
(14 Weeks, including 90% cost estimate and Owner review | September 21 – January 8, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Workshops:** Four (4) in-person Workshops
- **Status reports:** issued bi-weekly
- **Geothermal:** Develop documentation necessary for the DOLA hearing, if applicable
- **CMGC:** Collaborate with CMGC on pricing and best-value materials and systems
- **Orchard Mesa:** confirm coordination with Orchard Mesa and CRC planning efforts
- **Building Systems:** Develop and analyze multiple options for Mechanical and Electrical systems for review, along with associated capital and operational costs for each system
- **Life-cyle Analysis:** Provide a multiyear operations and maintenance cost estimate for the facility, including all anticipated expenses such as maintenance staff, supplies, utility costs, and any other costs associated with the facility's operation.
- **Utilities:** Coordinate with all utilities for connection and relocation of any impacted utilities
- **Regulatory Agencies:** in-person review meeting with Grand Junction agencies. Corresponds with a Workshop



The Beacon in Arlington, Texas

- **Prepare and submit:** 90% Design Development Documents, including Detailed Specifications, Cost Estimates, and schedules to the City for review and approval. Components to include:
  - Site plans, paving layouts, traffic circulation, lighting, signage, stormwater drainage, landscaping and site utilities, Drainage Study and calculations, Drainage Study and calculations
  - Code and Life Safety Plans
  - Floor plans, including (Structural, Civil, Architectural, MEP, and Fire Protection)
  - Roof and Ceiling and Interior Drainage Plans
  - Vertical Circulation Plans and Sections
  - Exterior elevations, color three-dimensional renderings, and color palette,
  - Building and Wall sections and details
  - Interior elevations, casework, and millwork elevations
  - Pool plans showing markings and features in plan and section, including pool equipment, chemical room layout, and coordination with others.
  - Notes addressing all City's Design Criteria and Code requirements
- **Reviews:** The design team and CMGC will meet with the City's City Council, staff, and any other advisory boards at the 65% and 100% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved. Corresponds with a Workshop
- Upon receiving design development comments after each meeting, revise the Design to incorporate all comments
- **Public Meeting:** present project update of 100% design and collect feedback. Corresponds with a Workshop

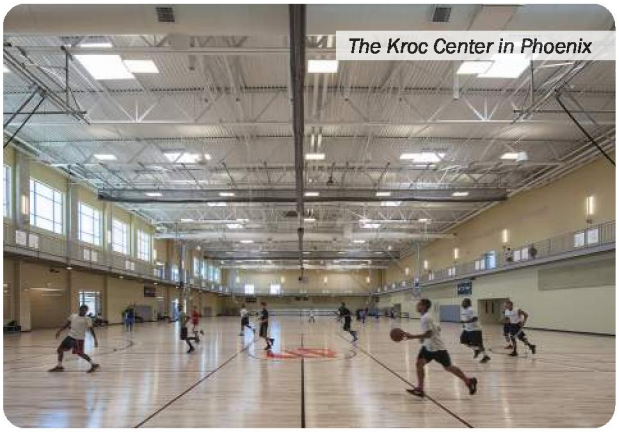
STRATEGY AND IMPLEMENTATION PLAN

Construction Documents

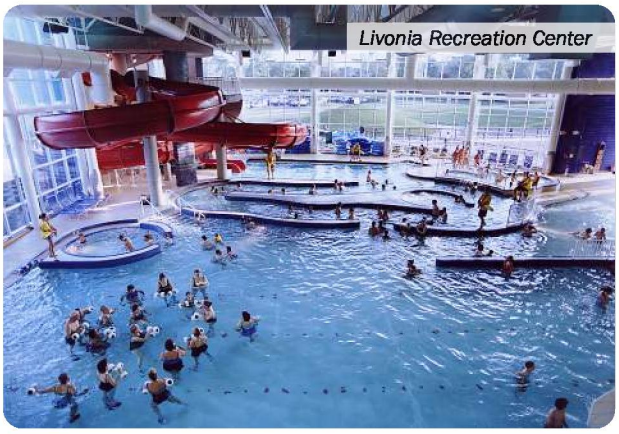
In this phase, our team will Develop Drawings and Specifications, setting forth in detail the quality levels of materials and systems and other requirements for the construction of the work as well as incorporating the final design requirements of stakeholder agencies and governmental authorities having jurisdiction. Additionally, our team will compile a project manual that includes the Conditions of the Contract for Construction and Specifications, bidding requirements, and sample forms. At the end of this phase, we will submit the final Construction Documents to the City for final approval and permitting. All submittals shall be in a PFD format with corresponding original electronic files.

Construction Document tasks:
(16 Weeks, including cost estimate and Owner review | January 9 – April 29, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Status reports:** issued bi-weekly
- Workshops: Two (2) in-person Workshops
- **CMGC:** Confirm pricing and best-value materials and systems with CMGC
- **Regulatory Agencies:** in-person review meeting with Grand Junction agencies. Corresponds with a Workshop
- **Prequalifications:** review the list of potential prequalified subcontractors provided by CMGC
- **Prepare and submit:** 90% Construction Documents, including Detailed Specifications, Cost Estimates from GMGC, and construction schedule to the City for review and approval. Components to include:
  - Site plans, paving layouts, traffic circulation, lighting, signage, stormwater drainage, landscaping and site utilities, Drainage Study and calculations, Drainage Study and calculations
  - Code and Life Safety Plans
  - Floor plans, including (Structural, Civil, Architectural, MEP, and Fire Protection)
  - Roof and Ceiling and Interior Drainage Plans
  - Vertical Circulation Plans and Sections
  - Exterior elevations, color three-dimensional renderings, and color palette,
  - Building and Wall sections and details
  - Interior elevations, casework, and millwork elevations
  - Pool plans showing markings and features in plan and section, including pool equipment, chemical room layout, and coordination with others.
  - Notes addressing all City's Design Criteria and Code requirements
- Upon receiving final comments after each Meeting, revise the documents to incorporate all comments and prepare a single package for building permit submittal and subcontractor bidding in PDF format
- **Reviews:** The design team and CMGC will meet with the City's City Council, staff, and other advisory boards to ensure the design meets the project's goals, budget, and schedule.



The Kroc Center in Phoenix



Livonia Recreation Center

The MARQ at Southlake

STRATEGY AND IMPLEMENTATION PLAN

Bidding/Permitting/GMP Council Approval

Our team will assist the CMCG in this phase by responding to sub-contractor questions and substitution requests during the bidding process. We will also prepare formal responses to permit questions or comments from the planning, building, and fire departments. We will assist the City and CMGC in analyzing bids and potential alternates.

Bidding/Permitting/GMP Council Approval Tasks:
(7 Weeks | April 29 – June 20, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **RFI:** Review of sub-contractor questions
- **Addendum:** if necessary, issue addendum(s)
- **Review:** The design team will review sub-contractor bids with CMGC and the CMGC draft GMP
- **Status reports:** issued bi-weekly

Thrive in Lewisville, Texas

Construction Administration

Our team will provide Construction Administration services once Council approves a GMP and schedule. BRS, Chamberlin, and our engineers will visit the construction site at intervals appropriate to the stage of construction to determine if the work is consistent with the Contract Documents and report to the City known deviations from the Contract Documents and/or the most current construction schedule. We will review and certify amounts due the Contractor, issue certification for payment, and review the Contractor's submittal schedule. We will approve or take other appropriate action upon the Contractor's submittals, including Shop Drawings, Product Data, Testing Reports, and Samples to check conformance with Contract Documents. We will prepare Change Orders and Construction Change Directives for City approval if necessary. We will conduct an inspection and a punch list review with the City to determine the date of Substantial Completion, issue Certificates of Substantial Completion, review written warranties and related documents from the Contractor, and issue a final Certificate for Payment based upon a final inspection indicating the work complies with the requirements of the Contract Documents.

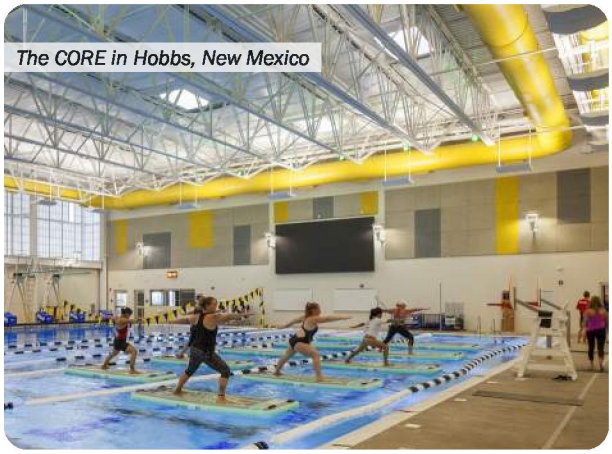
Construction Administration Tasks:

(18 Months | June 20, 2024 – December 1, 2025)

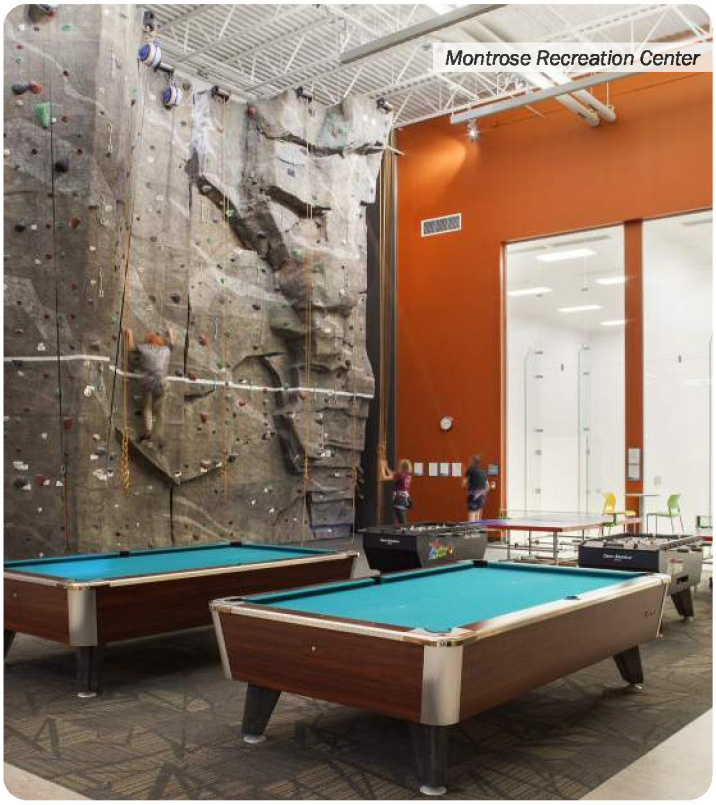
- **Provide Field Services** for the entire construction period (up to eighteen (18) months). Architect's Construction Administrator, City representative, General Contractor representative, and any other required sub-consultants/disciplines to conduct a site visit/meeting once weekly, including observation of structural concrete placement, underground piping installation, and inspections, mechanical/electrical/plumbing cover-up, masonry installation, ceiling cover-ups, etc.
- **Site visits:**
  - Chamberlin Architects (72)
  - BRS (20)
- **Submittals:** review the Contractor's submittals to approve or take other appropriate action, including Shop Drawings, Product Data, Testing Reports, and Samples to check conformance with Contract Documents
- **RFI:** review and respond to Contractor's requests for additional information
- **Field Reports:** provide site visit reports to the City Project Manager within 24 hours of the meeting date
- **Change Orders:** prepare and issue change orders, if necessary
- **Conduct Substantial Completion Inspection**, coordinate with City's Project Manager to create a punch list, substantiate that items noted are completed, and issue a Substantial Completion Certificate

Project Close Out:
(2 Months | December 1 – January 31, 2026)

- **O&M Project Information:** Obtain and review the close-out submittal from the Contractor for completeness before transmitting it to the City, including but not limited to the following:
  - Contractor's as-built drawings and notes
  - Warranty information
  - Material Safety Data Sheet (MSDS)
  - Operating Manuals
  - Start-up and testing reports
  - Instructional and training videos
  - Certification that Owner stock items have been delivered and inventoried
- Final Completion and Acceptance letter: Issue to the City
- Record Documents: prepare and issue record drawings and specifications based on Contractor provided as-built documents


The CORE in Hobbs, New Mexico


Thornton Active Adult Center


Montrose Recreation Center

REALIZING YOUR VISION

At BRS, we recognize the importance of creating a great experience for future Grand Junction Community Recreation Center patrons. How is this achieved? The foundation of each of our projects begins with one key aspect – listening. We understand the fundamental value of learning about the vision of our clients from the outset of the project, and we are lucky to have already begun this process. During the feasibility study, we had the opportunity to present to community members on multiple occasions and listen to their hopes, dreams, and fears for the future center. Through the ensuing discussions, we have broadened our understanding of the project and adjusted the design to fit the community's goals better.

Our passion is creating a vision, a story, and a narrative that captures your goals for the center with an authentic architectural design rooted in Grand Junction's people, place, and pace. We are eager to learn more and continue to develop a CRC design with you that truly reflects who you are as a community.

PROPOSED RATE SHEET

Architectural Lead
Barker Rinker Seacat Architecture

Role	$ / hour
Partner	240
Principal	205
Project Manager	190
Project Specialist	170
Design Manager	150
Administrative	135
Designer IV	155
Designer III	130
Designer II	120
Designer I	110

Associate Architect
Chamberlin

Role	$ / hour
Principal	190
Senior Architect	160
Junior Architect	125
Interior Designer	120
Senior Intern	110
Junior Intern	80
Administrative	70

Landscape Architecture
DHM

Role	$ / hour
Principal	210
Assoc Principal	170
Senior Associate	145
Visualization/3D	140
Associate	135
Senior Designer/Planner	125
Designer	115
Graphic Designer	100
Clerical/Word Processing	80

Civil Engineering & Survey
Austin Civil Group

Role	$ / hour
Civil Engineer	150
Civil Engineering Designer	110
CAD Technician	85
Adminstrative	85
Surveyor	140
2 Man Survey Crew	200

Structural Engineering
JVA

Role	$ / hour
Design Principal	240
Principal in Charge	224
Senor Project Manager	188
Project Manager	164
Senior Project Engineer	144
Design Engineer	124
Senior Modeler	140
Modeler	100

Mechanical & Plumbing Engineering
The Ballard Group

Role	$ / hour
Principal	210
Associate/Snr. Project Engineer	170
Project Engineer II	140
Project Engineer I	120
CAD & Revit Operator	90
Administrative	85

Electrical Engineering
Reese

Role	$ / hour
Partner / Principal (PE)	280
Senior Project Manager (PE)	260
Project Manager (PE)	195
Communication Engineer (RCDD)	235
Director of Lighting Design	215
Lighting Designer	170
Senior Engineer (PE)	200
Engineer (PE)	170
Construction Specialist	190
Director of BIM	180
BIM Detailer	110
Senior Designer	155
Administration	75

Aquatic Design
Water Technology Inc.

Role	$ / hour
Principal/Director	250
Project Manager	185
Creative Studio	160
Project Director	145
Mechanical Design	170
Technical Design	105
Administrative	75

Sustainability
Group 14

Role	$ / hour
Principal	235
Service Director	215
Team Leader, Sr. Engineer III	202
Sr. Project Manager II	192
Sr. Project Manager I	173
Project Manager II	155
Project Manager I	146
Engineer II	137
Engineer I, Consultant I	125
Tech Support	101
Admin Support	87

Cost Estimating
Blundall & Associates

Role	$ / hour
Principal	175
Sr. Estimator/Project Mgr.	140
Estimator	90
Entry Level Estimator	55

Rates are valid through July 2024 and updated annually.

SECTION F

FEE PROPOSAL

Addendum 2

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5241-23-DH

"Architectural/Engineering Services for the New Community Recreation Center"

Proposer must submit entire Form completed, dated, and signed.

NOT TO EXCEED COST $ 4,094,163

WRITTEN: Four million ninety four thousand one hundred sixty three dollars **dollars.**

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$ 11,700
Remaining Schematic Design Phase	$ 619,051
Design Development Phase	$ 1,137,012
Construction Document Phase	$ 1,203,795
Bidding Documents & Assistance	$ 76,035
Construction Administration Phase	$ 895,743
Reimbursables	$ 150,827
Total Not to Exceed Cost	**$** 4,094,163

Four million ninety four thousand one hundred sixty three dollars

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The Owner reserves the right to accept any portion of the services to be performed at its discretion

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The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.

- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of 0% percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: 3

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Barker Rinker Seacat Architecture	Craig Bouck
Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
CBouck	303.455.1366
Authorized Agent Signature	Phone Number
990 South Broadway, Suite 222	craigbouck@brsarch.com
Address of Proposer	E-mail Address of Agent
Denver, CO 80209	06.29.2023
City, State, and Zip Code	Date

The undersigned Proposer proposes to subcontract the following portion of Services:

Name & address of Sub-Contractor (Name, City, State	Description of Service(s) to be performed	Est. Value of Service(s)
See list of Consultants in Fee Summary Attachment		

The undersigned Proposer acknowledges the right of the City to reject any and all Offers submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Propposal each party thereto certifies as to its own organization, that this Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Proposal with any other Proposer or with any competitor.

SECTION G

ADDITIONAL DATA

CONTRACT NOTES | DETAILED FEE BREAKDOWN

DETAILED FEE BREAKDOWN

Construction Budget			
Construction Cost	$	60,200,000	Includes Owner budgets for the following: Building and Site Construction and Contingencies

Design Fee Allocation				Breakdown by Phase					
Basic Design Services	Total		%*	P/C cost	SD cost	DD cost	CD cost	BN cost	CA cost
Architect of Record	$	1,591,936	3.65%		$283,083	$578,100	$598,034	$39,869	$92,850
Associate Architect	$	608,268			$28,386	$58,799	$60,827	$4,055	$456,201
Civil Engineer	$	112,680			$16,902	$45,072	$28,170	$5,634	$16,902
Landscape Design	$	161,670			$40,418	$51,735	$43,650	$0	$25,867
Structural Engineer	$	264,600			$31,752	$63,504	$97,902	$5,292	$66,150
Mechanical & Plumbing	$	364,140			$54,621	$109,242	$145,656	$7,283	$47,338
Electrical Engineer	$	112,500			$16,875	$33,750	$33,750	$5,625	$22,500
Aquatics	$	269,700			$40,455	$91,698	$99,789	$2,697	$35,061
Specifications	$	13,500			$ -	$7,155	$6,345	$ -	$ -
	$	1,298,790			$201,023	$ 402,156	$ 455,262	$ 26,531	$ 213,818
Additional Requested Services									
Architect									
Record Documents	$	5,000			$ -	$ -	$ -	$ -	$ 5,000
CMGC RFP & Submission Rev	$	4,860			$ 4,860	$ -	$ -	$ -	$ -
CMGC On-Site Interview (2 days)	$	6,840			$ 6,840	$ -	$ -	$ -	$ -
Civil Engineer									
Record Documents	$	5,400			$ -	$ -	$ -	$ -	$ 5,400
Landscape Design									
Record Documents	$	2,300			$ -	$ -	$ -	$ -	$ 2,300
Structural Engineer									
Record Documents	$	3,600			$ -	$ -	$ -	$ -	$ 3,600
Mechanical & Plumbing									
Record Documents	$	4,284			$ -	$ -	$ -	$ -	$ 4,284
Geothermal Design	$	39,685			$9,921	$11,905	$11,905	$794	$5,160
Geothermal Conductivity Testing	$	40,000			$40,000	$0	$0	$0	$0
Electrical Engineer									
Access Control System	$	8,100			$1,134	$2,349	$2,430	$162	$2,025
Surveillance/CCTV	$	8,100			$1,134	$2,349	$2,430	$162	$2,025
Structured Cabling	$	3,600			$504	$1,044	$1,080	$72	$900
Record Documents	$	2,250							$2,250
WiFi System Design	$	9,000			$1,260	$2,610	$2,700	$180	$2,250
Intrusion Detection	$	2,700			$378	$783	$810	$54	$675
Paging / Background Music	$	8,100			$1,134	$2,349	$2,430	$162	$2,025
Audio Visual System Design	$	18,900			$2,646	$5,481	$5,670	$378	$4,725
Telecom Infrastructure	$	13,500			$1,890	$3,915	$4,050	$270	$3,375
Aquatics									
Record Documents	$	5,500			$ -	$ -	$ -	$ -	$ 5,500
Interiors									
Interior Design	$	99,351		$ -	$13,909	$28,812	$29,805	$1,987	$24,838
Furniture	$	48,555		$ -	$6,798	$14,080	$14,567	$971	$12,139
Signage / Wayfinding	$	19,422		$ -	$2,719	$5,632	$5,827	$388	$4,856
Sustainability									
Sustainability Consulting	$	-		$ -	$ -	$ -	$ -	$ -	$ -
Energy Modeling	$	8,325			$1,332	$2,248	$4,745	$ -	$ -
Fundamental Commissioning	$	40,770					$1,223		$39,547
Cost Estimating									
Conceptual, 90% DD	$	20,000			$5,600	$14,400	$ -	$ -	$ -
Surveying									
Rec Center Survey Scope	$	16,200			$ 16,200	$ -	$ -	$ -	$ -
	$	444,342			$ 118,259	$ 97,957	$ 89,672	$ 5,580	$ 132,874
Total Fees	**$**	**3,943,336**	*** % of Const Cost**	**6.55%**	**$ 630,751**	**$ 1,137,012**	**$ 1,203,795**	**$ 76,035**	**$ 895,743**

Reimbursable Expense Budget			Breakdown by Phase					
Budgeted Expenses	**$**	**105,782**						
Additional Insurance Premium	**$**	**45,045**	P/C cost	SD cost	DD cost	CD cost	BN cost	CA cost
Total Budgeted Expenses	**$**	**150,827**		$ 14,576	$ 21,581	$ 22,181	$ -	$ 47,444

DETAILED FEE BREAKDOWN

Assumptions:

1. Assumes new construction of approximately 83,000 sf based on the 2022 GJ CRC Feasibility Report. Should the above SF amount change more than 10%, the Design and Engineering fees will be adjusted accordingly.
2. Site is assumed to be free of development or environmental hazards and will not require demolition or clean up.
3. Topographic survey for project boundaries identified in the GJ CRC Plan is included in this contract. Survey for entire Matchett Park property can be provided as an additional service.
4. No traffic engineering study and no traffic signal design is anticipated.
5. A deep pier foundation with slab floors on 36 inches of structural fill per the May 16, 2014, Huddleston-Berry Matchett Park geotechnical report is anticipated. Structural floors or matt foundation systems are not anticipated for the building or pool structures.
6. Construction documents are anticipated to be released in one package. Early phased construction packages or early procurement packages other than site work will require an additional service.
7. All fees for permits and jurisdictional approvals, utilities and taxes have been excluded
8. Owner progress review sets and construction documents will be provided electronically in pdf format. Printing of end of phase drawing sets or specifications is not included.
9. Printing of graphic materials for public meeting or other presentations will be provided as a reimbursable expense.
10. Reimbursable expenses include in house internal printing for coordination and architectural records.
11. Fitness equipment selection of product and layout will be provided by owner's vendor. Design will coordinate and work with vendor for integrated design.
12. Record documents coordinated with Contractor as-built drawings are included in the proposal.
13. A catering kitchen with basic appliances selected with owner input is included in the design. Full commercial kitchen with kitchen design consultant can be provided as an additional service.
14. Project limits are assumed to be as shown in the Concept Design drawings issued in November 16, 2022.
15. Design includes civil and landscape drawings for the extension of entry road 28 1/4 from the west, and north / south entry road from Patterson Road.
16. Design of the parking lot (approximately 300 spaces) and the project sitework, as shown in the concept design, is part of the scope of this project. This includes Park Entry Plaza south of the building, pedestrian promenade and CRS Entry Plaza west of the building, and exterior patio east side of the building.
17. Utilities will be stubbed out at the edge of the site for connection in adjacent streets.
18. Water Quality and Detention will be part of the project design.
19. Design of (1) monument sign on the site which is included in the design scope.
20. The only separate sustainability scope for the project is commissioning. Other sustainability and energy-saving concerns are part of the general aim of the design, not a separate scope.
21. No LEED certification, nor quasi-LEED certification, are included in this fee proposal.
22. Fire protection design will be specified by the Mechanical engineer, but will be designed by the Fire Protection sub contractor.
23. The project will be constructed by a Construction Management/General Contractor process, not by design-bid-build nor design-build.
24. The project documents will be delivered at the end of phase milestone dates as established on the project schedule. The milestone sets may be used for project milestone pricing / cost evaluation. No mid-milestone pricing of documents sets issued between end of phase milestones shall be used for cost evaluation or pricing.
25. Design alternates will be evaluated and considered during the Schematic Design and Design Development Phases. Final direction and scope of the project will be established at the completion of the Design Development phase. If design alternates are to be carried past the DD phase, it will be an additional service.
26. If a design omission is recognized within the construction documents during the Construction Administration phase of the project, however is required to complete the project, i.e.. "Betterment", the client will pay for the cost of adding that missing scope or item back in to the project.
27. Design of geothermal heat exchangers is included in the design.
28. The City's original requirement for $5M E&O coverage has been reduced to$2M per claim | $4M aggregate per year. An additional fee necessary for 3 years of coverage is shown as a reimbursable expense.
29. Geothermal Conductivity Testing:
    i. The City will provide a valid legal description of the property and a surveyed location of the borehole, a high-flow potable water source such as a fire hydrant or water tank.
    ii. This scope and fee do not include any required local licensing, permitting, etc. The City is to provide these items if they are needed.
    iii. The reimbursable budget is increased by $6,000 to cover mileage, food, and hotel costs for 2 drilling company employees during the necessary on-site drilling and monitoring period – assumed to be 7 days and 6 nights.
    iv. Undisclosed drilling or excavation hazards will be charged at a time and material basis as an additional cost.
    v. If temporary casings are required, none are expected, a fee of $100/ft will be an additional cost.

BRS + CA Response

Secondary Interview for Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH

1. There is concern about Chamberlin's level of participation (or lack thereof) during the preliminary design. How will they insert their local experience if they are only participating 10%? Please provide more description on how success will be maximized in the collaboration between the two architects. There is a concern that BRS will be too dominant.

    - In our presentation, we shared a chart demonstrating how BRS + CA agreed to divide the work scope and associated fee. This division is based on labor hours and should not be confused with the impact of each party's contribution.

    - We must leverage each firm's strengths to achieve the highest level of collaborative success between BRS and CA. During the preliminary design phase, Chamberlin's time will be spent in the most impactful manner - in visioning and reviewing ideas with BRS and helping refine the design concept to fit Grand Junction. We will work together in focused design sessions to help generate exterior options in an iterative process of sketching and digital modeling to hone the exterior to be appropriate for the grand valley's climate, spirit, materials, and sensibilities (most bang for the buck). By working in this efficient manner, Chamberlin will be guiding, and BRS will be doing the heavy lifting of producing drawings. We are teamed out of mutual respect for each other's abilities, not a necessity to qualify for the project.

2. Does JVA as structural engineer have the experience to design and detail the exterior curtain walls in the natatorium proposed in the preliminary design?

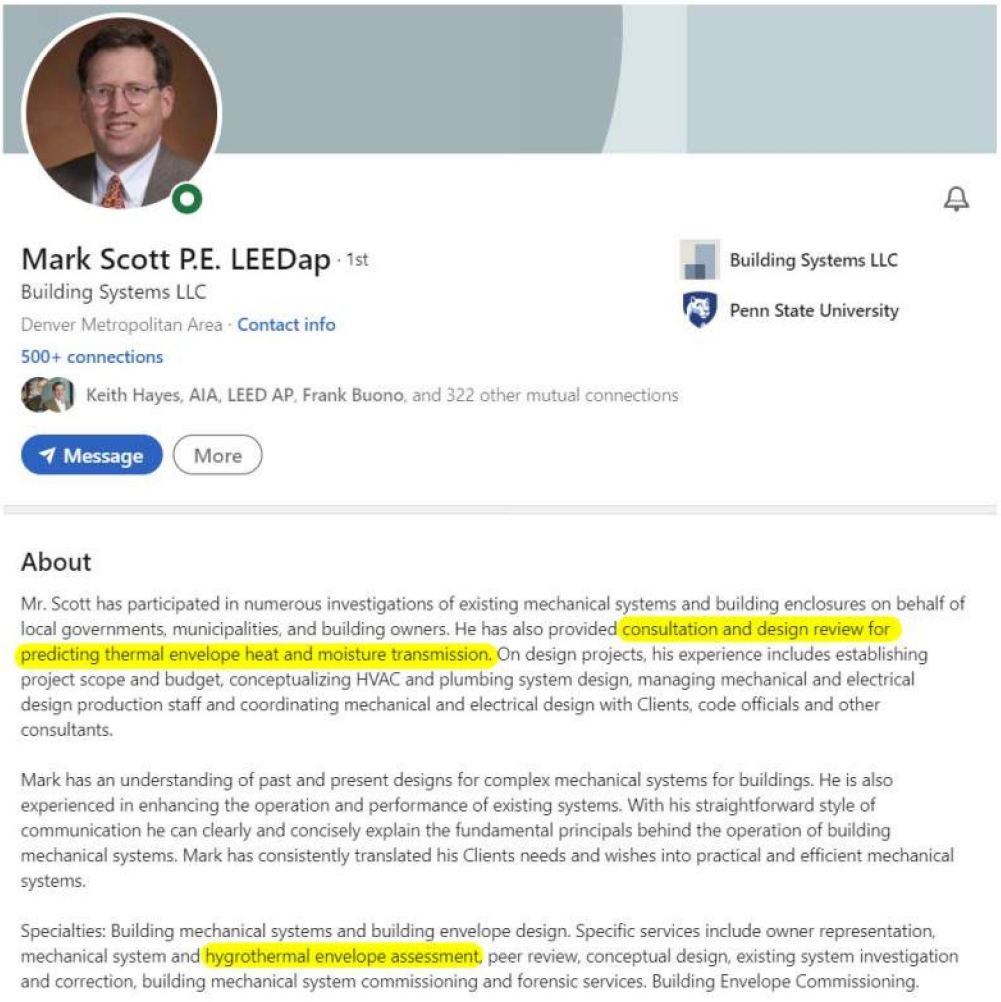
    - Yes, JVA has completed many projects with BRS during our 30-year relationship, including high glass walls similar to the 30 ft tall walls illustrated in the initial drawings. It's also quite common for JVA to encounter similar glazing systems in their municipal and education projects. The design and detailing of these elements is a collaborative effort between JVA, the team's envelop specialist, and glazing supplier technical experts. In the concept, our goal was to open the interior spaces to views of the landscape and distant Mesa. This can be achieved in several ways, including curtain walls with internal structure and less expensive storefront glazing systems, which require a steel support structure to achieve a similar effect. The interior environment must be balanced with the exterior look and feel to define the building fenestration, which will likely be a combination of curtainwall, storefront framing, and punched openings. All of which JVA, BRS, and Chamberlin have experience with so that natural light is incorporated into the design, balancing the efficient use of materials, the strength of the design to resist the valley's natural forces while enhancing the users experience as we blur the line between interior and exterior with visual connections.

BRS + CA Response

Secondary Interview for Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH

The CORE, Hobbs, NM

Additionally, we have Mark Scott of Building Systems, LLC, as part of our in-house QA/QC team. He is an expert at analyzing building envelopes, especially for Natatoriums. Mark is included BRS' process and fee, and we've done many projects together.



Mark Scott P.E. LEEDap · 1st
Building Systems LLC
Denver Metropolitan Area · Contact info
500+ connections
Keith Hayes, AIA, LEED AP, Frank Buono, and 322 other mutual connections
Message More

Building Systems LLC
Penn State University

About

Mr. Scott has participated in numerous investigations of existing mechanical systems and building enclosures on behalf of local governments, municipalities, and building owners. He has also provided consultation and design review for predicting thermal envelope heat and moisture transmission. On design projects, his experience includes establishing project scope and budget, conceptualizing HVAC and plumbing system design, managing mechanical and electrical design production staff and coordinating mechanical and electrical design with Clients, code officials and other consultants.

Mark has an understanding of past and present designs for complex mechanical systems for buildings. He is also experienced in enhancing the operation and performance of existing systems. With his straightforward style of communication he can clearly and concisely explain the fundamental principals behind the operation of building mechanical systems. Mark has consistently translated his Clients needs and wishes into practical and efficient mechanical systems.

Specialties: Building mechanical systems and building envelope design. Specific services include owner representation, mechanical system and hygrothermal envelope assessment, peer review, conceptual design, existing system investigation and correction, building mechanical system commissioning and forensic services. Building Envelope Commissioning.

3. Air quality in the natatorium is provided by Big Ass Fans (users need to be trained to not increase the fan speed). Technology should support the user, not vice-versa. Is there a different way to remove the chloramine from the pool surface?

   - Indoor air quality is ensured through various measures incorporated into the mechanical and aquatics systems, including utilizing HVLS "Big Ass" Fans. However, it's important to note that these systems have not been designed yet, and we will explore several options. Managing and operating these systems effectively will require training and user-friendly controls. To emphasize our commitment to user experience, our team discussed a valuable lesson learned about HVLS fan speed. We understand that technology should enhance the user experience,

and we are actively working to provide facility operators with the necessary tools to ensure the success of air quality systems for all users.

- The HVLS fans enhance the user experience and create a more sustainable operational system for the natatorium when used correctly. In addition to helping remove chloramines, one of their key contributions is to de-stratify the heat in the upper part of the natatorium, resulting in more even temperatures throughout the space. While the HVLS fans are a cost-effective solution for improving indoor air quality, it's important to note that they are not the sole solution. The delivery of a healthy user environment requires the coordination of complex, interdependent systems.

- The ideal approach for achieving excellent indoor air quality in a natatorium is implementing a source capture system that directly exhausts chloramines from the pool surface to the building's exterior. As we begin the schematic design process, we will explore various methods to implement source capture. These may include capturing the source at the pool's perimeter, such as in the gutter, or utilizing trench deck drains within the natatorium.

- Achieving optimal indoor air quality starts with effective water sanitation and efficient supplemental sanitation measures. These measures encompass medium-pressure UV water treatment, ultrafine bubble Ozone systems, and increased levels of fresh outdoor air. Combined with expertly designed airflow distribution, these measures create healthy and comfortable natatorium environments, which our team consistently delivers on every project.

4. In looking at the visibility of the hallways from the front desk, is there concern about the east-most hall being hidden from view? How would you mitigate this issue?

- Site Line Refinement: We know control desk layout and design are crucial and involve lengthy conversations to ensure we meet all your needs. We use staff input, our lessons learned, in-house expertise (Jenna) to review all angles, etc. We believe it is always advantageous for the front desk staff to have a visual connection to as many areas of the facility as possible. The gym is intended to be as transparent as possible. We intend to refine the shape of the administrative offices and the front desk to enable views across the gym to the climbing and group fitness areas.

- Many eyes provide safety: In addition to views from the front desk, albeit across the gym, we believe the types of adjacent spaces provide activity throughout the day and evening and minimize potential safety or security risks.

  - Group Fitness: The frequent use of Group fitness rooms, groups gathering for fitness classes, and transparency in these rooms provides many eyes on this space.

  - Gym: The gym on this side will have low walls and potentially bar stool-type counters to give spectators and parents a place to watch gym activities comfortably

- Fitness Stair and Climbing Wall: The fitness stair, climbing wall, and lounge are immediately adjacent to this hallway. This dynamic shared area will be a natural gathering area for many different users, providing opportunities for visual policing and roaming staff.

BRS + CA Response

Secondary Interview for Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH

5. Please speak directly to Bill's project management experience. In the facilities on his resume, please speak to what role he played in those projects.

Bill's career has spanned over 38 years, with involvement in project management for over 30 of those years. More importantly, he has been with BRS for 8 years as a project manager and has served as the Project Manager on the projects listed on his resume.

The highlighted projects from his resume were of similar complexity and included natatoriums.

RECENT PROJECT EXPERIENCE

THRIVE Lewisville Multigenerational Recreation Center *Lewisville, Texas* 88,000 SF

New Braunfels Sports Complex Masterplan *New Braunfels, Texas*

Valley Vista Nature Park Feasibility Study *Lewisville, Texas*

Idaho Outdoor Fieldhouse *Boise, Idaho* 53,200 SF

Watauga Senior Center Expansion *Watauga, Texas*

Apex Fitzmorris Recreation Center *Arvada, Colorado*

Apex Secrest Recreation Center *Arvada, Colorado*

Broadview Heights Recreation Center Addition and Renovation *Broadview Heights, Ohio*

Norman Aquatics and Multi-Sport Center *Norman, Oklahoma*

Thornton Active Adult Center *Thornton, Colorado*

Wheatlands YMCA *Aurora, Colorado* 39,000 SF

Paco Sanchez Toilet Kiosk *Denver, Colorado*

Foulkeways Fitness Center Feasibility Study *Gwenden, Pennsylvania*

Eaton Area Community Center *Eaton, Colorado* 63,000 SF

South Lake Tahoe Recreation Center *South Lake Tahoe, California* 80,000 SF

South Suburban Parks and Recreation District Golf Clubhouse Renovation *Centennial, Colorado*

Cattail Cover State Park *Lake Havasu, Arizona*

Douglass Park Recreation Center *Oklahoma City, Oklahoma*

6. Regarding your proposal, please explain how you might identify scope efficiencies and/or reductions that could be applied to your proposal without sacrificing the integrity and expectations of the project, and how would you accomplish this? Please provide all viable examples.

As described in our presentation, our proposal includes the hours we recommend for your project, given our experience with similar projects and the information provided in the RFP. Because the project is still dynamic, with many unknowns, we tried to be as inclusive as possible.

However, to reduce our hour projections and our fee, potential scope efficiencies and/or reductions can be applied and we are happy to right-size our approach to meet your fee requirements.

The following are viable options for your consideration - their combined value results in a savings of $435,065. We can provide a new detailed fee breakdown if these efficiencies are acceptable.

- A commitment to building upon existing work effort and improving and refining concepts shared with the community during the feasibility reduces rework contingencies built into our labor projections.
- A commitment to the program and overall design concepts at the end of SD significantly reduces the time required to rework three-dimensional drawings in DD and CDs.
- Focusing our rendering efforts on the most strategic views needed for communicating the design and for pricing significantly reduces the hours required for rendering.
- Coordination of Phase Workshops with City Agency meetings reduces travel hours.
- Coordinating Phase Workshops with City Council meetings or work sessions and Public Meetings reduces travel hours.
- Working with the CMGC to review submittals in related groups reduces review times for all parties and improves coordination.
- Collaborating with the CMGC to structure consultant attendance at the Owner/Architect/Contractor (OAC) meetings during construction will eliminate extra trips built into our fees and improve meeting effectiveness.
- Maintaining design clarifications and change updates continually during construction reduces the time to produce record drawings.
- Working with your preferred vendor for AV systems, wireless access points, access control, CCTV, and eliminating intrusion detection systems significantly reduces our low-voltage time assumptions.

BRS + CA Response

Letter of Intent Clarifications: Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH
June 28, 2023, Revised after meeting with Design Team and Owner.

1. Item 5 – this seems to conflict with what would be realistic for required foundation based upon the geotechnical report that was included with the RFP. Please describe, and confirm, your understanding of what the foundation requires, and that the correct foundations will not have an impact on your proposed fees. Note on Fee Summary Exhibit has been revised.

   - Based on the Huddleston-Berry geotechnical report dated May 16, 2014, we have assumed deep foundations are required, and our fee includes investigating alternative solutions for deep foundations to carry building loads. Additionally, most first-level floors will have traditional floating slab-on-grade construction over a 36-inch layer of imported structural fill. The exception is the pool deck. We will design this as a structural slab, isolated from the soil, to span between the building foundation and the pool itself.

   - The geotechnical report does not include a recommendation for the pool foundation, which could be constructed on an over-excavated 36-inch layer of imported structural fill or on a structured mat tied to deep foundations. The structured matt is not included in our fee because we have not seen a recommendation for this approach in the information provided. We recommend updating the geotechnical report with a structural recommendation for the pool.

2. Item 6 - it was evident in your initial interview that your firm understood supply chain issues and anticipated the need for at least one or more early procurement packages. Yet, the second sentence in this item states this will be an additional fee. The committee does not agree and, as such, should already be included in your scope/fee for the project. Please confirm.

   - In our interview, we shared current issues with transformer supply. Fortunately, many supply chain scheduling issues created by the pandemic appear to be returning to normal. Once we have a CMGC, we can discuss the strategy of early packages. Early packages require drawings to be released before the design and documentation are complete. An early package strategy may prove critical if supply issues remain in 12 to 18 months. Still, if not, our preference would be to issue fewer packages to allow for the best opportunity for design team coordination.

3. Item 16 - the last work in this item is unreadable (assuming it states "building" or "facility." Please confirm. Note on Fee Summary Exhibit has been revised.

   - "building" is correct.

4. Item 20 – please describe this in more detail. Does this Fundamental Commissioning, and if so, what does that include or exclude?

   - This is a Mesa County code requirement per the 2018 International Energy Conservation Code, which is the commissioning required for start-up.

BRS + CA Response

Letter of Intent Clarifications: Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH
June 28, 2023, Revised after meeting with Design Team and Owner.

BECx Task	BECx Task Description
BECx Integration into OPR	Verify stakeholder requirements of the building enclosure systems are documented in the Owner's Project Requirements (OPR). Requirements primarily relate to water, air, vapor, & thermal barriers and additionally may relate to acoustics, structure, durability, maintenance, energy efficiency, budget, & aesthetics.
Review of Basis of Design (BoD)	Review the Building Enclosure BoD as prepared by the Design Team for clarity, completeness, and compliance with the OPR.
Review Enclosure Design Late-DDs to Mid-CDs	Provide a design review of the enclosure-related architectural drawings and specifications with a focus on continuity of the water, vapor, air, and thermal barriers as required by the OPR and to verify that additional OPR requirements are being addressed. A sampling-based approach is utilized during the review. Assumes one (1) design review and one (1) meeting or teleconference with the design team to discuss comments.

5. Item 25 – Please describe this item in more detail and how it may or may not impact your pricing.

   - We recognize that it is in the project's best interest to keep design alternatives on the table as long as possible during the design phase. We have included studying alternatives during the entire design phase.
   - Once we receive the GMGC and 90% design pricing from our 3rd party estimator, we will work with the City to determine the final project scope that is within the budget and then produce the final construction documents based on this scope and budget.
   - Alternatives require additional design, documentation, and coordination work effort, especially during the construction document phase. If the City desires to carry alternatives beyond the budget into the construction document phase, we will determine the extra work effort required and provide an appropriate additional cost proposal for each item. For example, alternative materials that need only documentation in the specification manual are easily accommodated and may not require any additional fee. More complex alternatives, however, like an additional gymnasium, pool, or alternative HVAC system, are understandably complex undertakings requiring multiple sets of documents, specifications, and coordination time. Since these alternatives are beyond the scope of the project, they are beyond the scope of our projected work effort and require additional time and compensation.

6. Item 26 – as this reads, this is not acceptable. This is the purpose of your firm carrying Professional Errors & Omissions Insurance. Please explain.

   - We included this statement to manage expectations. We are responsible for our errors and omissions; if our actions cause extra costs to the project, we will own these costs. However, if an omission is recognized during construction that is required to complete the project, it comes out of the project contingency. There is no penalty to the client as they would have paid for this element if the omission had been in the documents. For example, a door was intended for a private office and was shown on the plans but not on the door schedule. The contractor realizes the mistake and orders a door. The door is required to complete the design, and the client "benefits" from having the door, so the cost is applied to the project

contingency. On the other hand, if the architect incorrectly dimensions the volleyball net sleeves in the gym floor and the sleeves were installed as drawn. It would be the responsibility of the architect to pay for the removal, repair and correct reinstallation of the sleeves because the client does not receive any "benefit" from this change.

7. Item 28 – Please provide a breakdown of the insurance limits you require of your subs, as some discussion may be of benefit to the limits of them on a sub by sub basis, dependent upon the services they will be providing. This response and the Fee Summary Exhibity have been revised to be $2M per claim and $4M aggregate per year.

- Typically, clients require $2M per claim | $4M aggregate per year liability insurance, which all of our consultants maintain except for specification and sustainability consultants, which carry less than $1M.
- The chart below identifies the additional insurance premium the design team will need for 3 years of coverage at a level of $5M per claim.
- Per the City's revised direction, the chart on the right below shows the premium to bring all the major A/E participants to an equivalent insurance level of $2M per claim | $4M aggregate per year.

GJCRC - Insurance Premium incease to $5M per claim			
Base is $2M per claim			
	Annual Premium	Years	Total
BRS	$ 16,000	3	$ 48,000
Chamberlin	$ 3,450	3	$ 10,350
ACG	$ 12,500	3	$ 37,500
DHM	$ 18,000	3	$ 54,000
JVA	Already has level of coverage		
TBG	$ 15,000	3	$ 45,000
RH	$ 15,000	3	$ 45,000
WTI	Already has level of coverage		
G14	Not requesting		
Blundahl	Not requesting		
4%	Adminstrative Fee		$ 10,650
	Total Team Premium		**$ 250,500**

Professional Liability Coverage Errors & Omissions				
Standard Insurance Coverage				
	Claim	Aggregate per yr	Premium	Total 3 years
BRS	$2M	$4M	$ -	
Chamberlin	$2M	$4M	$ 3,450	$ 10,350
ACG	$2M	$4M	$ -	
DHM	$2M	$4M	$10,200	$ 30,600
JVA	$5M	$5M	$ -	
TBG	$2M	$4M	$ -	
RH	$2M	$4M	$ -	
WTI	$5M	$5M	$ -	
G14	$2M	$4M	$ -	
Blundahl	$1M	$2M	$ -	
	Subtotal			$ 40,950
10%	Adminstrative Fee			$ 4,095
	Total Team Premium			**$ 45,045**

8. Please provide a bullet point description/pricing breakdown for the low voltage scope efficiency you proposed in your second interview. How much do you estimate the cost to be for your firm to include the security intrusion detection system?
   - Electrical & Lighting Scope/Fee Reductions
     - Eliminate one in-person meeting in Grand Junction during design - $2,200 savings.
     - Eliminate one CA observation (possibly combine lighting review/aiming observation with final punch or intermediate observation) - $1,600 savings.
     - Additional fee reduction (O&P) of $8,700

- Technology Reductions – RH to design systems with Owner's preferred vendors (to be brought on board before CDs are issued)
  - Design paging/background music systems and stand-alone AV systems with Owner's preferred vendor - $3,000 savings
  - Locate wireless access points per Owner's vendor layout - $1,000 savings.
  - Design access control with Owner's preferred vendor - $900 savings.
  - Design CCTV with the Owner's preferred vendor - $900 savings.
  - Design intrusion detection system with Owner's preferred vendor - $300 savings.
  - Additional fee reduction (O&P) of $2,150
  - Delete intrusion detection system design - $2,700 additional savings (the vast majority of the Rec Centers we've worked on have not utilized intrusion detection but have relied on their access control and CCTV systems for security purposes)

9. Please provide pricing for the geothermal conductivity testing should the City decide to add this to your contract. We have added this scope to the Fee Summary Exhibit.

   - ~~The last value we received for the Thermal Conductivity Test (TC Test) was for a test in Rifle on a 400' deep hole. It was $40k on 4/5/2022. A 400' deep test in Denver was $25k on 5/25/2022. I think the $40k was high, but maybe a range of $35-$45k is a reasonable estimate.~~
   - ~~The availability of drillers and the ultimate depth of the hole influence cost, and drilling companies will not commit to a price until they have a confirmed depth, location, and schedule.~~

10. Additionally, the committee appreciates your effort in identifying scope efficiencies for this project. With that said, we also request that you re-evaluate your overall pricing (to include your OH&P), so as to put your best foot forward for final pricing (without sacrificing the needed scope, services, or integrity of the project). We feel that this request is justified in that your overall pricing proposal was higher than expected, and your background with this project with your firm previously providing the master plan and conceptual design for this project.

    - To show our commitment to the City, we have offered to reduce our proposed fee by 10% or $435,065. This reduction included some scope efficiencies, acknowledging that we will build upon work completed in the feasibility study. This fee reduction is not purely scope efficiencies; it also represents a reduction in our team's overhead and profit. Additionally, we contributed $30,000 of work effort during the feasibility study beyond our scope and fee to ensure the City had what it needed to pursue the bond initiative.

    - In the feasibility study, A/E fees were identified at 8.5% of a $60M construction budget. Our fee is now less than 6.5%, making an additional $1.18M available for construction. The fees for this project are well below industry standards for projects of similar complexity and what was expected based from the feasibility study.

BRS + CA Response

Letter of Intent Clarifications: Architectural/Engineering (A/E) Services for New Community Recreation Center RFP-5241-23-DH
June 28, 2023, Revised after meeting with Design Team and Owner.

X	**Other Soft Costs**			**$7,774,873**
	Construction Budget as Basis			**$ 59,806,716**
x	Public Art Allocation	1.00%	$	598,067
	Owner's Representative	1.00%	$	-
x	Preconstruction Services	1.00%	$	598,067
x	Architecture, Interiors & Engineering Fees	8.50%	$	5,083,571
x	Plant Investment / Sewer & Water Tap Fees	1.50%	$	897,101
x	Survey, Geotechnical, Construction Testing	0.50%	$	299,034
x	Reimbursable Expenses	0.50%	$	299,034

- In addition to the above fee reduction, to respond to your request for our team to "put our best foot forward," we'd like to focus on increasing our team's contribution to the project rather than taking away resources. Specifically, we'd like to donate our time and expertise in three areas that we feel will enhance the project's overall success for the citizens of Grand Junction.

1. Facility Performance: not currently in the scope of this project, we offer to revise the facility proforma. Working directly with the recreation team, we will revise the budgets and staffing models to reflect the final building design, programming, fees, revenues, expenses, and potential partnering contributions.

2. Public Art: we believe integrating the work of local artists is an essential step in creating a facility genuinely reflective of your community. We also believe this is most meaningful, unique, and successful when the artist(s) become part of the design team and their work is integrated into the fabric of the facility rather than just hung on a wall or placed on a pedestal. We currently have $600,000 allocated in the budget for Public Art. We offer to help the City with its artist selection process and work collaboratively with the selected artist(s) to integrate their work into this project.

3. Matchett Park Master Plan: the CRC's ultimate success at Matchett Park will depend on a revised master plan. We hope a revised planning process will happen during this project's 2 ½ year development schedule. We offer to work with your selected master plan team during this time to ensure as much synergy as possible between the site amenities, circulation, utility infrastructure, stormwater management, parking, wayfinding, signage, and aesthetics of the CRC and the rest of Matchett Park.

brs + CA chamberlin

"What I appreciate most about the BRS design team is they really do care about the people for whom they are designing."

– KAREN CHARLES
AQUATIC SUPERVISOR, CITY OF LONGMONT, CO

FOLLOW US FOR MORE FUN @BRSARCHITECTURE

990 S. Broadway #222, Denver, CO 80209
303.455.1366 brsarch.com

CITY OF Grand Junction COLORADO

Request for Proposal
RFP-5241-23-DH

Architectural/Engineering (A/E) Services for New Community Recreation Center

RESPONSES DUE:
May 31, 2023, Prior to 3:00pm
Accepting Electronic Responses Only
Responses Only Submitted Through the Rocky Mountain E-Purchasing System (RMEPS)
www.bidnetdirect.com/colorado
(Purchasing Representative does not have access or control of the vendor side of RMEPS. If website or other problems arise during response submission, vendor MUST contact RMEPS to resolve issue prior to the response deadline. 800-835-4603)

NOTE: All City solicitation openings will continue to be held virtually.

PURCHASING AGENT:
Duane Hoff Jr, Contract Administrator
duaneh@gjcity.org
970-244-1545

REQUEST FOR PROPOSAL

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Section

REQUEST FOR PROPOSAL

SECTION 1.0: ADMINISTRATIVE INFORMATION & CONDITIONS FOR SUBMITTAL

NOTE: It is the Proposer's responsibility to read and review all solicitation documentation in its entirety, and to ensure that it has a clear and complete understanding of not only the scope, specifications, project requirements, etc., but also all other requirements, instructions, rules, regulations, laws, conditions, statements, procurement policies, etc. that are associated with the solicitation process and project/services being solicited.

1.1 Issuing Office: This Request for Proposal (RFP) is issued by the City of Grand Junction (the "City"). All contact regarding this RFP is to be directed to the Purchasing Agent.

Duane Hoff Jr., Purchasing Agent
duaneh@gjcity.org

With the exception of pre-bid or site visit meeting(s), all questions, inquiries, comments, or communication pertaining to this solicitation (whether process, specifications, scope, etc.) must be directed in writing to the Purchasing Agent. Other communication may result in disqualification.

1.2 Purpose: The purpose of this RFP is to obtain proposals from qualified design/engineering firms (Firms) to provide Architectural/Engineering Services for the new Community Recreation Center.

1.3 Optional Site Visit Meeting: Interested Proposers are strongly encouraged to attend a site visit meeting. The purpose of the site visit meeting will be to inspect and to clarify the contents of this Request for Proposal (RFP). **The site visit meeting shall take place on May 12, 2023, 10:00am at Matchett Park, 2844 Patterson Road, Grand Junction, CO.** Nothing stated during the site visit meeting will modify the Solicitation. Only information provided in an addendum can modify the Solicitation.

1.4 The Owner: The Owner is the City of Grand Junction, Colorado and is referred to throughout this Solicitation. The term "Owner" means the Owner or its authorized representative.

1.5 Compliance: All Proposers submitting a proposal agree to comply with all conditions, requirements, and instructions of this RFP as stated or implied herein, or modified by addenda. Should the Owner omit anything which is necessary to the clear understanding of the requirements, or should it appear that various instructions are in conflict, the Proposer(s) shall secure instructions from the Purchasing Agent prior to the submittal deadline.

1.6 Procurement Process: The most current version of the City of Grand Junction Purchasing Manual .

1.7 Submission: See section 5.0 of this Solicitation for Preparation and Submittal Terms. Proposals shall be formatted as directed, in Section 5. Proposals that fail to follow the format may be found non-responsive. To participate in the solicitation opening, please utilize the following information and link:

Solicitation Opening, RFP-5241-23-DH Architectural/Engineering (A/E) for New Community Recreation Center
May 31, 2023, 3:00 – 3:30 PM (America/Denver)

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/521090645

You can also dial in using your phone.
Access Code:
521-090-645
United States:
+1 (571) 317-3112

Join from a video-conferencing room or system.
Meeting ID:
521-090-645
Dial in or type:
67.217.95.2 or inroomlink.goto.com
Or dial directly:
521090645@67.217.95.2 or 67.217.95.2##521090645
Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

1.8 Altering Proposals: Any alterations made prior to opening date and time must be initiated by the Proposer. Proposals may not be altered or amended after submission deadline.

1.9 Withdrawal of Proposal: A proposal must be firm and valid for award and may not be withdrawn or canceled by the Proposer for sixty (60) days following the submittal deadline date, and only prior to award.

1.10 Acceptance of Proposal Content: The selected proposal shall become a part of the Contract. Failure of the successful Proposer to accept these obligations in the Contract shall result in cancellation of the award and such Proposer shall be removed from future

solicitations. When a Contract is executed by and between the Proposer and the City, the Proposer may be referred to as the "Consultant" or "Firm".

1.11 Addenda: All questions shall be submitted in writing to the Purchasing Agent. Any interpretations, corrections and changes to this RFP or extensions to the opening/receipt date shall be made by a written Addendum to the RFP by the Purchasing Agent. Sole authority to authorize addenda shall be vested in the Purchasing Agent. Addenda will be issued electronically through the Rocky Mountain E-Purchasing website at ***www.bidnetdirect.com/colorado***. Proposers shall acknowledge receipt of all addenda in their proposals.

1.12 Exceptions and Substitutions: All proposals meeting the intent of this RFP will be considered for award. An Proposer taking exception to the specifications does so at the Proposer's risk. The Owner reserves the right to accept or reject any or all substitutions or alternatives. When offering substitutions and/or alternatives, Proposer must state any exception(s) in the section to which the exception(s) pertain(s). Exception/substitution, if accepted, must meet or exceed the stated intent and/or specification(s). The absence of stated exception(s) indicates that the Proposer has not taken exception(s), and if awarded a Contract, shall hold the Proposer responsible to perform in strict accordance with the Contract.

1.13 Confidential Material: All materials submitted in response to this RFP shall ultimately become public record and shall be subject to inspection after Contract award. **"Proprietary or Confidential Information"** is defined as any information that is not generally known to competitors and which provides a competitive advantage. Unrestricted disclosure of proprietary information places it in the public domain. Only submittal information clearly identified with the words "***Confidential Disclosure***" and uploaded as a separate document may establish the informally confidential or proprietary. Any material to be treated as confidential or proprietary in nature must include a written explanation for the request. Consistent with the CORA, the request shall be reviewed and decided by the Owner. If denied, the Proposer shall have the opportunity to withdraw its proposal, or to remove the confidential or proprietary information. Neither cost nor pricing information nor the entire proposal may be claimed as confidential or proprietary.

1.14 Response Material Ownership: All proposals become the property of the Owner upon receipt and may only be returned to the Proposer at the Owner's option. Selection or rejection of the proposal shall not affect this right. The Owner shall have the right to use all ideas or adaptations of the ideas contained in any proposal received in response to this RFP, subject to limitations in the materials marked as "Confidential" or "Proprietary". Disqualification of a proposal does not eliminate the City's right.

1.15 Minimal Standards for Responsible Prospective Proposers: The Proposer must affirmatively demonstrate its responsibility. A prospective Proposer must meet the following minimum requirements.

- Be able to comply with the required or proposed completion schedule.
- Have a satisfactory record of performance of projects of similar scope and size.
- Have a satisfactory record of integrity and ethics.

- Be otherwise qualified and eligible to receive an award and enter into a Contract with the Owner.

1.16 Open Records: All proposals shall be open for public inspection after the Contract is awarded.

1.17 Sales Tax: The Owner is exempt from State, County, and Municipal Taxes and Federal Excise Tax; therefore, all fees shall not include taxes.

1.18 Public Opening: Proposals shall be received and publicly opened in a virtual meeting immediately following the proposal deadline. Proposers, their representatives and interested persons may attend. Proposals shall be received and acknowledged only so as to avoid disclosure of process. Only the name(s) and business address of the Proposers will be disclosed.

SECTION 2.0: GENERAL CONTRACT TERMS AND CONDITIONS

2.1. Acceptance of RFP Terms: A proposal submitted in response to this RFP shall constitute a binding offer which shall be acknowledged by the Proposer on the Letter of Interest or Cover Letter. The Proposer must be legally authorized to execute a Letter of Interest or Cover Letter together with contractual obligations. By submitting a proposal, the Proposer accepts all terms and conditions including compensation, as set forth herein. A- Proposer shall identify clearly and thoroughly any variations between its proposal and the Owner's RFP requirements. Failure to do so may be deemed a waiver of any right(s) to subsequently modify the term(s) of performance, except as specified in the RFP. A proposal that includes terms and conditions that do not conform to the terms and conditions of this Request for Proposal is subject to rejection as non-responsive. The Owner reserves the right to permit the Proposer to withdraw nonconforming terms and conditions from its proposal prior to a determination by the Owner of non-responsiveness based on the submission of nonconforming terms and conditions.

2.2. Execution, Correlation, Intent, and Interpretations: The Contract Documents shall be signed by the Owner and the Firm. By executing the Contract, the Firm represents that it has familiarized itself with the local conditions under which the Services is to be performed and correlated its observations with the requirements of the Contract Documents. The Contract Documents are complementary, and what is required by any one, shall be as binding as if required by all. The intention of the Contract Documents is to include all labor, materials, equipment, services, and other items necessary for the proper execution and completion of the Scope of Services as defined in the technical specifications and/or drawings contained herein.

2.3. Permits, Fees, & Notices: The Firm shall secure and pay for all permits, governmental fees, and licenses necessary for the proper execution and completion of the Services. The Firm shall give all notices and comply with all laws, ordinances, rules, regulations, and orders of any public authority, including the City, bearing on the performance of the Services. If the Firm observes that any of the Contract Documents are at variance in any respect, it shall promptly notify the Purchasing Agent in writing, and necessary changes will be made. If the Firm performs any Services knowing it to be contrary to such laws,

ordinances, rules, and regulations, and without such notice to the Owner, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.

2.4. Responsibility for those Performing the Services: The Firm shall be responsible to the Owner for the acts and omissions of all its employees and all other persons performing any of the Services under the Contract with the Firm.

2.5. Payment & Completion: The Contract Sum is stated in the Contract and is the total amount payable by the Owner to the Firm for the performance of the Service(s) under the Contract. Upon receipt of written notice that the deliverable(s) is ready for final inspection and acceptance and upon receipt of application for payment, the Owner's Project Manager will promptly make such inspection and, when the Owner finds the Service(s) acceptable under the Contract and the Contract fully completed, the Owner shall make payment in the manner provided in the Contract Documents. Partial payments will be based upon estimates, prepared by the Firm, of the value of Service(s) performed in accordance with the Contract Documents. The Service(s) performed by the Firm shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional Firms in the same or similar type of Service(s) in the community. The Service(s) to be performed by the Firm hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

2.6. Changes in the Services: The Owner, without invalidating the Contract, may order changes in the Services within the general scope of the Contract consisting of additions, deletions, or other revisions. All such changes in the Services shall be authorized by Change Order/Amendment and shall be executed under the applicable conditions of the Contract. A Change Order/Amendment is a written order to the Firm signed by the Purchasing Agent issued after the execution of the Contract, authorizing a change in the Services or an adjustment in the Contract sum or the Contract Time.

2.7. Minor Changes in the Services: The Owner shall have authority to order minor changes in the Services not involving an adjustment in the Contract Sum or an extension of the Contract Time and not inconsistent with the intent of the Contract.

2.8. Uncovering & Correction of Services: The Firm shall promptly correct all Services found by the Owner as defective or as failing to conform to the Contract. The Firm shall bear all costs of correcting such rejected Services, including the cost of the Owner's additional Services thereby made necessary. The Owner shall give such notice promptly after discovery of condition. All such defective or non-conforming Services under the above paragraphs shall be removed from the site where necessary and the Services shall be corrected to comply with the Contract without cost to the Owner.

2.9. Acceptance Not Waiver: The Owner's acceptance or approval of Service(s) furnished hereunder shall not in any way relieve the Firm of its responsibility to maintain the high quality, integrity, and timeliness of its Services. The Owner's approval or acceptance of, or payment for, any Services shall not be construed as a future waiver of any right(s) under the Contract, or of any cause of action arising out of performance under this Contract.

2.10. Change Order/Amendment: No oral statement of any person shall modify or otherwise change, or affect the terms, conditions or specifications stated in the Contract. All amendments to the Contract shall be made in writing by the City Contract Administrator.

2.11. Assignment: The Firm shall not sell, assign, transfer or convey the Contract resulting from this RFP, in whole or in part, without the prior written approval from the Owner.

2.12. Compliance with Laws: Proposals must comply with all Federal, State, County and local laws governing the Service and the fulfillment of the Service(s) for and on behalf of the public. The Firm hereby warrants that it is qualified to assume the responsibilities and render the Services described herein and has all requisite corporate authority and professional licenses in good standing as required by law.

2.13. Debarment/Suspension: The Firm herby certifies that the Firm is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any governmental department or agency.

2.14. Confidentiality: All information disclosed by the Owner to the Proposer and/or the Firm for the purpose of the Services to be performed or information that comes to the attention of the Proposer during the course of performing such Services is to be kept strictly confidential.

2.15. Conflict of Interest: No public official and/or Owner employee shall have interest in the Contract.

2.16. Contract: This solicitation, submitted documents, and any negotiations, when properly accepted by the Owner, shall constitute an enforceable agreement equally binding between the Owner and the Firm. The Contract represents the entire and integrated agreement between the City and the Firm and supersedes all prior negotiations, representations, or agreements, either written or oral, including the solicitation documents. The Contract may be amended or modified with Change Orders or Amendment.

2.17. Project Manager/Administrator: The Project Manager/Administrator, on behalf of the Owner, shall render decisions in a timely manner pertaining to the Services proposed and/or performed by the Firm. The Project Manager/Administrator shall be responsible for approval and/or acceptance of any related performance of the Scope of Services.

2.18. Contract Termination: The Contract shall remain in effect until any of the following occurs: (1) Contract expires; (2) completion of Services; (3) final acceptance of Services or, (4) for convenience terminated by either party with a written *Notice of Cancellation* stating therein the reasons for such cancellation and the effective date of cancellation at least thirty days past notification.

2.19. Employment Discrimination: During the performance of any Services, the Firm agrees to:

2.19.1. Not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except

when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Firm. The Firm agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2.19.2. In all solicitations or advertisements for employees placed by or on behalf of the Firm, shall state that such Firm is an Equal Opportunity Employer.

2.19.3. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

2.20. Immigration Reform and Control Act of 1986 and Immigration Compliance: The Firm certifies that it does not and will not during the performance of the Contract employ personnel without authorization services or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or law regulating immigration compliance.

2.21. Ethics: The Firm shall not accept or offer gifts or anything of value and/or enter into any business arrangement with any employee, official, or agent of the Owner.

2.22. Failure to Deliver: In the event of failure of the Firm to perform in accordance with the Contract, the Owner, after due oral or written notice, may procure Services from other sources and hold the Firm responsible for any and all costs resulting in the purchase of additional Services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.

2.23. Failure to Enforce: Failure by the Owner at any time to enforce the provisions of the Contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the Contract or any part thereof, or the right of the Owner to enforce any provision of the Contract at any time in accordance with the terms thereof.

2.24. Force Majeure: The Firm shall not be held responsible for failure to perform the duties and responsibilities imposed by the Contract due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Firm, unless otherwise specified in the Contract.

2.25. Indemnification: The Firm shall defend, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool, from and against all liability, suits, actions, or other claims of any character, name and description brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Firm, or of any Firm's agent, employee, Sub-Contractor or supplier in the execution of, or performance under, the Contract which may result from proposal award. The Firm shall pay any judgment with costs which may be obtained by and/or against the Owner arising out of or under the performance or non performance.

2.26. Independent Firm: The Firm shall be legally considered an independent of the Firm and neither the Firm nor its employees shall, under any circumstances, be considered servants, or agents of the Owner. The Owner shall be at no time legally responsible for any negligence or other wrongdoing by the Firm, its servants, or agents. The Owner shall not withhold from the Contract, payments to the Firm any federal or state unemployment taxes, federal or state income taxes, Social Security, or any other amounts for benefit(s) to the Firm. Further, the Owner shall not provide to the Firm any insurance coverage or other

benefits, including Workers' Compensation, normally provided by the Owner to its employees.

2.27. Ownership: All drawings, plans, prints, designs, concepts, renderings prepared pursuant to the Contact, etc., created by the Firm for this project, shall become the property of the Owner. All drawings, specifications, copies, and information furnished by the Owner are, and shall remain, Owner property.

2.28. Oral Statements: No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this document and/or the Contract. All modifications to this request and any agreement must be made in writing by the Owner.

2.29. Patents/Copyrights: The Firm agrees to protect the Owner from any claims involving infringements of patents and/or copyrights and/or other IP pritections.. In no event shall the Owner be liable to the Firm for any/all suits arising on the grounds of patent(s)/copyright(s) infringement. Patent/copyright infringement may null and void any agreement resulting from response to this solicitation.

2.30. Governing Law: Any agreement made as a result of responding to this Request for Proposal shall be deemed to have been made in, and shall be construed and interpreted in accordance with, the laws of the City of Grand Junction, Mesa County, Colorado.

2.31. Expenses: Expenses incurred in preparation, submission, and presentation to this solicitation are the responsibility of the Firm and shall not be charged to the Owner.

2.32. Sovereign Immunity: The Owner specifically reserves the protections of the CGIA/its sovereign immunity pursuant to Colorado Law as a defense to any action arising out of or under the Contract.

2.33. Public Funds/Non-Appropriation of Funds: Funds for payment have been provided through the Owner's budget approved by the City Council for the stated fiscal year only. Colorado law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Therefore, anticipated obligations that may arise past the end of the stated Owner's fiscal year shall be subject to budget approval. The Contract will be subject to and provide a non-appropriation of funds clause in accordance with Colorado law.

2.34. Collusion Clause: Each Proposer by submitting a proposal certifies that it is not party to any collusive action or any action that may be in violation of the Sherman Antitrust Act. Any and all proposal(s) shall be rejected if there is evidence or reason to believe that collusion exists among the Proposers. The Owner may or may not, at its discretion, accept future proposals for the same service or commodities for participants in such collusion.

2.35. Gratuities: The Firm certifies and agrees that no gratuities or kickbacks were paid in connection with this Contract, nor were any fees, commissions, gifts, or other considerations made contingent upon the award of this Contract. If the Firm breaches or violates this warranty, the Owner may, at its discretion, terminate the Contract without liability to the Owner.

2.36. Performance of the Contract: The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract award.

2.37. Default: The Owner reserves the right to terminate the Contract in the event the Firm fails to meet delivery or completion schedules, or otherwise perform in accordance with the Contract. Breach of Contract or default authorizes the Owner to purchase like services elsewhere and charge the full cost to the defaulting Firm.

2.38. Multiple Offers: If an Proposer submits more than one proposal, THE ALTERNATE PROPOSAL must be clearly marked "Alternate PROPOSAL". The Owner reserves the right to make award in the best interest of the Owner.

2.39. Definitions:

2.39.1. " "Proposer" refers to the person(s) legally authorized by the Firm to make an offer and/or submit a response fee proposal in response to the RFP.

2.39.2. "Services" includes all labor, materials, equipment, and/or professional skill necessary to produce the requirements of the Contract Documents.

2.39.3. "City" or "Owner" is the City of Grand Junction, Colorado.

2.39.4. "Firm" or "A/E" is the person, organization, entity or consultant identified as such in the proposal and is referred to throughout the Contract. The term Firm or A/E means the Firm or its authorized representative(s).

2.39.5. "Sub-Contractor is a person(s) or organization that has a direct contract with the Firm to perform any of the service(s). The term Sub-Contractor is referred to throughout the Contract and means the Sub-Contractor or its authorized representative.

2.40. Public Disclosure Record: If the Proposer has knowledge of its employee(s) or sub-contractors having an immediate family relationship with an Owner employee or elected official, the Proposer must provide the Purchasing Agent with the name(s) of the individuals. The individuals are required to file a "Public Disclosure Record", and/or a statement of financial interest, before conducting business with the Owner.

SECTION 3.0: INSURANCE REQUIREMENTS

3.1 Insurance Requirements: The selected Firm agrees to procure and maintain, at its own cost, insurance policies sufficient to insure against all liability, claims, demands, and other obligations assumed by the Firm pursuant to the Contract. Such insurance shall be in addition to any other insurance requirements imposed by this Contract or by law. The Firm shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the Contract by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Firm shall procure and maintain and, if applicable, shall cause any Sub-Contractor of the Firm to procure and maintain insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to Owner. All coverage shall be continuously maintained to cover all liability, claims, demands, and other obligations

assumed by the Firm pursuant to the Contract. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Minimum coverage limits shall be as indicated below unless specified otherwise in the Special Conditions:

(a) Worker Compensation: Firm shall comply with all State of Colorado Regulations concerning Workers' Compensation insurance coverage.

(b) General Liability insurance with minimum combined single limits of:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) per job aggregate.

The policy shall be applicable to all premises, products and completed operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interest provision.

(c) Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than:

ONE MILLION DOLLARS ($1,000,000) each occurrence and
ONE MILLION DOLLARS ($1,000,000) aggregate

(d) Professional Liability & Errors and Omissions Insurance policy with a minimum of:

FIVE MILLION DOLLARS ($5,000,000) per claim

This policy shall provide coverage to protect the City against liability incurred as a result of the professional services performed as a result of responding to this Solicitation.

With respect to each of Firm's owned, hired, or non-owned vehicles assigned to be used in performance of the Services. The policy shall contain a severability of interest provision.

3.2 Additional Insured Endorsement: The policies required by paragraphs (b), and (c) above shall be endorsed to include the Grand Junction, its Elected and Appointed Officials, Employees and Volunteers are included as Additional Insureds. Every required policy above shall be primary insurance, and any insurance carried by the Owner, its officers, or its employees, or carried by or provided through any insurance pool of the Owner, shall be excess and not contributory insurance to that provided by Firm. The Firm shall be solely responsible for any deductible losses under any policy required above.

SECTION 4.0: SPECIFICATIONS/SCOPE OF SERVICES

4.1. General/Background:

The City of Grand Junction, (City/Owner), is seeking proposals from qualified consultants to provide architectural/engineering design, plans, specifications, and cost estimate preparation,

assist with CM/GC Selection, and provide construction administration services for a new Community Recreation Center (CRC). The City is seeking a firm specializing in the area of multi-purpose recreation center design and engineering to enable the City's intent to construct and operate a new stand-alone CRC. The CRC will be built at 2844 Patterson Road, Grand Junction CO. The specific nature of the scope of work is outlined in this Request for Proposal (RFP).

The City of Grand Junction is the largest city in Western Colorado and serves as a hub for transportation between Denver and Salt Lake City. The population of Grand Junction is around 66,000 residents with the larger Mesa County area hosting a population of 158,000. The Parks and Recreation Department offers an extensive system including 45 parks (35 developed, 4 undeveloped and 6 school grounds that double as parks), 25 playgrounds, 24 park shelters, 5 indoor recreation facilities including the Orchard Mesa Pool, Lincoln Park Hospitality Suite, the Bookcliff Activity Center, the Lincoln Park Barn, and the Senior Recreation Center, a multitude of outdoor facilities which include the Lincoln Park-Moyer Pool, 2 City Cemeteries, Amphitheater at Las Colonias and the Lincoln Park Stadium Sports Complex. A complete listing of the system is described in the Activity Guide, available at gjcity.org.

On April 4, 2023, City of Grand Junction voters approved a sales tax increase to help fund the construction of the CRC and approved debt financing for the CRC. In April 2021, voters approved the legalization of cannabis. A tax on cannabis sales is devoted to funding the priorities in the Parks, Recreation and Open Space (PROS) Master Plan. The highest priority in the PROS Master Plan is a CRC. City Council adopted the PROS Master Plan in January 2021. City Council also adopted the CRC Plan in November of 2022. Both plans are publicly available on the City website as well as a full background on the planning process under the CRC icon on the Parks and Recreation department homepage. The 2022 CRC Plan, attached to this RFP, also builds off of the 2014 Matchett Park Master Plan, also attached. The Matchett Park Master Plan should incorporate potential full build out possibilities that will need to be considered when designing the CRC. The 2022 CRC Plan also has an initial outdoor facilities phase with a playground, artificial turf field, and pavilion, dependent on grant funding. While full design of these grant dependent improvements are not in the scope of the CRC project and this RFP, initial concepts building of those in the 2022 CRC Plan (see page 46) and associated cost estimates will be needed.

The CRC project budget including building construction, site and infrastructure construction and other project development costs is $70,000,000. This budget was prepared assuming construction beginning in summer of 2024. Exhibit A, the 2022 GJ CRC Plan shows the current concept design, public process employed while crafting the plan, the final facility program and the total project budget. This will be used as the blueprint for implementation of the CRC project for Grand Junction. This was facilitated by Barker Rinker Seacat (BRS). Both the City and BRS have agreed to let the successful proposer to use this plan as a starting point to complete full design and engineering of the CRC. Proposers are encouraged to access the CRC icon on the City website to learn about the CRC process. All plans that reference the CRC including the 2022 CRC Plan, the 2021 PROS Plan, the 2022 CRC survey conducted by Professors from Colorado Mesa University as well as much of the public process to date is available under this icon, the "CRC".

A separate RFP will be issued for the selection of a Construction Manager/General Contractor (CMGC). The CMGC will provide pre-construction services during the design process to ensure

the project stays on budget. It is expected the Architect/Engineer selected by the City and the CMGC will work as a team to maximize the success of the project.

4.2. Project Objectives

- Utilize the existing and approved conceptual design to complete final design and engineering documents.
- Assist in the selection of the GMGC. Following selection, work constructively with the City of Grand Junction and the CMGC to prepare the 35%, 65%, 100% design documents as well as construction documents.
- Support the generation of plans and cost estimates early in the design process to support the pursuit of additional funding opportunities such as with grants and potential local partners. The strategy for pursuing grants to support the facility is described in the 2022 CRC Plan. Contacts have already been made with several potential funders including the Department of Local Affairs (DOLA) and Great Outdoors Colorado. These organizations are anticipating a request from the City, now that voters have approved the CRC. With contract approval for the A/E expected for July 5, support on the DOLA grant will be needed immediately given the application of August 1st. DOLA has expressed strong interest in supporting energy efficiencies to reduce electricity and gas costs. Geothermal is being strongly considered and would make for a competitive grant request. The proposer should propose an engineering sub will strong experience in geothermal and other renewable energy sources. The A/E needs to investigate the viability for ground source heat pumps (GSHP) by drilling to conduct a thermal conductivity test, building an energy model that is capable of modeling HVAC options including GSHP. The A/E is required to assess different options considering both up-front costs, life-cycle costs and operation costs. Proposers should state in their proposal an energy use target and discussion of possible budget implications. Overall, proposers need to provide initial thoughts on if geothermal makes sense on the CRC as well as describing alternative options if geothermal is not the initially preferred option.
- Provide construction administration services of the CMGC for the construction of the CRC.
- Delivery and completion of the project on the timeline that has been communicated to the public during the CRC planning and election, as follows. Design is expected to take approximately 12 months followed by 18 months of construction. The City has set out the expectation that the project will be completed within the 4th quarter of 2025. See CRC Draft Timeline in the appendices that list several key milestones in this project. Proposers should comment on this rough plan and speak to how their team of consultants and subconsultants will be able to maximize success and progress as described in this draft timeline.

4.3. Special Conditions & Provisions:

4.3.1 Optional Site Visit Meeting: Interested Firms are strongly encouraged to attend a site visit meeting. The purpose of this site visit meeting will be to inspect and to clarify the contents of this Request for Proposal (RFP). The site visit meeting shall take place on **May 12 2023, 10:00am at Matchett Park, 2844 Patterson Road, Grand Junction, CO**. Nothing stated during the site visit meeting will modify the solicitation. Only information provided in an addendum can modify the solicitation.

4.3.2 Price: Project pricing shall be all inclusive, to include, but not be limited to: labor, materials, equipment, travel, design, drawings, engineering work, shipping/freight, licenses, permits, fees, etc.

The following items are considered to be included as part of the basic compensation for this project, but not limited to:

- ✓ Normal business expenses – payroll, consultants, materials, phone, postage, etc.
- ✓ Cost of insurance
- ✓ In-house computer time and service
- ✓ Word processing, accounting, and person-hour records
- ✓ Permits and license fees
- ✓ Mileage
- ✓ Travel fees, room and board, per diem
- ✓ Drawing and printing costs for all standard review, bidding, and as-constructed plans and other correspondence and contract documents
- ✓ Film and processing
- ✓ Overtime engineering and inspection
- ✓ Any additional survey work that may be required including materials, stakes, etc
- ✓ Additional required services

Any changes in the Proposer's or Sub-Contractor's staff or fee structure shall be presented

in writing to the City for approval prior to initiating any changes or performing any Services.

The Owner shall not pay nor be liable for any other additional costs including but not limited to taxes, shipping charges, insurance, interest, penalties, termination payments, attorney fees, liquidated damages, etc.

Provide a **not to exceed** cost using Solicitation Response Form found in Section 7, accompanied by a complete list of costs breakdown and rates sheets.

All fees will be considered by the Owner to be negotiable.

4.3.5 Laws, Codes, Rules, and Regulations: Firm shall ensure that all Services provided meet all Federal, State, County, and City laws, codes, rules, regulations, and requirements for providing such Services.

4.3.6 Project Schedule: Proposer shall include a project schedule, delineating the calendar of events proposed to meet the anticipated completion date of the end of 2025.

4.3.7 Time of Completion: Contractor shall submit a complete project schedule for design with its proposal.

4.3.8 Contract: A binding Contract shall consist of: (1) the RFP and any Addendum(s) thereto, (2) the Proposer's response (Proposal) to the RFP, (3) clarification of the Proposal, if any, and (4) the City's Purchasing Department's acceptance of the proposal by "Notice of Award". All Exhibits and Attachments included in the RFP shall be incorporated into the contract by reference.

A. The Contract expresses the complete agreement of the parties and, performance shall be governed solely by the specifications and requirements contained therein.

B. Any change to the Contract, whether by modification and/or supplementation, must be accomplished by a formal Contract Amendment signed and approved by and between the duly authorized representative of the Proposer and the Purchasing Agent or by a modified Purchase Order/Contract prior to the effective date of such modification. The Proposer expressly and explicitly understands and agrees that no other method and/or no other document, including acts and oral communications by or from any person, shall be used or construed as an amendment or modification to the Contract.

4.3.9 City Owner's Representative: The Owner's Representative for the Project is Jay Valentine, General Services Director. During Design (and CM/GC Construction), all notices, letters, submittals, and other communications directed to the City shall be e-mailed or delivered to, and shall act as the Owner's advocate and represent the Owner's best interests.

Jay Valentine, General Services Director
jayva@gjcity.org

4.3.9 City Project Manager: The Project Manager for the Project is Ken Sherbenou, Parks and Recreation Director. During Design, all notices, letters, submittals, and other communications directed to the City shall be e- mailed or delivered to:

Ken Sherbenou, Director of Parks & Recreation
kensh@gjcity.org

4.3.10 Contract Administrator: The Contract Administrator for the Project is Duane Hoff Jr., who can be reached at (970) 244-1545. During the scope of the Project, Contract related inquiries, issues, and other communications shall be directed to:

Duane Hoff, Jr., Contract Administrator
duaneh@gjcity.org

4.4 Scope of Services: The general scope of services to be obtained as a result of this RFP includes the following: (The Proposer is invited to provide additional steps or work tasks as they see fit to assist in the completion of the objectives)

A. CMGC Selection The Proposer/Firm shall:

- Support the City to prepare an RFP for selection of a qualified CMGC.
- Attend all necessary pre-bid meetings (and any other meetings required) for the CMGC, assist and provide all necessary answers, clarifications, and additional documents for addendums.
- Conduct all necessary pre-bid meetings for the CMGC, create all necessary addendums and facilitate the CMGC selection meeting.

B. Design Development Phase The Proposer/Firm shall:

- Apply the conceptual and schematic designs defined in the 2022 CRC Plan and use these to guide towards final design of the CRC. The schematic design does not include mechanical, electrical or structural design, or any of the other engineering trades required to fully construct the CRC.
- The City has secured a geotechnical engineering firm to perform geotechnical investigations necessary for the project, which will not be included in the proposer's scope.
- Perform all land surveying, utility site investigation, and collection of other site data necessary for the design process.
- Support the City in crafting a RFP for the CMGC. The City, A/E and CMGC shall work as a team.
- After the CMGC is selected, meet with the City's City Council, staff and any other advisory boards at the 35%, 65% and 100% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved. Representatives of other user groups and City departments may also be invited and engaged to inform and support the progression of the process.
- While the Firm will not be solely responsible for cost estimates at any specific stage, the Firm will support the CM/GC in determining cost estimates through the various stages of design.

- Facilitate a minimum of two (2), well publicized community wide public meetings to gain feedback from the public on key design decisions. The City will also be a part of the presentations at these meetings and expect that the CMGC will also participate. The suggested points to have these meetings are following the 35% and 100% design benchmarks, but City is open to guidance from the rest of the team: the A/E and the CMGC.
- Provide 90% design submittal to include Engineers Opinion of Probable cost for the selected design alternative. The Final Design documents shall include Engineers Opinion of Probable Cost and a bid schedule.
- The Firm will provide electronic copies of the final construction drawings and contract documents (PDF and DWG format).
- The Firm's Professional Engineer responsible for the project shall affix his/her stamp and signature to the final drawings, bid documents and design report.
- Ensure compatibility and complementary design of CRC to a possible Orchard Mesa Pool or facility. The 2019 plan is included in the appendices. The 2023 plan that is in progress will be provided to the successful architect and engineer group. The 2023 plan will deviate substantially from the 2019 plan as options are being considered that include removing the pool and converting to an indoor turf Field House. Other options include a basic renovation of the Orchard Mesa Pool as well as improvements to the pool to modernize it and ensure relevancy with the new CRC coming online. It is the expectation that the CRC and a potential indoor recreation facility at Orchard Mesa complement one another to maximize service to the community.

C. Construction Documents

The Firm shall prepare final design plans, specifications, scope, etc. Prior to final design, A/E shall provide 90% design review plans to the City for comment. Review of the documents and plans will be completed by the City and CMGC. Comments shall be incorporated into Final Design Plans and Specifications. Final Plans/Construction Documents shall be stamped by a professional engineer registered in the State of Colorado. These documents must comply with all applicable building codes, ADA regulations and any other federal, state or local agency that has jurisdiction over this project. All submittals shall be in a PDF format, with final electronic files (e.g. AutoCAD files) provided at the close of the design task. This task will also include responding to any comments from review by the stakeholder agencies involved in this project.

<u>All final plans, construction documents, as-builts, and any and all other documents produced from this contract shall be provided to, and become the property of, the Owner.</u>

D. Construction Phase

Firm shall provide construction administration services in conjunction with the CMGC including participation in periodic onsite meetings, submittal reviews, construction inspection services, and any other necessary item to ensure proper construction of the project. Construction administration may include daily observation during critical construction periods and periodic observations during less important periods of construction. A/E resident engineer shall also assist in reviewing and approving all shop drawings, materials submittals, etc.

The selected Firm shall also complete as-built plans and assist the City Project Manager with design change requests.

In Addition: The Firm awarded shall provide:

- In collaboration with the City and the CMGC, prepare all necessary plans, drawings, scope, and specifications for the construction renovations to include site and utility infrastructure, if required.

- Site/utility planning and design necessary for permitting that may be required.

- On-site inspection of engineered features.

- Assurance of specification compliance.

- Participate with the City, stakeholders, and the selected CMGC to facilitate required public hearings. In addition, stakeholder meetings may be held throughout the process to ensure the stakeholder community is kept informed of the process.

- All construction drawings shall be stamped by a professional architect/engineer, registered in the State of Colorado.

- Assist the CMGC in the development of the Bid, including attendance at the pre-bid meeting, answering contractor's questions, and reviewing Bid responses. This will ultimately result in the securing of a Guaranteed Maximum Price (GMP). **Please share thoughts on the timeline for design and provide any guidance that will maximize project success as described in section 5.0.**

- The Firmawarded as a result of this RFP process will be required to fully collaborate with the City, the CMGC, , and stakeholders. They shall insure the final design and construction of the facility complies with the requirements of the City conditions, covenants and restrictions. The City shall require maximum collaboration by the A/E Firm and the CMGC to insure value engineering through constructability assessments during the preconstruction phase as well as the construction phase of the project.

- All finalized drawings, plans, scope, specifications (both hard copy and electronic, to include CAD versions), shall become the property of the City.

E. Collaboration with the CMGC

- Firm shall support the City staff as needed as well as work closely with the CMGC in preparation of the design at every phase.
- CMGC shall have overall responsibility for budgeting and construction estimating.
- Firm will work with CMGC on feasibility of systems, document completeness and acceptability and alternatives for bidding.
- The Firm shall assign and coordinate all work tasks being accomplished, including those performed by sub-consultants, to ensure project work is completed on schedule. The Firm shall work collaboratively with the CMGC (in conjunction with the Owner) throughout the process.

F. Project Team Coordination.

The City's Project Manager and the Firm's Project Manager shall maintain ongoing communication about the project on a frequent and regular basis. Each Project Manager shall provide the other with: Written synopsis of their respective contacts (both telephone or in person) with others; Copies of pertinent written communications, including electronic (email) correspondence; Early identification of potential problems needs to be a focus of both the A/E and the CMGC.

G. Agency Coordination and Permit Acquisition.

The A/E shall coordinate with all local, state, and federal regulatory agencies to determine and obtain any required permits for the selected design alternative prior to construction. The Consultant shall initiate communication with Local, State, and Federal agencies regarding the intent of the project and shall submit appropriate permit applications on behalf of the City. Permit/regulatory requirements may be used as an aid to select the recommended design alternative and shall therefore be summarized in the Structure Selection Report. Agency Coordination assumes up to 3 in-person meetings with regulatory agencies. The A/E shall include City (and when applicable, CMGC) on all correspondence with regulatory agencies and must copy the City on all email correspondence.

H. Reporting Requirements: The A/E PM shall provide the following on a routine basis:

- Bi-weekly status reports (percent of design components complete) and monthly billings.
- Progress Meetings: The City and A/E shall meet, either in person or by conference calls (Zoom or similar video) at regularly scheduled Project Working Group Meetings held at approximate two-week intervals throughout the project. Meetings shall include A/E PM, City PM, CMGC, and other stakeholders as identified and required during the design and construction progress. The Project Working Group meetings shall be used to coordinate the work effort and resolve any outstanding issues or problems. The Meetings shall focus on the following topics:
- Activities completed since last meeting
- Problems encountered or anticipated
- Late activities or activities slipping behind schedule
- Solutions for unresolved or newly identified problems
- Schedule of upcoming activities
- Information on items required, or comments from stake holders.
- The A/E PM shall prepare a written summary report of the general discussion held, including all action items assigned.

4.5 Attached Documents: (*Click Links for Access)*

Appendixes

Appendix 1 - 2022 Grand Junction Community Recreation Center (CRC) Plan
Appendix 2 – 2014 Matchett Park Master Plan
Appendix 3 – Orchard Mesa Pool Study from 2019
Appendix 4 – CRC Draft Timeline
Appendix 5 – Matchett Geotechnical Report 2014

4.6 RFP Tentative Time Schedule:

• Request for Proposal available	May 1, 2023
• Optional Site Visit	May 12, 2023
• Inquiry deadline, no questions after this date	May 19, 2023
• Addendum Posted	May 22, 2023
• Submittal deadline for proposals	May 31, 2023
• Owner evaluation of proposals	June 1 - 9, 2023
• Interviews (if required)	June 20, 2023
• Final selection	June 23, 2023
• City Council Approval	July 5, 2023
• Contract execution	July 6, 2023
• Services begins no later than	July 10, 2023
• Holidays	
➢ President's Day	February 20, 2023
➢ Memorial Day	May 29, 2023
➢ Juneteenth	June 19, 2023
➢ Independence Day	July 4, 2023

4.7 Questions Regarding Scope of Services:

Duane Hoff Jr., Purchasing Agent
duaneh@gjcity.org

SECTION 5.0: PREPARATION AND SUBMITTAL OF PROPOSALS

Submission: ***Each proposal shall be submitted in electronic format only, and only through the Rocky Mountain E-Purchasing website (wwwbidnetdirect.com/colorado).*** *This site offers both "free" and "paying" registration options that allow for full access of the Owner's documents and for electronic submission of proposals. (Note: "free" registration may take up to 24 hours to process. Please Plan accordingly.)* Please view our "**Electronic Vendor Registration Guide"** at https://co-grandjunction.civicplus.com/501/Purchasing-Bids for details. (Purchasing Agent does not have access or control of the Proposer side of RMEPS. If website or other problems arise during response submission, vendor **MUST** contact RMEPS to resolve issue prior to the response deadline **800-835-4603**). For proper comparison and evaluation, the City requests that proposals be formatted as directed in Section 5.0 "Preparation and Submittal of Proposals." Proposers are required to indicate their interest in this Project, show their specific experience and address their capability to perform the Scope of Services in the Time Schedule as set forth herein. For proper comparison and evaluation, the Owner requires that proposals be formatted **A** to **G**:

A. **Cover Letter:** Cover letter shall be provided which explains the Proposer's interest in the project. The letter shall contain the name/address/phone number/email of the person who will serve as the Proposer's principal contact person and shall identify individual(s) who will be authorized to make presentations on behalf of the Proposer. The statement shall bear the signature of the person having proper authority to make formal commitments on behalf of the Proposer. By submitting a response to this solicitation, the Proposer agrees to all requirements herein.

B. **Qualifications/Experience/Credentials:** Proposers shall provide its qualifications for consideration as a Contract provider to the City and include prior experience in similar projects. In addition to Section 4.4 Scope of Services, Proposers shall also provide the following information with its proposal submittal:

Professional Architectural/Engineering Services for the Community Recreation Center

Key personnel will be committed to this project in the Contract and can only be changed by approval of the City.

Provide a summary of key personnel experience information. List the most recent projects first. Include project owner and contact reference, project location, scope of project, design cost, construction cost, project duration and completion date. Additional discussion of Key Personnel experience can be provided as a narrative in the RFP.

Higher ratings will be given to experience in design of similar projects. The RFP response must include the following information, which will be used to rate the Proposer's proposal.

a. Discuss experience of the key personnel working together on past similar projects. List previous projects and roles of the key personnel. Provide client references and resumes of key personnel.
b. Discuss goals and challenges on previous projects that the team was involved in and how goals were met and challenges were addressed by key personnel.
c. Discuss projects with change order values over 5% of the original project cost (not including change orders) or time delays over 1 month of the original duration. Describe

circumstances that led to the change orders or delays and how the issues were resolved with the Owner.

C. **Strategy and Implementation Plan:** Describe the Proposer's interpretation of the Owner's objectives with regard to this RFP. Describe the proposed strategy and/or plan for achieving the objectives of this RFP. The Offero may utilize a written narrative or any other printed technique to demonstrate its ability to satisfy the Scope of Services. The narrative should describe a logical progression of tasks and efforts starting with the initial steps or tasks to be accomplished and continuing until all proposed tasks are fully described and the RFP objectives are accomplished. Include a **time schedule** for completion of the Proposer's implementation plan **for design** and an estimate of time commitments from Owner staff.

Include a list or organizational chart for personnel to be assigned to the project. The office of each project team member should be identified. Detailed resumes should be attached to identify the experience and qualifications of all the individual team members who will work on the project. The Proposer shall describe the relevance of each key individual team member and the relevant sub-consultants and explain past relationships between the proposer (the legally responsible entity) and each sub-consultant. Also, please describe the general work to be completed by each member of the project team. Proposed rate sheet for the consultant and any sub-consultants. Include standard markup for reimbursable expenses (travel, lodging, consumable supplies, etc.), markup for sub-consultants, and standard per-diem rates. Costs to perform the above-described scope of work on a time & materials (T&M) not-to-exceed basis broken down by key tasks presented in Section 4.4 **Specifications/Scope of Services**

D. **References:** A minimum of five (5) **references** that can attest to your experience in projects of similar scope and size. **Please also summarize the projects completed with these references including:** Client Name, Address, Contact Person, Telephone, Email Address, Project Dates, Project Description, Original Project Budget, Final Project Cost, Pictures, and Explanation of variation from original budget to final project cost.

E. **Scope of Services Response Form:** Proposer shall complete and submit the attached Scope of Services Response Form with its proposal.

F. **Fee Proposal:** Provide your fee proposal, as stated in Section 4.3.2 Pricing, using the Solicitation Response Form found in Section 7.

G. **Additional Data (optional):** Provide any additional information that will aid in evaluation of the Proposer's qualifications with respect to this project.

SECTION 6.0: EVALUATION CRITERIA AND FACTORS

6.1 Evaluation: An evaluation team will review all responses and select the proposal(s) that best demonstrate the capability in all aspects to perform the Scope of Services and possess the integrity and reliability that will ensure full faith and full performance.

6.2 Intent: Only Proposers who meet the qualification criteria will be considered. Therefore, it is imperative that the submitted proposal clearly indicate the Proposer's ability to provide the Services.

Submittal evaluations will be done in accordance with the criteria and procedure defined herein. The Owner reserves the right to reject any and all portions of proposals and take into consideration past performance. The following parameters will be used to evaluate the submittals (**with weighted values**):

The following collective criteria shall be worth 90%
• Responsiveness of Submittal to the RFP **(10)** (Firm has submitted a proposal that is fully comprehensive, inclusive, and conforms in all respects to the Request for Proposals (RFP) and all of its requirements, including all forms and substance.) • Understanding of the Project and Objectives **(30)** (Firm's ability to demonstrate a thorough understanding of the City's goals pertaining to this specific project.) • Experience **(30)** (Firm's proven proficiency in the successful completion of similar projects.) • Strategy & Implementation Plan **(20)** (Firm has provided a clear interpretation of the City's objectives in regard to the project, and a fully comprehensive plan to achieve successful completion. See section 5.0 C. Strategy and Implementation Plan for details.)

The following criteria shall be worth 10%
* Fees **(10)**

Owner reserves the right to take into consideration past performance of previous awards/contracts with the Owner of any Firm, or service provider in determining a final award(s), if any.

The Owner may undertake negotiations with the top-rated Proposer and will not negotiate with lower rated Proposers unless negotiations with higher rated Proposers have been unsuccessful and terminated.

6.3 Oral Interviews: The Owner reserves the right to invite the most qualified rated Proposer(s) to participate in oral interviews, if needed.

6.4 Award: Proposers shall be ranked or disqualified based on the criteria listed in Section 6.2. The Owner reserves the right to consider all of the information submitted and/or oral presentations, if required, in selecting the project Firm.

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5241-23-DH

"Architectural/Engineering Services for the New Community Recreation Center"

Proposer must submit entire Form completed, dated, and signed.

NOT TO EXCEED COST $_____

WRITTEN:_____dollars.

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$ _____
Design Development Phase	$ _____
Construction Document Phase	$ _____
Bidding Documents & Assistance	$ _____
Construction Administration Phase	$_____
Total Not to Exceed Cost	**$** _____

The Owner reserves the right to accept any portion of the services to be performed at its discretion

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The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.
- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: _____

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
Authorized Agent Signature	Phone Number
Address of Proposer	E-mail Address of Agent
City, State, and Zip Code	Date

The undersigned Proposer proposes to subcontract the following portion of Services:

Name & address of Sub-Contractor (Name, City, State	Description of Service(s) to be performed	Est. Value of Service(s)

The undersigned Proposer acknowledges the right of the City to reject any and all Offers submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Propposal each party thereto certifies as to its own organization, that this Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Proposal with any other Proposer or with any competitor.

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 1

DATE: **May 18, 2023**
FROM: **City of Grand Junction Purchasing Division**
TO: **All Offerors**
RE: **Architectural/Engineering (A/E) Services for Community Recreation Center RFP-5241-23-DH**

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. Will geotechnical report also contain geothermal report?

   A. The City will work with the City's contracted geotech firm Rocksol and add this to their scope. Given the tight timeline on the DOLA grant being due August 1, we'll need to work with the selected AE team to expeditiously map out a plan for energy efficiencies and the incorporation of renewable energy into the design. As was stated in the RFP, geothermal is being strongly considered and the geothermal information provided by Rocksol will be important in this assessment. As soon as this report is ready, it will be shared with the selected AE team. If it is ready prior to the selection process being complete, it will be included as an addendum.

2. Q. Is there any incentive to improving upon the project schedule?

   A. The planning for this project has been rooted in the theme of under-promising so we're in the position to over-deliver. This goes for the financing of the facility including the debt service required, the operating subsidy required as well as the schedule. We have stated to the Community the CRC will be open by the end of 2025. If we are able to finish a month or two earlier, it would strengthen confidence in the City's ability to deliver. Additionally, an opening coinciding with New Year's resolutions is beneficial for membership sales. There is also benefit to reducing costs with the continued increase in construction costs that is being experienced, which creates another consideration related to schedule.

3. Q. What are the LEED certified expectations for this project?

   A. LEED certification is not being contemplated as our community has not expressed this as a need. With that said, there is tremendous interest in reducing operating costs tied to

utilities as much as possible, for gas, electricity, water, etc. So, we expect the AE team to incorporate as many elements that may fall under the umbrella of LEED as are practical and cost-effective (both in terms of up-front capital costs and ongoing operational costs). There is also increasing interest and support for reducing emission of greenhouse gases and reducing the carbon footprint of the CRC. There was a lot of discussion in the design process of the need to reduce energy costs, which was in part triggered by, for example, all the glass shown in the renderings of the concept design. Progression of the design needs to be done in a way that balances aesthetics and functionality with energy requirements.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 2

DATE: May 18, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Architectural/Engineering (A/E) Services for Community Recreation Center RFP-5241-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. Section 2, Item 2.3 on page 6/7 appears to be language for a CMGC proposal. Would the City consider striking this item from the proposal?

   A. Section 2.3 Permits, Fees, & Notice is being removed from this solicitation.

2. Q. Can geothermal borings be added to the City's contract with the Geotech?

   A. See response to question 1 in addendum 1.

3. Q. We saw that insurance requirements were noted as $5 million per claim. For projects of this size it is common to carry $2 million per occurrence/$3 million aggregate . An individual rider to increase insurance coverage to $5 million per claim will add tens of thousands of dollars to the project fee. Would the City consider lowering coverage requirements?

   A. For proposal purposes, the insurance requirements as stated in the solicitation document shall remain unchanged. This topic can be discussed during the negotiations phase of this process.

4. Q. Preparation and Submittal of Proposals Section C notes "Costs to perform the above-described scope of work on a time & materials (T&M) not-to-exceed basis broken down by key tasks presented in Section 4.4 Specifications/Scope of Services." Is this request separate from the fee request in Section F? Would the City consider striking this sentence from this section?

   A. The request noted in Section 5.0.C relates to the 'Compensation Schedule' (Section 7.0) with a breakout of costs per subconsultant and key tasks to be included in Section C of the proposal. The price needs to be presented as shown in Section 7.0, which shows the individual phases that require AE services. Section 4.3.2 Price describe the need for the price to be all inclusive. Per the answer to question 7. below, combined reimbursables for all phases need to be broken out and separately presented in Section 7.0.

5. Q. It appears that SD has been excluded from 4.4 Scope of Services and Section 7 Solicitation Response Form. We feel that SD needs to be completed before moving to DD. Can the City amend the Solicitation Response Form to include Schematic Design?

   A. The current design plans are somewhere between concept and schematic. There was considerable effort exerted in the planning to progress the concept design and ensure functionality with the basic layout of the building. Size of components and operational considerations were factored in and have already been heavily considered. For example, an earlier iteration had fitness on the ground floor next to the climbing wall. Through the planning, these spaces were moved upstairs for easier operational control (limiting kids upstairs). Proposers should add any fee that the AE believes necessary to complete additional remaining schematic design to the categories listed in 7.0. Additionally, per the answer to question 7. below, reimbursables should now be broken out as their own category.

   The Section 7 Solicitation Response Form has been updated. Firms shall submit this **Addendum 2 Section 7 Solicitation Response Form** when submitting their proposal response. (See attached)

6. Q. I did not see the Scope of Services Response Form in the RFP. Can this be shared?

   A. Section 5, Item E Scope of Services Response Form is being removed from this solicitation.

7. Q. We feel a line item on the Solicitation Response Form for Reimbursable Expenses would benefit the City so they are not paying for reimbursables that are not used in each phase. Can this be added to the Solicitation Response Form?

   A. 4.3.2 describes the need for all pricing to be inclusive. Per the suggestion in this question, a new line item for reimbursables is being added to Section 7.0 Solicitation Response Form. If not all of this reimbursable amount is used, the remaining amount will not be billed to the owner.

   The Section 7 Solicitation Response Form has been updated. Firms shall submit this **Addendum 2 Section 7 Solicitation Response Form** when submitting their proposal response. (See attached)

8. Q. Is it the City's desire that design teams include a cost estimator on the team to verify CMGC cost estimates?

   Section 4.4 Scope of Services, B. Design Development Phase states: "The Final Design documents shall include Engineers Opinion of Probable Cost." This is the only time the design team is to provide a construction cost.

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado

Addendum 2

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5241-23-DH

"Architectural/Engineering Services for the New Community Recreation Center"

Proposer must submit entire Form completed, dated, and signed.

NOT TO EXCEED COST $_____

WRITTEN:_____dollars.

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$ _____
Remaining Schematic Design Phase	$ _____
Design Development Phase	$ _____
Construction Document Phase	$ _____
Bidding Documents & Assistance	$ _____
Construction Administration Phase	$_____
Reimbursables	$ _____
Total Not to Exceed Cost	**$ _____**

The Owner reserves the right to accept any portion of the services to be performed at its discretion

---

The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.

- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of _____ percent of the net dollar will be offered to the Owner if the invoice is paid within _____ days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: _____

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

_____	_____
Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
_____	_____
Authorized Agent Signature	Phone Number
_____	_____
Address of Proposer	E-mail Address of Agent
_____	_____
City, State, and Zip Code	Date

The undersigned Proposer proposes to subcontract the following portion of Services:

Name & address of Sub-Contractor (Name, City, State	Description of Service(s) to be performed	Est. Value of Service(s)

The undersigned Proposer acknowledges the right of the City to reject any and all Offers submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Propposal each party thereto certifies as to its own organization, that this Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Proposal with any other Proposer or with any competitor.

CITY OF Grand Junction COLORADO

Purchasing Division

ADDENDUM NO. 3

DATE: May 23, 2023
FROM: City of Grand Junction Purchasing Division
TO: All Offerors
RE: Architectural/Engineering (A/E) Services for Community Recreation Center RFP-5241-23-DH

Offerors responding to the above referenced solicitation are hereby instructed that the requirements have been clarified, modified, superseded and supplemented as to this date as hereinafter described.

Please make note of the following clarifications:

1. Q. In order to do survey on the site, we will need title work. Will the City provide this or does the project need to obtain it?

   A. The City does not perform title work. The title work is not expected to be needed. If needed, the City will hire a title company to perform this. The City can perform a search on easements on the property, which is less formal than title work.

2. Q. Will a full survey be required for the entire property or just the Red outlined area in the 2022 CRC concept plan?

   A. A full survey of Matchett Park is not required. After the CRC is open, it is expected the City will need to revisit and update the 2014 Matchett Park Master Plan

3. Q. Will a traffic study be required?

   A. No, a traffic impact study (TIS) will not be required as part of this scope.

4. Q. If a traffic signal is warranted at the Patterson Road intersection, who's responsible for this design?

   A. The City will perform a separate TIS for this project as there are several variables at this time including adjacent development and modifications to the Transportation Engineering Design Standards (TEDS) currently in process. The proposer is directed to view the City of Grand Junction Pedestrian Bicycle Plan and the Patterson Road Access Management Plan for information on design requirements of the sidewalks, bike lanes and roads accessing the new CRC.
   https://www.gjcity.org/1233/Pedestrian-Bicycle-Plan
   https://www.gjcity.org/1086/Patterson-Road-Access-Management-Plan

5. Q. It appears based on a quick look at existing as-built sewer line information on the City GIS that sanitary sewer mains are shallow in this area. Has the City looked see if gravity sanitary sewer service is available to reach this site?

A. All utilities required for the CRC building and civil infrastructure shall be designed by the selected A/E Design Team. In the 2022 CRC Plan, this level of detail was not considered. The current budget includes all utilites and infrastructure necessary on site but connections were not evaluated in the concept design phase. Only a landscape architect was on the team with the lead architect.

6. Q. Thank you for addressing the need for a geothermal report with the geotechnical report in Addendum 1. After discussing with our engineer, we have a follow up question about this scope. When designing a geothermal system a thermal conductivity test is needed to be completed by a geotechnical engineer at the direction of the geothermal engineer's design. This typically happens in Design Development and costs $20-$30k. Can we assume that they City will cover the cost of this scope with their contract with Rocksol?

   A. Like the geotech, the City will contract directly for the thermal conductivity test, anticipated to be in June or July. This information will then be provided to the selected AE team to continue evaluating for this possibility.

7. Q. Would the City like our fee to include design for furniture, low voltage, av design, and signage?

   A. Yes, the A/E Team shall include Furniture design, Low Voltage design, A/V design and interior/exterior signage for the building, and signage/striping design for the streets/parking lot. This work will still need to be completed in close consultation with the city to ensure all procurements fit owner need and preferences.

8. Q. Please clarify that references are needed for both Key Personnel resumes in addition to the 5 required references for the firm as a whole.

   A. Firm references are required. Project experience of key personnel on resumes is also required. Direct references for key personnel is optional.

9. Q. Please clarify Section B. c. "discuss projects with change order values over 5% of the original project cost (not including change orders)" and that you do want us to include change orders, despite the "not including change orders" statement?

   A. The 5% amount is for the original project budget. This should not include change orders. For example, the budget for this project is $70,000,000. If there is a change order that adds $5,000,000 to the budget, this would be 7.2% of the project budget ($5,000,000 divided by $70,000,000), and not 6.6%

The original solicitation for the project noted above is amended as noted.

All other conditions of subject remain the same.

Respectfully,

Duane Hoff Jr., Contract Administrator
City of Grand Junction, Colorado

GRAND JUNCTION COMMUNITY RECREATION CENTER

MAY 31, 2023

PROPOSAL RESPONSE

chamberlin

BARKER RINKER SEACAT ARCHITECTURE

BARKER RINKER SEACAT ARCHITECTURE

Dear Duane and Esteemed Members of the Selection Committee,

We commend the City of Grand Junction for its remarkable, decades-long commitment to building a Community Recreation Center (CRC) that will open unprecedented health, wellness, recreation, and community-building opportunities for its residents. At Barker Rinker Seacat Architecture (BRS), we have dedicated ourselves to the planning and design of community recreation spaces, and we are thrilled at the chance to continue our partnership with Grand Junction.

Creating this vision calls for active engagement from the Grand Junction CRC Team, working together in an inclusive, collaborative, and creative process. We believe this facility will be so much more than just a building. It will become a cherished gathering place where people from all walks of life come together to share activities with and celebrate each other's accomplishments. The result will be a local landmark offering state-of-the-art recreation and aquatic services, bringing immense value to the entire community.

We understand that Grand Junction is searching for architectural and engineering services to help bring this facility to life. We also genuinely appreciate the City's desire to partner with a seasoned team with extensive experience designing recreation facilities that embody the community's spirit. As a firm, BRS has passionately focused on community recreation design since way back in 1983, and we have had the privilege of assisting over 350 communities plan and design unique facilities. We deeply understand your objectives from our work on the feasibility study and have assembled a team of national and local experts to hit the ground running to help achieve your goals.

Due to our focus on community recreation projects, we have developed a range of design innovations, streamlined workflows, helpful checklists, and other valuable tools specifically tailored to this project type. We look forward to sharing our expertise and demonstrating how we can assist Grand Junction in meeting its goals with ingenuity and thoughtful creativity. For your project in particular, BRS has assembled a team with specialized experience in designing community recreation facilities, including indoor aquatics, gymnasiums, and the kind of community amenities proposed for Grand Junction.

We recognize the design team selection process is complex, involving numerous factors and input from multiple stakeholders. While we've outlined our extensive experience, project approach, communication process, and creative resources in this proposal, we believe that the most authentic testament to our work comes from our references. Therefore, we encourage the selection committee to contact our clients and tour our facilities. They will showcase our commitment to service and design excellence.

Thank you for your time, attention, and consideration in reviewing our proposal. Should you have any questions or need additional materials, please do not hesitate to contact us directly.
We look forward to continuing to work with your community!

We acknowledge addendums 1, 2, and 3. We accept the terms of this RFP.

Best regards,

Craig Bouck, AIA, LEED AP (Principal Contact Person)
Principal-in-Charge
craigbouck@brsarch.com
303.455.1366

Eric Tscherter, AIA, LEED AP
Local Project Manager
etscherter@chamberlinarchitects.com
970.242.6804

DENVER
3457 RINGSBY COURT
UNIT 200
DENVER, CO 80216

DALLAS
129 S. MAIN ST.
UNIT 250
GRAPEVINE, TX 76051

CONTACT
P 303.455.1366
F 303.455.7457
BRSARCH.COM

TABLE OF CONTENTS

SECTION B

QUALIFICATIONS | EXPERIENCE | CREDENTIALS

48 years designing spaces that bring people together

30+ years providing planning & analysis studies

PUBLIC RECREATION is our primary business focus

1.8 million square feet of community recreation facilities benchmarked

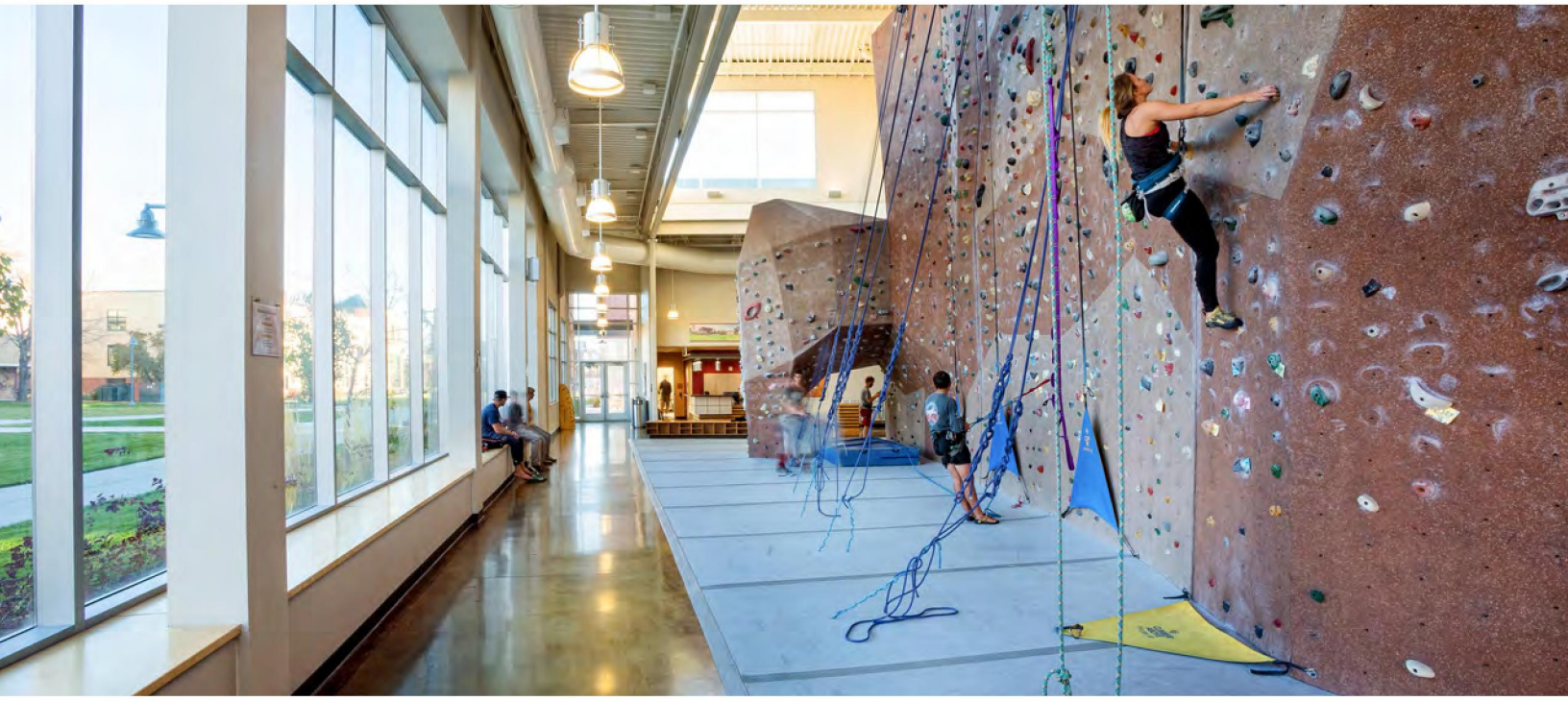
20+ speaking engagements a year

Barker Rinker Seacat Architecture

Designing great places for communities has been the driving passion of BRS since its early beginnings more than four decades ago. With six principals, ten senior associates, a total firm of 35, and offices in Denver and Dallas, our mission and commitment are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, we have been at the forefront of innovative design. We have assisted more than 350 organizations across the country in the strategic planning, master planning, programming and design of community facilities.

Community recreation centers, active adult centers, and athletic complexes are the focus of our practice. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. Decision makers must often navigate through an obstacle course of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each organization. How do we do it? We wear many hats. We're artists and analysts, mapmakers and MacGyvers, sages and band leaders, shepherds and scouts.

We design buildings and places that bring people together. We are proud to have worked on the Grand Junction Community Recreation Center Study with your team and look forward to continue the work we've begun with your community.



Experience in Mesa County

Over our 43 years in Grand Junction, Chamberlin Architects has worked with every local commercial contractor and subcontractor capable of participating in this project. We have also developed close relationships with the Mesa County Building Department, City of Grand Junction Planning, and the local utility providers. Projects go more smoothly when people know and respect one another. We encourage you to talk with local contractors, government officials, and public utility personnel about their experiences with our firm.

Our ongoing work includes about 30-40 projects every year in Mesa County, giving us an unsurpassed understanding of the current local labor markets, materials availability, costs, and requirements/ interpretations of local officials having jurisdiction (i.e., fire marshals). Having run through the permitting process in the Grand Valley hundreds of times, we regularly anticipate issues and head them off before they become a big problem. We know what Authorities Having Jurisdiction expect to see on the submitted drawings, so we can save time cycling through procedural review comments. We know, for instance, that currently, there are several good, large electrical subs but very few good masons capable of tackling a job of this scale. These insights can save time and money and keep the project heading in the right direction.

Teaming with Other Architects

BRS and Chamberlin are both accustomed to teaming with other architectural firms on large projects. At Chamberlin, we currently have five projects being completed in conjunction with another architectural firm. We have developed expertise with a few building types, however when a local project would be better with a specialty architectural firm at the helm, we often team with a regional or national expert. When we are part of a team of architects, we tailor our relationship to adhere to a few key parameters:

- Let the expertise of each person and firm determine roles and responsibilities.
- Prioritize the client's goals, needs and process.

Chamberlin has regularly teamed successfully on large local projects, including the Century Tower at St. Mary's Hospital, the University Center at CMU, and the Avalon Theater Expansion. Together with BRS we will work as a unified team, each having a role to play, each adding to the discussions. All the while, we will listen, support, and contribute insights about the design and the process.

ORGANIZATION CHART

Our key personnel are committed to this project and we understand that if a unforeseen circumstance arrises, these team members can only be changed with approval of the City. Please refer to Section C for team resumes with key personnel experience information. Our reference pages in Section D are listed with the most recent projects first.

PROJECT TEAM

CONSULTANT TEAM ORGANIZATION

BRS and Chamberlin have assembled an exceptionally qualified team to assist the City of Grand Junction in the design and construction of your community center. Our team:

- has more than 40 years experience in public architecture and designing for communities - places to learn, work and play
- is a nationally recognized leader in design of community recreation facilities and interactive design
- designs contextually - historically, culturally, and environmentally
- champions sustainable solutions
- includes consultant team members for interiors, landscape, civil and site planning, structural, mechanical, plumbing, electrical, low voltage design, A/V design, aquatics, cost estimating, sustainability, furniture design, and interior/exterior signage who have worked together extensively on previous projects
- has current knowledge of local construction cost and approval process, including experience with publicly funded projects
- is committed to client service
- is FUN to work with and excited about your project!

The CONSULTANT TEAM is identified below, along with a summary of the responsibilities of each team member.

DESIGN ARCHITECT / PROJECT LEAD - Barker Rinker Seacat Architecture

Contact: Craig Bouck, AIA, LEED AP, Principal-in-Charge - craigbouck@brsarch.com
Bill Clifford, RA, LEED AP, Project Manager - billclifford@brsarch.com
Andy Stein, Design Advisor - andystein@brsarch.com
Jenna Katsaros, Facility Performance Advisor - jennakatsaros@brsarch.com
Address: 990 S. Broadway #222, Denver, CO 80209
Web Site: www.brsarch.com Telephone: 303.455.1366
Responsibilities: As Architect-of-Record, BRS will lead and orchestrate the project and team, provide Owner-Architect contract administration, Architect-Consultant contract administration and coordination of consultant services. BRS will provide design of the CRC, incorporating cost-effective building technology and minimizing operational expenditures. Through collaboration with our consultant team, BRS will lead the project through the design and construction administration phases of the project.

ASSOCIATE ARCHITECT - Chamberlin Architects

Contact: Eric Tscherter, AIA, LEED AP, Local Project Manager - etscherter@chamberlinarchitects.com
Jonathan West, AIA, LEED GA, Local Senior Architect - jwest@chamberlinarchitects.com
Casey Sievila, ASID, Local Interior Designer - csievila@chamberlinarchitects.com
Patrick Hummel, AIA, LEED AP, Local Junior Architect - phummel@chamberlinarchitects.com
Address: 437 Main St, Grand Junction, CO 81501
Website: www.chamberlinarchitects.com Telephone: 970.242.6804
Responsibilities: Chamberlin will assist BRS as a local architect advocate for design, City approvals, site development and act as the team's on-site construction administration agent.

SITE AND LANDSCAPE PLANNING & DESIGN - DHM Design

Contact: Jason Jaynes, Local Principal Landscape Architect – jjaynes@dhmdesign.com
Matthew Whipple, Landscape Principal Design Lead - mwhipple@dhmdesign.com
Address: 225 Main Street #201, Carbondale, CO 81623
Web Site: www.dhmdesign.com Telephone: 970.963.6520
Responsibilities: Site planning and landscape design services.

CIVIL ENGINEERING - Austin Civil Group

Contact: Mark Austin, Principal Civil Engineer – marka@austincivilgroup.com
Scott Sorensen, Civil Project Manager - scotts@austincivilgroup.com
Address: 123 N 7th St # 300, Grand Junction, CO 81501
Website: www.austincivilgroup.com Telephone: 970.242.7540
Responsibilities: Site grading, drainage, pavement and utility design and civil cost support.

PROJECT TEAM

STRUCTURAL ENGINEERING - JVA

Contact: Tom Soell, PE, LEED AP, Structural Design Principal – tsoell@jvajva.com
Laura Coates, PE, Structural Project Manager - lcoates@jvajva.com
Address: 817 Colorado Ave #301, Glenwood Springs, CO 81601
Website: www.jvajva.com Telephone: 970.404.3100
Responsibilities: Structural design and engineering, addressing alternative systems and cost efficiency.

MECHANICAL AND PLUMBING ENGINEERING - The Ballard Group, Inc.

Contact: Tim Harris, LEED AP, Principal-in-Charge of Plumbing - tharris@theballardgroup.com
Peter Failla, P.E., LEED AP, Principal-in-Charge of Mechanical - pfailla@theballardgroup.com
Address: 2525 South Wadsworth Blvd., Suite 200, Lakewood, CO 80227
Website: www.theballardgroup.com Telephone: 303.988.4514
Responsibilities: Mechanical and plumbing systems consultation, geothermal system design, addressing alternative systems design, cost-effective technology, energy efficiency, and cost support.

ELECTRICAL ENGINEERING - Reese Hackman

Contact: Mark Layfield, PE, LEED AP, Electrical Design Principal - mlayfield@reesehackman.com
Michael Sanzotti, RCDD, LEED AP, Technology Principal - msanzotti@reesehackman.com
Address: 9781 S Meridian Blvd #220, Englewood, CO 80112
Website: www.reesehackman.com Telephone: 720.842.5317
Responsibilities: Electrical systems and lighting design consultation, special systems design, cost-effective technology, energy efficiency, and cost support.

AQUATIC DESIGN & ENGINEERING - Water Technology, Inc.

Contact: Doug Whiteaker, Aquatic Design - dwhiteaker@watertechnologyinc.com
Address: 100 Park Ave, Beaver Dam, WI 53916
Website: www.watertechnologyinc.com Telephone: 920.887.7375
Responsibilities: Water Technology will provide aquatics programming, design and engineering.

COST ESTIMATING - Blundall Associates

Contact: Martyn Blundall, Principal-in-Charge - mblundall@blundall.com
Address: 7223 Engle Road, Fort Wayne, IN 46804
Website: www.blundall.com Telephone: 260.489.8444
Responsibilities: Cost estimating services.

SUSTAINABLE DESIGN - Group 14 Engineering, Inc.

Contact: Anna McCullough, PE, LEED AP, Building Energy Engineer- amccullough@group14eng.com
Lauren McNeil, LEED AP BD+C, LFA, Sustainability Design Consultant - lmcneil@group14eng.com
Address: 1325 East 16th Avenue, Denver, CO 80218
Website: www.group14eng.com Telephone: 303.861.2070
Responsibilities: Energy modeling, commissioning, and sustainable design consulting.

EXPERIENCE MATRIX

Please see below for an experience matrix that shows the long history of our key personnel working together on past similar projects. Client references and resumes can be found in Section C.

OUR TEAM'S SUCCESS OF WORKING TOGETHER ON PAST SIMILAR PROJECTS (PARTIAL LIST)	Community Recreation Center	Barker Rinker Seacat Architecture	Water Technology Inc.	DHM Design	Austin Civil Group	JVA	The Ballard Group	Reese Hackman	Blundall Associates	Group 14 Engineering
Adams 12 Aquatic Center	●	●	●	●			●			
Anderson Park Pool Renovation	●	●	●							
Aurora Sports Park	●	●		●			●			
Bridgeport Indoor Sports Complex	●	●					●		●	
Carla Madison Recreation Center	●	●	●				●			●
Colleyville Senior Center Improvements	●	●							●	
Cottonwood Recreation Center	●	●	●				●	●		
Durango Recreation Center	●	●	●							
Eagle View Community Center	●	●				●	●			
Eaton Recreation Center	●	●	●				●			●
Edwards Field House	●	●					●	●		
Erie Community Recreation Center	●	●	●			●	●			
Fitzmorris Park Center Pool Expansion	●	●	●			●	●			
Garden Rapids at The Big Pool	●	●	●			●	●			
Greater Midland Community Center	●	●	●						●	
Gunnison Recreation Center Aquatic Addition	●	●	●				●	●		
Gypsum Community Recreation Center	●	●	●				●			
Hatfield Chilson Recreation Center	●	●	●			●	●			
Huffhines Recreation Center	●	●		●			●	●		
Idaho Outdoor Field House	●	●	●				●		●	
Las Cruces Regional Aquatic Center	●	●	●				●			
Los Alamos Recreation Center	●	●	●	●			●			
Mesa County Central Branch Library		●			●					●
Montrose Community Recreation Center	●	●	●				●	●		●
Moorhead Recreation Center	●	●	●			●	●	●		●
Northglenn Recreation Center	●	●	●			●	●			●
Parachute Branch Library		●			●		●	●		
Rifle Branch Library		●			●		●	●		●
Secrest Recreation Center	●	●	●			●	●			●
Stephen Terrell Recreation Center	●	●							●	
The Beacon Recreation Center	●	●	●				●			
The Center of Recreational Excellence	●	●	●			●	●	●		●
The Marq at Southlake	●	●	●				●			●
The REC of Grapevine	●	●	●				●			●
The Salvation Army Kroc Center in Augusta, GA	●	●	●					●		
The Salvation Army Kroc Center in Omaha, NE	●	●	●				●	●		
The Salvation Army Kroc Center in Phoenix, AZ	●	●	●					●		
The Salvation Army Kroc Center in Quincy, IL	●	●	●					●		●
The Salvation Army Kroc Center in Salem, OR	●	●	●					●		●
Thornton Active Adult Center	●	●		●		●	●			
THRIVE Lewisville Recreation Center	●	●	●							●
Trail Winds Recreation Center	●	●	●	●		●	●			●
Waggener Farm Park Recreation Center	●	●	●			●		●		●
Wheatlands YMCA	●	●	●			●	●			
Windsor Community Center Expansion	●	●	●			●	●			●

GOALS AND CHALLENGES

Overcoming challenges to achieve goals is an expected part of every project. We believe we can maximize impact and minimize risks by beginning with the end in mind and utilizing a proven process that constantly seeks to balance the final evolution of the building program, budget, schedule, and operational performance objectives. For the GJCRC, we have three clients: City leadership, responsible for final approvals; City staff, responsible for operations; and the users. We begin by aligning the project aims across each of these groups. While intent on project success, each group may have different priorities, passions, and measures of success. Therefore, building on the stated goals in the 2022 feasibility study, we begin this next stage of project development by clearly articulating, confirming, and committing to Community Aims, Project Aims, Performance Aims, and Perception Aims for the facility as well as the design and construction process. We will constantly return to these goals for guidance as we collectively make decisions and navigate challenges.

Using our proposed process methodology, outlined later in this response, below are two examples of how our team overcame challenges to achieve project goals.

A fitness class in the group fitness room at Thrive in Lewisville, Texas.

The Power of Clear Aims: Thrive, a new 88,000 SF multigenerational community recreation center in Lewisville, TX, originated when City leadership desired to combine an existing senior center and an adjacent community center with a new proposed indoor aquatic center into a single, modern, efficient, multigenerational community recreation center. The senior users were open-minded and supportive but nervous about the change. Our team, working directly with the seniors, discovered their concerns were rooted mainly in the disruption of construction and the potential closing of their facility. Their fears boiled down to three issues:

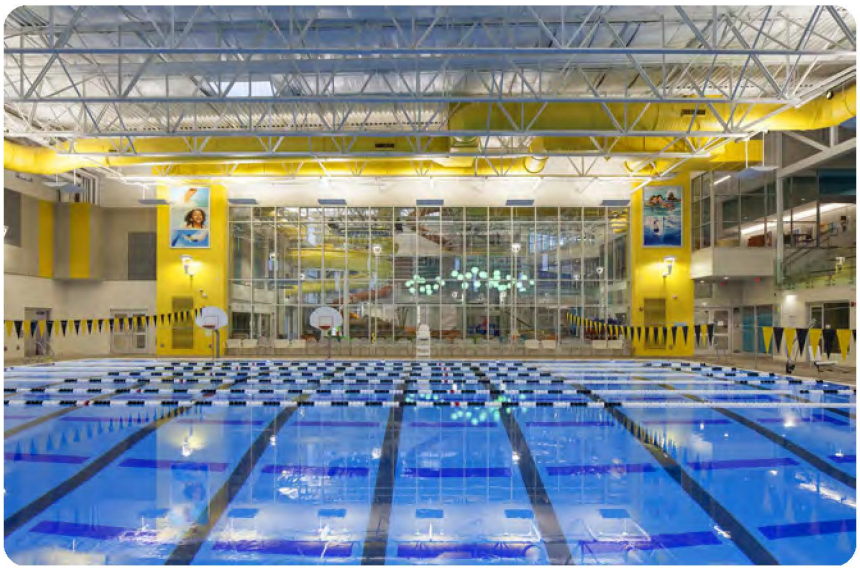
1. Closing the facility would mean they would lose access with each other. They needed connections to their friends and social network.
2. Closing the facility would mean losing access to programs they relied on for exercise and activities.
3. Closing the facility would mean losing their access to staff they considered friends and part of their support system.

The City and design team committed to the seniors to develop a plan to maintain service continuity, programs, and staffing during construction. Initially, we imagined phasing the work to allow the senior center to remain operational during construction. However, once our team began detailed design, we discovered that the 35+-year-old facilities had significant mechanical and structural issues. Therefore, the best use of City resources was demolishing existing buildings. Unfortunately, this required displacing the seniors for up to two years. But because we had established and committed to clear aims and goals and understood what the seniors needed for success, our project team quickly developed a new plan to set up a temporary senior center at a nearby mall with space for staff to continue offering activities and good access to public transportation. We gathered the seniors, explained the challenge, and presented the new plan. While initially shocked, they supported the new direction enthusiastically once they saw that all their aims were being honored.

GOALS AND CHALLENGES

Wholistic Problem Solving: The CORE is a 159,000 SF multigenerational community recreation center in Hobbs, NM. Creating this facility was a decade-long community effort requiring capital and ongoing operational cost commitments of five different entities: the City, the County, the School District, the Community College, and a private foundation. As such, there were many "Owners" during the design process, each with distinct aims and goals for their participation. Before design began, our team facilitated an Aims session to develop Community, Project, Performance, and Perception Aims that all parties could commit to. One of these aims was to have a high-performance aquatic facility that would be a regional attraction for swimming competitions, lessons and leisure activities. The challenge was Hobbs, a relatively small community of 40,000 in a remote location, had no pool builders with the capacity or experience for this size project. As a result, qualified pool contractors would have to come from Albuquerque, over 300 miles away or potentially further.

Similar to the proposed GJCRC process, a Construction Manager/General Contractor joined our team right after the initial concept was established. The CMGC's expertise was critical in helping tackle the logistics of delivering high-performance pools in a remote location within budget. We evaluated many options and ultimately chose a system utilizing factory-made panels assembled on-site instead of traditional, labor-intensive, concrete-formed basins. The premanufactured quality of the panels ensured precision, and the modular assembly reduced labor and construction time, helping to balance a higher material cost. Additionally, the system requires much less ongoing maintenance and operating costs, another shared partner goal. Finally, having dedicated team members addressing all aspects of the project, design, construction, and operations enabled a holistic approach to solving the labor challenge, maintaining the budget, and achieving the project aims.



The 25 yard x 25 meter competition pool at the CORE in Hobbs, New Mexico.

CHANGE ORDERS

BRS and Chamberlin are very proud that our thorough design process and accuracy of documentation has led to no projects with change order values over 5% of the original project cost.

TIME DELAYS

Throughout our proposal, we discuss how schedule is one of the essential elements of our equilateral approach to project management – Schedule, Program, Budget & Operations. Regarding schedule challenges, the conversation often focuses on construction delays, not meeting expectations, and not opening the facility when promised. In truth, schedule challenges may begin well before construction starts.

Essentially schedule delays before construction boil down to three types of issues. The first is unconfident decision-making causing design and documentation rework. To minimize this risk, we have developed specialized recreation center decision-making processes and tools that enable the team to move forward with confident direction from the City. Our process, the Three "C" s, combined with our Owner's Decision Matrix (ODM) tool, are described in detail later in the proposal response.

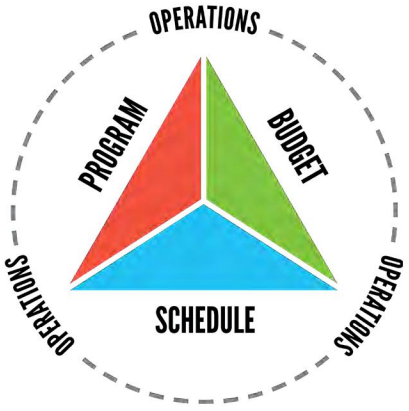
The second issue is an unbalanced budget. We are pleased that the City is pursuing a CMGC delivery method. In the current dynamic economic environment, we have found that collaborating directly with the contractor and sub-contractors during the design phase can significantly mitigate many risks associated with unpredictable labor and material supplies. With the right CMGC teammate, we custom-tailor our design documentation and work from shared computer models to provide consolidated design information, expediting the contractor's pricing efforts. This way, we don't have to wait for milestone sets to access pricing information. Instead, the contractor can actively provide "live estimating" to each significant design consideration. This proactive approach to integrated team design avoids delaying the schedule to "value engineer," e.g., cost cut the project at the end of each phase.

The last thing that often extends schedules is not starting with the end in mind. In other words, the design and construction process does not employ a realistic and authentic step-by-step method that includes all stakeholders. Our approach, Pull Planning, is also used by best-in-class contractors and is described later in the proposal. We essentially work backward from our schedule objectives. We build the final process schedule with direct input from the project participants and stakeholders. Instead of imposing a schedule on the team, we build commitments to deadlines by including the people influencing and making the decisions, contributing work effort, and developing a realistic work methodology. Finally, we start at the finish line and work backyards so everyone knows how their contribution is essential to get there.

During construction, there are already many risks to the schedule that the contractor must manage – weather and unknown soil conditions being the most stressful. They help to manage these risks by developing a Critical Path-Pull Plan with built-in contingencies for the unknown. As the A/E team partner, we never want to be the bottleneck in responding to questions or processing information. Of course, we must adapt to unknown situations, but as much as possible, we will avoid delays in information flow by working collaboratively to set expectations. This begins with a realistic submittal schedule prioritizing critical items and strategically pacing the rest. Next is clear communication about weekly task assignments and progress on open issues. Finally, when challenges arise that threaten the schedule, we approach it with a commitment to jump in and play nice as a team.

The unexpected can still happen even with the best planning and optimized schedules. A recent example beyond our contingent planning was the pandemic which affected labor and supply chains on all of our projects, causing additional costs and frustration because of delayed openings. In one instance, our facility, THRIVE in Lewisville, Texas, finished construction on time; however, because of mandated closure and uncertainty about City cash flow available to fully staff the facility, they couldn't open for five additional months. This delay caused operational strain on the facility's proforma and extended the close-out period. Fortunately, unexpected increases in sales tax revenue offset the operating losses, and the extra time allowed for more in-depth staff training, helping to minimize the net impact of the schedule delay.

The point is that we prioritize and actively manage the schedule to deliver our projects on time, which requires the talents and attention of the entire design, construction, and city staff team.



The concept of the balanced triangle helps us keep everything in check. We must constantly consider the schedule, budget and program of the new facility while also keeping operations on the top of mind.

SECTION C

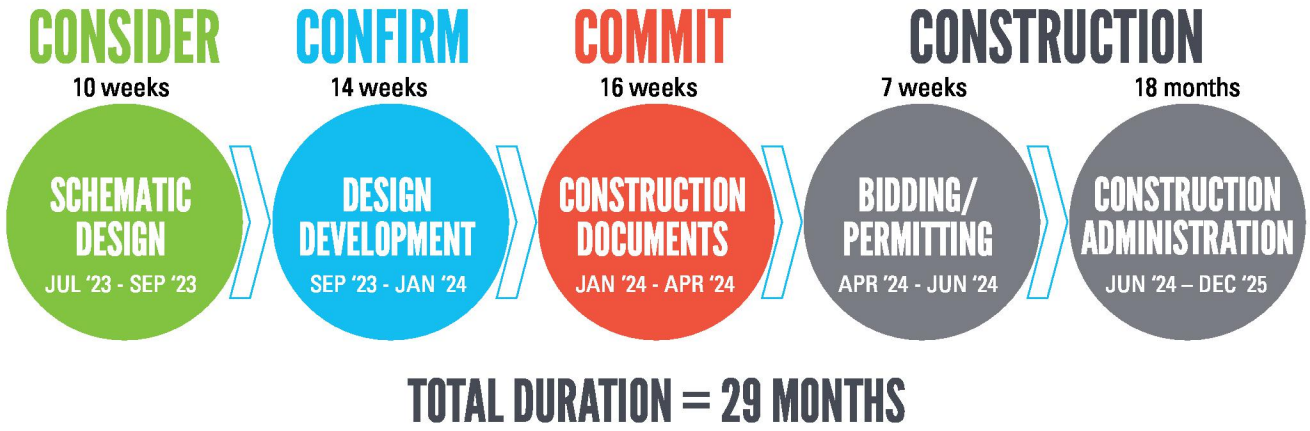
STRATEGY AND IMPLEMENTATION PLAN

STRATEGY AND IMPLEMENTATION PLAN

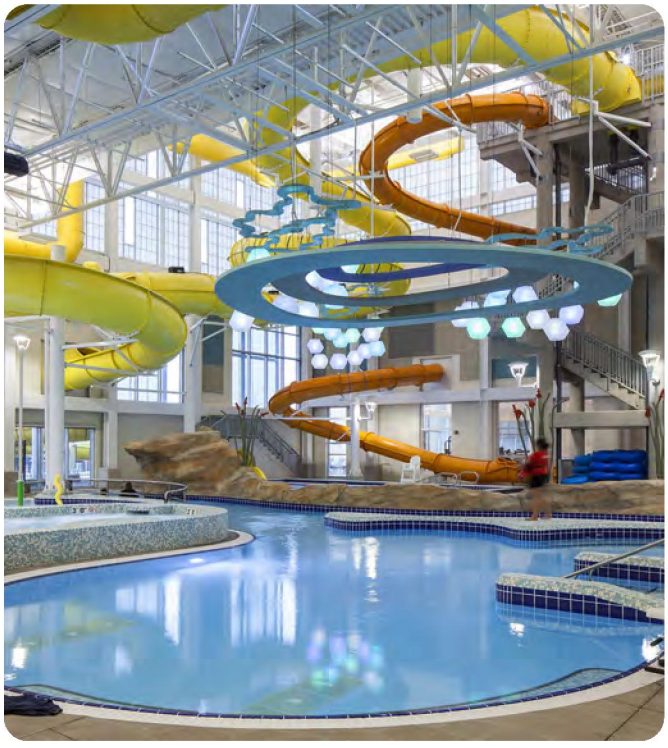
THE PROJECT OBJECTIVES

We understand that the City of Grand Junction seeks to open a new Community Recreation Center (CRC) at Matchett Park by the end of 2025. To realize this goal, the City seeks to select an architectural and engineering team to build upon the approved 2022 Grand Junction Community Recreation Center (CRC) Plan to develop the design, specifications, and cost estimates, assist with CMGC selection, complete the final design and engineering documents, and provide construction administration services. We understand the overall project budget is $70 million. Additionally, our team is to generate design options, plans, and cost estimates early in the design process to support the City's pursuit of additional grant funding and partnering opportunities, including assistance with a geothermal DOLA grant application due August 1st.

PROPOSED SCHEDULE



TOTAL DURATION = 29 MONTHS



The natatorium at the CORE in Hobbs.

The outdoor fitness garden at Trail Winds Recreation Center.

The locker rooms at Thrive in Lewisville, Texas.

STRATEGY AND IMPLEMENTATION PLAN

OUR PROPOSED STRATEGY AND PLAN FOR ACHIEVING THE GREATEST VALUE

Our Team

Key to our strategy for serving Grand Junction is to combine a nationally recognized community recreation design and engineering team with proven local architecture and engineering talent. As the team leader, we at BRS are excited to bring planning and design knowledge from decades of service to the parks and recreation community and 60+ Colorado and 300+ nationwide recreation projects. In addition, our partners at Chamberlin Architects are community members and seasoned design professionals, having completed dozens of western slope public projects including sports facilities.

We propose to split the architectural work effort between BRS as the Architect of Record and Chamberlin Architects (CA) as Associate Architect. We have developed a highly detailed 70% BRS/30% CA collaboration plan that ensures the essential participation of both firms throughout the project. Our plan highlights each firm's strengths and provides a continuity of project information without duplication of effort or extra cost to the project.

BRS will provide all recreation center architectural, interior, wayfinding, signage, and furniture design, documentation, and specifications. As the project manager, BRS will lead meetings, consultant coordination, and public presentations. During the design phase, BRS will be in-person for all phase workshops, regulatory meetings, and public presentations and participate virtually in any Project Working Group Meetings that don't overlap with the in-person dates. During construction, BRS will review all submittals, RFIs, change orders, and pay requests and virtually participate in all construction meetings. BRS will also be on-site every 3-4 weeks during construction, coordinating trips with the CMGC to review critical assembly, enclosure, and material details with the construction team.

Essentially, Grand Junction-based Chamberlin will lead the site planning and jurisdictional approval process during the design phase and the daily construction administration effort during the construction phase. In addition, to ensure continuity of design intent, Chamberlin will assist with quality control and coordination during the entire design phase.

We have worked with our engineering team on dozens of Colorado recreation projects. While all have unique skills essential to our success, a few highlights include our structural engineer, JVA, who has completed projects for Mesa County and is familiar with regional practices regarding foundation and structural framing systems. Our Mechanical and Plumbing Engineer, The Ballard Group (TBG), is not only well-versed in the complexities of combining multiple indoor environments in a single building, but they are also an industry leader in improving natatorium air quality and comfort. In addition, TBG is excited about the City's interest in geothermal systems and brings a wealth of recent experience to assist with this pursuit. Our Aquatic Design and Engineering teammate, Water Technology, is a national expert in innovative aquatic solutions that maximize participation and reduce operational costs. Finally, design and construction success for the CRC also requires a deep understanding of the surrounding Grand Junction environment. For this expertise, Grand Junction-based Austin Civil Group will collaborate with our feasibility study landscape architect, DHM Design, to refine the concept into an exciting site plan that safely manages the flow of pedestrians, bikes, and vehicles; promotes sustainable best practices for water management with bio-swale stormwater filters and waterwise landscape materials; and creates practical and delightful outdoor activity spaces.

STRATEGY AND IMPLEMENTATION PLAN

OUR PROCESS

To help the community of Grand Junction reach its project goals and create an unparalleled CRC user experience for all patrons, we must diligently and continually refine the budget, program spaces, and project schedule. We like to think of this balance as three sides of an equilateral triangle. The entire team must give all three equal attention throughout the project. Our role is to guide the team and provide leadership in keeping this balance within the resources available, creating a truly unique facility that reflects the City of Grand Junction's culture, values, and identity.

Inevitably, scopes evolve, and construction markets shift. Ultimately we understand that the project's success relies upon being able to stay within the resources allocated for the facility, which means we need to be mindful of maintaining the project budget from the very start of design. Our project tools enable us to plan for volatility from the kickoff. While finalizing decisions, we consider good, better, and best options and develop priorities for alternates that allow us to add or remove scope as the building design and budgeting evolve with more information, decisions, and cost information. Instead of simply relying on our past experiences, we will seek opportunities for innovation that are cost-effective to help stretch the City's project dollars. During the feasibility study, we worked with your staff, board members, and the public to determine the best cost solutions for you and your facility's needs. The result is a verified and vetted program that will serve as the basis for schematic design. Through our focus on maintaining a continual balance between program, budget, and schedule, we are proud to point out that our probable cost estimates on recently completed projects have been within +/- 2.5% of the General Contractor's low bid.

This is an example of a Pull Plan, a tool of the Last Planner System (LPS) project management approach to projects BRS employs.

SCHEDULE CONTROL

A BRS fundamental value is to serve our clients by genuinely understanding their needs and wants and maximizing appropriate solutions. Leveraging the principles of Lean Project Management through a deep respect for people, clarity of purpose and values, and a passion for continually exchanging information, we seek to ascertain our client's needs and design our firm's key processes to increase value constantly.

The process we use on all projects, Pull Planning, is a dynamic and real-time scheduling system where we align client goals and the decision-making process with the architectural and engineering team's design and production. The effort ensures we address all project possibilities at the right time, meet all needs, and maintain the schedule throughout the design process. We use this tool to facilitate team collaboration, confirm the appropriate level of engagement from all team members, generate buy-in, reduce waste, improve accountability, and increase productivity. Traditional schedules start at the beginning and "push" activities forward to the completion of a phase. Pull Planning is more detailed than a conventional look-ahead schedule and starts at the end date, working back in time to identify preceding tasks that release work for an end task. We will use this process to adhere to the schedule we will create with your team for the Grand Junction CRC.

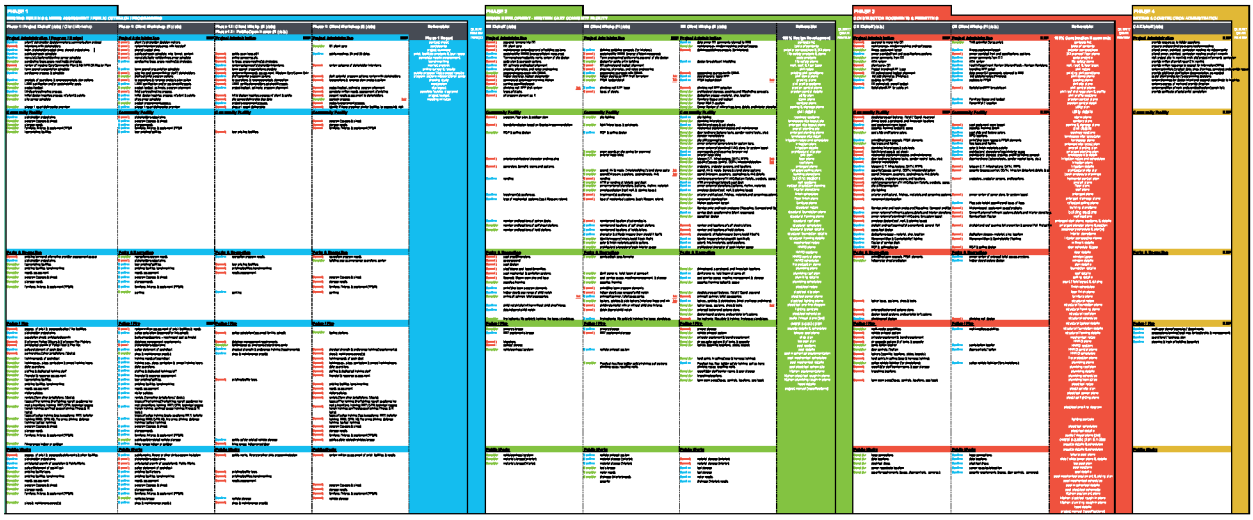
STRATEGY AND IMPLEMENTATION PLAN

THE WORK PLAN

The first step in our planning and scheduling process is to connect with your Project Working Group and collaboratively develop a detailed Work Plan. This plan will be based on specific project requirements from your perspective, along with leveraging our expertise gained from decades of experience working on similar projects. The key objectives of the Work Plan are to:

- Identify critical milestones and dates
- Articulate a meaningful sequence of work activities and deliverables meant to maximize the creation and review of design opportunities and guide the decision-making process
- Define specific objectives and participants for each Workshop
- Keep focused on the overall project goals and the City of Grand Junction's measurements of success

We refer to the Work Plan regularly as the project progresses to help guide the next steps, keep the project on schedule, and adequately plan for timely decision-making.



This is an example of an Owner Decisions Matrix similar to what we will create for the Grand Junction Recreation Center. We will use this document side by side with our project work plan and schedule. Each colored area is a project phase and each column is a workshop agenda ensuring major decisions are made in a timely manner.

OWNER'S DECISION MATRIX

We understand that client team members and stakeholders have ongoing work responsibilities and other commitments throughout the project. Nonetheless, many decisions must be made throughout the project, which can add to an already busy workload and present scheduling challenges. In response, we have developed an approach that eases the decision-making process by ensuring you have the information you need when you need it to make timely decisions.

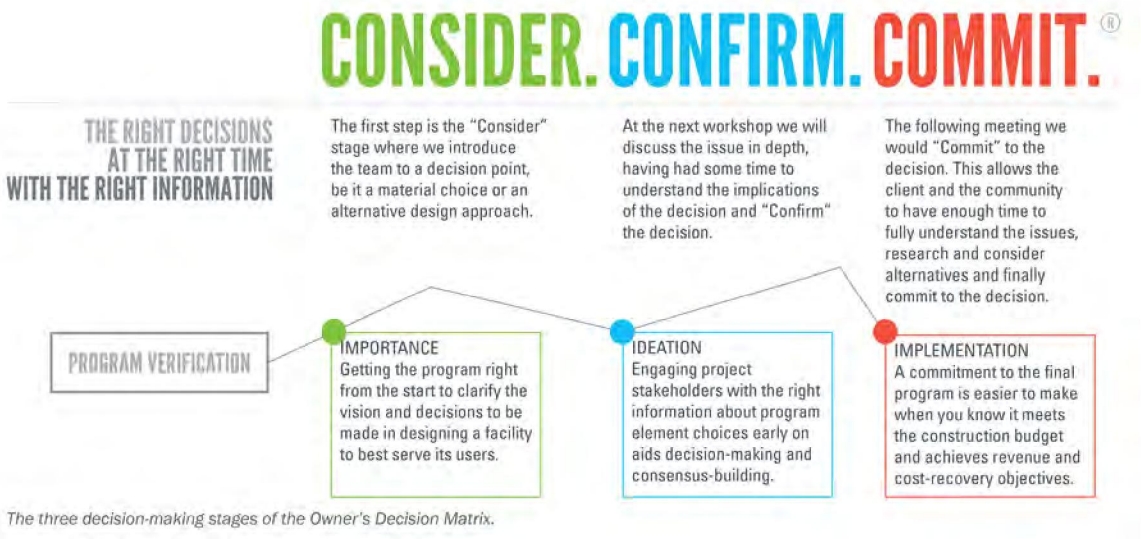
BRS has developed a unique proprietary tool called the **Owner Decisions Matrix (ODM)**. It is a scheduling document customized to your specific project. It identifies all critical decisions well before they must be made, giving the Client team time to fully understand the issues, consider alternatives, and confidently make informed decisions. The **ODM** is organized into three decision-making stages we have termed the "**3 Cs**". The first is the "**Consider**" stage, during which we introduce and educate the team on an upcoming decision point. Then, at the next Client workshop, we will discuss the issue in depth, having had time to consider the decision and narrow choices. This is where we "**Confirm**" the direction we are heading. Finally, the team finalizes the choice in a subsequent meeting and "**Commits**" to the decision. Our goal with this tool is to focus project Workshops and decisions on topics relevant to each project stage. In addition, we strive to keep the process moving forward by minimizing backtracking due to hasty or uninformed decisions.

STRATEGY AND IMPLEMENTATION PLAN

WORKSHOPS

Central to the execution of the ODM is the proper facilitation of project Workshops. These are key in helping us maintain and manage schedules for complex projects like the CRC. Each Workshop is a well-planned event that brings together key participants at strategic milestones throughout the schedule. The meetings follow our "Consider, Confirm, Commit" ™ project approach. These strategic touch points are planned to allow efficient use of time to review stakeholder and staff input. They also allow us to provide important progress updates on key issues related to Design, approvals, and project expectations.

Workshops will be in-person and conducted throughout the entire design process, from the beginning of the Schematic Design phase, where we are confirming our program priorities and investigating geothermal options, to the Design Development phase, where we are refining the building systems, features, and aesthetics, culminating in the Construction Document phase where we will together verify that the needs of the project are met based on alignment with the project budget.



The three decision-making stages of the Owner's Decision Matrix.

PROJECT WORKING GROUP

In addition to Workshops, virtual Project Working Group (PWG) meetings will occur at approximately two-week intervals throughout the project. They will include our Project Manager, the City PM, the CMGC, and stakeholders as needed throughout the design and construction process. PWG meetings coordinate work efforts and resolve any outstanding issues and problems.

This multi-activity court at the CORE is an option to have rubber like flooring in the gymnasium for program versatility.

The indoor turf field in The MARQ Champions Club in Southlake, Texas.

STRATEGY AND IMPLEMENTATION PLAN

COST CONTROL

As stated earlier in this response, cost control is paramount to BRS' project approach. Approximately 80% of BRS portfolio is dedicated to community recreation projects. As a result, we have a great deal of experience achieving budget objectives and maximizing value for our clients. This type of work requires a combination of innovative design, functional planning, and long-term fiscal sustainability, a challenge on which we thrive. BRS has focused our process on controlling costs. We believe the key to cost management is working continually to assist the CMGC with transparent and proactive estimating. Our goal is to design to a budget instead of the traditional method of estimating a completed design.

Over the last decade, BRS has focused on developing truly integrated teams that include the Owner's group, architects, engineers, specialty consultants, and contractors, from the outset of a project. We believe integrated team discussions throughout all design phases, along with "live" estimating, are critical to creating an optimized project enabling confident decisions from the Owner team. In addition, this process controls costs as we move forward and minimizes any concern of moving one step forward and two steps back. As a result of these efforts, we have experienced enhanced cost management, minimized value engineering and achieved more of our projects' goals.

A successful budget starts with the project schedule in today's construction economy. Construction inflation has challenged budgets in the last few years. Therefore, we must proactively manage the project schedule and cost control to maintain the program developed during the feasibility study.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

BRS's Quality Assurance Program is based on consistent and iterative documentation and review processes throughout all project phases. Quality assurance extends beyond the drawings to the project program, budget, and schedule. The critical areas of this program include:

- Owner's participation in decisions affecting the quality and cost of the project.
- Detailed analysis of regulatory requirements prepared in written form and maintenance of positive communications with the agencies that interpret and enforce these regulations.
- Consistent coordination meetings and detailed delineation of consultant tasks to BRS during the design phases of the work.
- In-house independent quality assurance review of the documents prepared for each phase of our services by BRS and Chamberlin Principals.
- Careful maintenance and timely distribution of the written record of the project. We will maintain an electronic record of meeting notes, correspondence, reports, spreadsheets, schedules, and other written documents accessible to the entire design and Owner teams.
- Continual Quality Control meetings amongst the BRS/CA team will focus on the marketplace's most recent and trusted products and technology.
- Complete team commitment and respect for each team member's involvement result in higher-quality design and construction.
- The success of our QA/QC program depends on coordination among all consulting team members. Professional associates, in-house and outside consultants are included in the decision-making process during design and construction. Positive communication and well-structured coordination are essential and will occur throughout the progress of your project. We will use customized checklists after each phase to confirm the work is coordinated and consistent with the project objectives.

PLAN ENLARGEMENTS/ INTERIORS/ CASEWORK ELEVATIONS & DETAILS							Assigned To:
ENLARGED PLANS & INT ELEVS - POOL DECK, LOCKER RMS, TOILETS	SD	50% DD	100% DD	50% CD	100% CD Check Set	100% CD	Notes
North Arrow & Graphic Scale							
Room Names & Numbers							
Review and edit the areas that say 'REVIEW' for each project							*Review the lists on A800 that say 'REVIEW'. After REVIEWED delete the REVIEWED note so these will not show up on the CD drawing. Also delete the 'Typical Accessories List - for DD' after DD. *Make sure all these accessories are on the enlarged floor plan and tagged.*
Confirm ACC Requirements/Clearances/ACC Cabana Benches							*ACC Bench 20" min - 24" max depth, 42" min - 48" long w/ floor clearances 30" x 48", along front and side approach. Floor clearances - 5' turning radius, sinks at Toilet Accessories.*
Toilet Accessories							*Include a clear space dashed lines for accessories on plan.*
Confirm in ACC Toilet stalls Toilet and door are diagonal							*Confirm door swing (opposite each other).*
Confirm Site Lines for Restrooms & Locker Rooms							*Show red dashed lines of site lines and note.*
Confirm Fixture/Partition Spacing /Wall Tile & Mortar Thickness							*Dimension CLR HOLD from face of tile. If modeling wall tile, double tile thickness to account for mortar. If not modeling give yourself an extra inch for any wall with tile for tile clearances.*
Confirm Fixture Spacing and layout for Walled Toilet Compartments - Allow for Wall Tile & Mortar Thickness							*For toilets stalls that are walls allow for more clearance space, 1-2" per stall, from face of tile. Dimension CLR, MIN, MAX as required. Tile thickness 3/4"-1".*
Add Wall Tile w/ Thickness for Tile Walls							*Dimensions CLR from tile face. Confirm tile height is above toilet partitions and mirrors. If the project is on a tight budget add Plywd behind mirrors and toilet accessories. Provide dtl of plywood behind mirror.*
Watch Elec. For NO Light Wall Washing of Wall Tile							*Coord w/ Elec. Lighting the tile will show all the installation imperfections.*
Toilet/Shower Partition Materials Noted							*ACC stalls to have ACC hardware on both sides.*
Interior Elevation Indicators							

Above is an example of one of BRS's QAQC checklists.

STRATEGY AND IMPLEMENTATION PLAN

DESIGN APPROACH

BRS strives to create thoughtful, functional places that enrich the lives of its users. We believe in a people-inspired design process, so our approach is not a one-size-fits-all process; instead, the Design emerges from carefully addressing the project-specific requirements and the desires of the greatest number of constituents possible. Through public outreach during the feasibility study, we have begun understanding what makes Grand Junction and its community members unique. We will continue to build upon and refine the design themes developed during the feasibility process. We will update you throughout the design and documentation process, continually ensuring a balance between the program, budget, project schedule, and operations.

DESIGN INSPIRATION: DESIGN THREADS

We enjoyed working with Parks and Rec Advisory Board to develop your Design Threads during the study. You may remember a Design Thread is a big idea or concept represented by images, words, and experiences. They identify aesthetic, organizational, and conceptual themes unique to a project and place. We incorporate these concepts into the project at various levels of discernment. The CRC Feasibility Study design threads emerged from discussions with the community, research, and an evolving understanding of a sense of place. They will continue evolving throughout the design process and help inform and structure design, programming, and operations. The community overwhelmingly identified two central themes when describing the Grand Junction area.

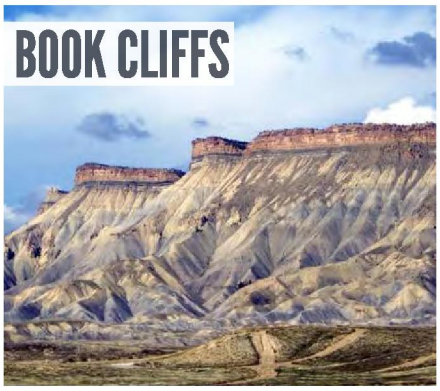
- "Ease of access to the outdoors."
- Grand Junction is unique. It does not fit into the mold of Colorado cities.

We synthesized all the input into three initial themes that inspired the concept design:

ADAPTION: A community continually changing to suit the environment better.

Like Grand Junction itself, how you experience the CRC will vary depending on the time of day, changes in the light, the position of the sun in the sky the time of year you visit. Ever changing and ever-shifting.

Design: is guided by views, high heat, and strong winds
Material: must patina well and stand the test of time
Seasons: should be celebrated
Programs: must continually adapt to community needs



FACETED: Embracing many different aspects or features, Having many abilities or a personality with many sides

The new CRC will be nuanced. Belonging to a greater group or vision yet remaining distinct

People: are shaped by their environment
Accepting: many different views of the same thing
Reflective: of the environment all around us

CONVERGENCE: Flowing together, meeting, or gathering at one point

The CRC will be a meeting place where neighbors of different backgrounds interact and connect. The CRC will be an intersection of recreation, wellness, and community.

Design: a place created to encourage coming together
Material: a blending of textures and colors
Programs: merging experiences and knowledge

STRATEGY AND IMPLEMENTATION PLAN

SUSTAINABILITY

The BRS approach to sustainable recreation design has matured with the larger sustainability movement. We have learned a lot going back to projects like the Durango Community Recreation Center in 1999, where we first worked with sustainability consultants to help inform sustainable approaches to site design, building massing, materiality, and energy use. During that time, we've worked to "green" our specifications and build in sustainable strategies for all our projects, whether they seek third-party certification or not. We have included Group 14, a BRS sustainability collaborator for over 25 years, on our team for sustainability consulting related to geothermal systems, energy use targets and strategies, energy modeling and required building commissioning.

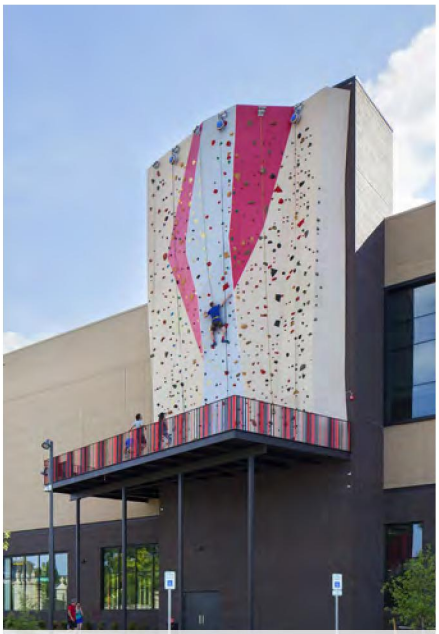
Eagle View Adult Center
LEED Gold

BASE Big Sky Community Center
LEED Gold

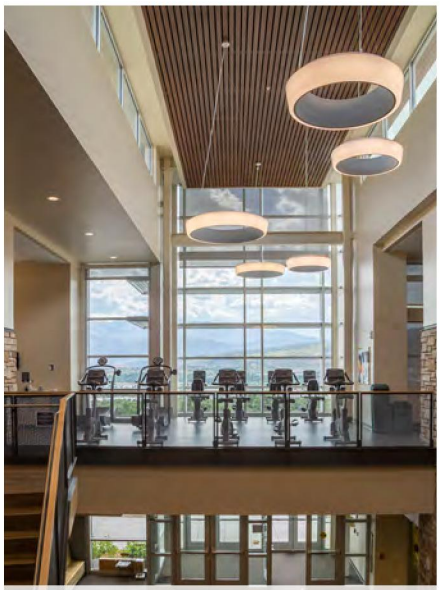
While Grand Junction is not pursuing LEED for the CRC, we conscientiously design buildings that are high-performing and promote conservation, wellness, and quality of life.

CERTIFIED SUSTAINABLE

1 LEED Platinum
15 LEED Gold
9 LEED Silver
1 LEED Certified
2 Green Globes Certified

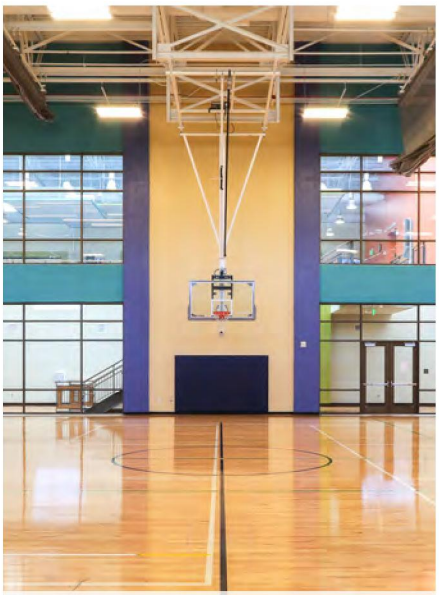


Carla Madison Recreation Center
LEED Gold



UCCS Student Wellness Center
LEED Gold

Durango Public Library
LEED Gold



Trail Winds Recreation Center
LEED Certified

GEOTHERMAL ENERGY SYSTEM

Viability of ground source heat pumps (GSHP)

We believe that a geothermal system can be a great asset to a community recreation center. During the schematic design phase of the project, The Ballard Group, in conjunction with our energy modeling consultant, Group 14, will review potential sustainability enhancements, assessing the benefits (reduced carbon footprint, reduced energy use, year-round stable operation, etc.) and the challenges (first cost, utility costs, unbalanced heating and cooling loads, maintenance complexity, etc.). An early energy model will analyze several system types, comparing annual energy use, cost, and carbon footprint. As requested, the review will include geo-exchange options for possible inclusion into the project, with the initial objective of supporting the DOLA grant application, due August 1st.

Our team consists of consultants with experience in designing geothermal systems and modeling the energy use of these systems annually. With any all-electric design, the future projections of the electric utility's carbon footprint are necessary to understand not only the building's carbon footprint on day 1 but 5, 10, and 30 years down the road. This in-depth analysis helps to inform the feasibility of a geothermal system for the CRC's operation and how it may support the City's goals. During design, thermal conductivity values from surrounding projects (CSMU, for example) can help to model the geothermal system. Once we perform preliminary geothermal calculations and locate the geothermal heat exchanger on the site, we can determine a suitable test bore location that can be incorporated into the larger geothermal heat exchanger field, should the geothermal system prove viable.

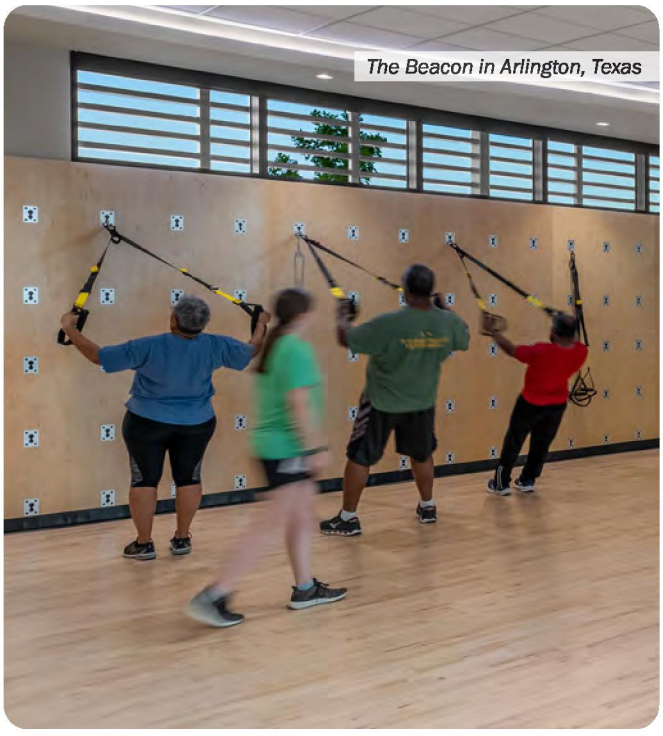
Assessing different options considering up-front, life-cycle, and operational costs.

Early qualitative discussions with our consultant group, drawing on our collective depth and breadth of recreation center system design, will help set the groundwork for considering alternative system types during schematic design. In addition, our sustainability consultants, Group-14, and our estimator, Blundall, will provide quantitative data through energy modeling efforts and cost estimates, respectively. These analyses will be reviewed by the consulting team, the City, and the CMGC to provide an integrated design direction for all systems as we move into the design development phase.

Preliminary energy use target and budget implications.

A target EUI for a mixed-fuel recreation center should be 130 kBtu/sf/yr, depending on the final area dedicated to aquatics. For an all-electric GSHP recreation center, we would target 100 kBtu/sf/yr. In our experience, the additional cost for a recreation center to provide a GSHP system to target this very low EUI is approximately $2MM. The initial cost is one of the biggest challenges. In addition, pursuing this system type will likely take more than an attractive life-cycle payback. It is not our expectation that this will pay back within the lifetime of the system's mechanical components. However, this will result in lower greenhouse gas emissions. Therefore, the City must prioritize the environmental impact (benefit) and seek alternative funding/incentive sources to help offset first costs. At the time of this RFP response, several funding and incentive programs may be applicable in addition to the DOLA grant identified in the RFP. The most significant may be the incentives included in the Inflation Reduction Act that can be taken as a direct rebate to non-taxable entities.

We expect annual energy costs for a GSHP recreation center to be lower than that of a conventional mixed-fuel recreation center due to the high price of Xcel Energy's natural gas. As the design progresses, we will present multiple electrification and mixed-fuel design options to analyze annual energy costs, first costs, predicted energy use intensities, and greenhouse gas emissions for each option.



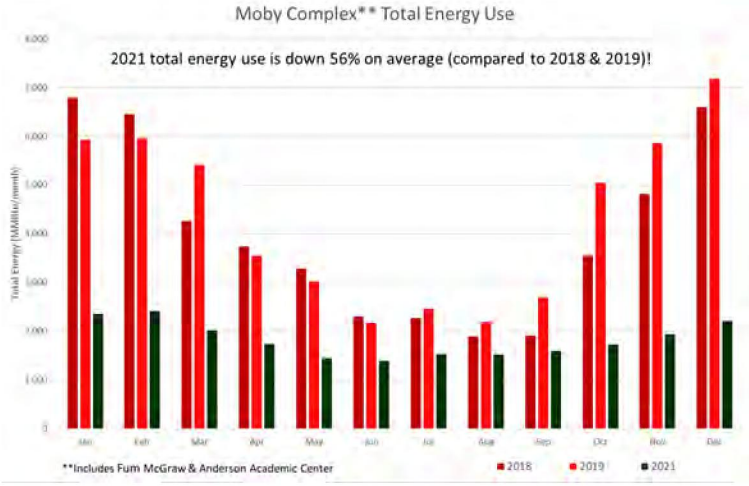
The Beacon in Arlington, Texas

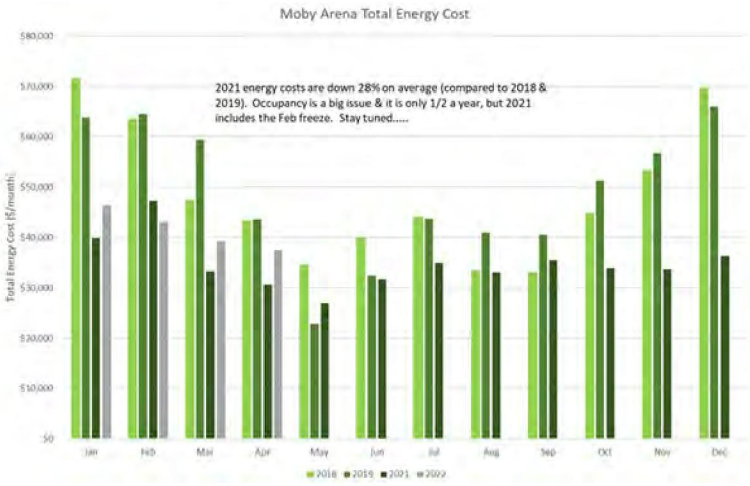
Initial Thoughts on Geothermal Systems for the CRC

One of the drivers for the geothermal system sizing will be the pool water heating and domestic hot water heating requirements. These year-round heating energy consumers create an unbalanced energy use load for the building. Since a geothermal system uses the earth as a heat sink and heat source, more annual energy is being pulled from the earth than rejected back to the earth. This imbalance requires the field size to be much larger and more expensive to insure the geothermal system is effective for the life of the building. Alternative means of water heating in summer months (air-source heat pumps) can be implemented to balance the annual energy needs of the geothermal field. If the first cost becomes an issue, natural gas for some or all of the building's heating needs can also be considered in place of geothermal. Air-source heat pumps can still be used with natural gas to help limit natural gas use and reduce the facility's carbon footprint as the electric utility becomes greener.

In-Depth Experience with Geothermal Systems

The Ballard Group has experience with similar studies on multiple other projects. Their projects have included air-to-water heat pump/geo-exchange systems and an extensive 6-pipe water-to-water heat pump/geo-exchange system that feeds the Moby Arena Complex at Colorado State University in Fort Collins. Their extensive experience in recreation center design and geo-exchange system design makes us well-suited for the CRC project.





Energy Tables Courtesy of Colorado State University. The data for 2018 and 2019 represents usage before the project's implementation, while the 2021 data reflects use after construction.

Case Study | Geo Exchange Energy Use & Energy Cost Results at CSU Moby Arena

Colorado State University has provided data on the energy usage at Moby Arena after its first year of operation. Following the completion of the project, the university experienced an estimated 56% reduction in energy consumption and a 28% decrease in energy costs compared to the previous natural gas/steam/air-cooled chiller system. It's important to note that the savings achieved were not solely attributed to the Geo conversion, as the project also involved upgrading and optimizing the controls from pneumatic to Direct Digital Controls (DDC). We recommend utilizing a DDC strategy to minimize heating and cooling loads in every Geo-exchange project. Investing in energy reduction measures can help decrease the size of the geo-exchange field and, consequently, lower associated costs. Another approach to potentially reduce system loads and implement high-performance DDC control sequences is to incorporate energy recovery ventilators in units that supply high percentages of outside air to spaces such as the pool, locker rooms, and group fitness rooms.

DESIGN AND DOCUMENTATION

Schematic Design

As soon as we kick off the design process on July 10th, collaborating with our independent cost estimator, we will refine unit cost models to confirm an affinity between the project's program and project budget (construction plus soft costs), even before we have a CMGC on board. This initial 3rd party estimate will help inform the CMGC selection process and any possible budget tolerance for desired scope items such as geothermal and additional aquatic, gymnasium and site amenities. In addition to engaging our entire engineering team and investigating geothermal, our efforts to complete Schematic Design will focus on optimizing our schedule, refining and prioritizing our site and building program, and confirming our project budget. In this manner, we can continue to manage expectations as we share our progress with the public and move into Design Development.

Schematic Design tasks: 35% Design
(10 Weeks, including cost estimate and Owner review | July 10 – September 19)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Workshops:** Three (3) in-person Workshops
- **Status reports:** issued bi-weekly
- **Geothermal:** Preliminary feasibility analysis and information for DOLA application due August 1st, 2023
- **CMGC:** Assist with the selection process
- **Design threads:** continued development from feasibility study
- **Program:** Finalize prioritization of the building program and capacities
- **Orchard Mesa Pool or Facility:** ensure compatibility and coordination with Orchard Mesa planning
- **Regulatory Agencies:** preliminary in-person meeting with Grand Junction agencies
- **Civil and Landscape:** evaluation of alternatives and related costs, site plans, paving layouts, traffic/ bike/pedestrian circulation, relevant right-of-way information such as easements, building setbacks, etc., location of utilities and sizes
- **Architecture:** Floor Plans, Roof and Ceiling Plans, Exterior Elevations, Renderings, and Color Palette.
- **Building Code:** plan evaluation
- **Assembly Types:** Wall/Roof/Floor
- **Interior Design, Wayfinding, Signage and Furniture:** Concepts
- **Structural:** Foundation and structural systems/ components based upon the Geotech Report
- **Mechanical, Electrical, Plumbing:** selection of major building systems and components
- **Lighting, Data, Low Voltage, Security/Access, and Audio Visual:** selection of significant systems
- **Aquatics:** plans and sections for the swimming pools showing critical dimensions and features
- **Specifications:** outline
- **Schedule:** updated
- **Cost Estimate:** 3rd Party
- **Reviews:** The design team and CMGC, if selected by the end of the phase, will meet with the City's City Council, staff, and any other advisory boards at the 35% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved.
- **Public Meeting:** present project update of 35% design and collect feedback. Corresponds with a workshop
- **Report:** produce Schematic Design Narrative and Report

BASE in Big Sky, Montana

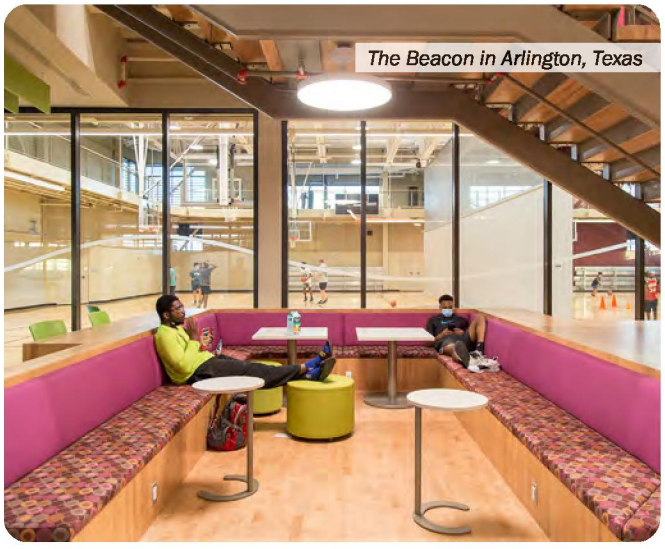
BASE in Big Sky, Montana

Design Development

In this design phase, our team will develop the approved Schematic Design Documents to fix and describe the size and character of the Project as to architectural, structural, mechanical, electrical and aquatics systems, landscape, and civil site development. We will refine the project specifications to identify all major building materials and systems, further establishing general quality levels. Collaborating with the CMGC, we will consider the value of alternative materials, building systems, equipment, and other criteria based on program, cost, and aesthetics. At the end of this phase, the design team and CMGC will produce independent cost estimates to help validate the project budget. We will then collaborate with the entire Project Working Group to reconcile discrepancies and reach a consensus on the final project scope.

Design Development tasks: 65% and 100% Design
(14 Weeks, including 90% cost estimate and Owner review | September 21 – January 8, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Workshops:** Four (4) in-person Workshops
- **Status reports:** issued bi-weekly
- **Geothermal:** Develop documentation necessary for the DOLA hearing, if applicable
- **CMGC:** Collaborate with CMGC on pricing and best-value materials and systems
- **Orchard Mesa:** confirm coordination with Orchard Mesa and CRC planning efforts
- **Building Systems:** Develop and analyze multiple options for Mechanical and Electrical systems for review, along with associated capital and operational costs for each system
- **Life-cyle Analysis:** Provide a multiyear operations and maintenance cost estimate for the facility, including all anticipated expenses such as maintenance staff, supplies, utility costs, and any other costs associated with the facility's operation.
- **Utilities:** Coordinate with all utilities for connection and relocation of any impacted utilities
- **Regulatory Agencies:** in-person review meeting with Grand Junction agencies. Corresponds with a Workshop



The Beacon in Arlington, Texas

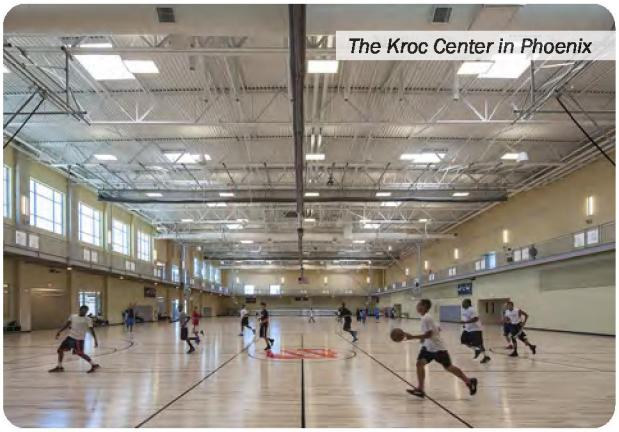
- **Prepare and submit:** 90% Design Development Documents, including Detailed Specifications, Cost Estimates, and schedules to the City for review and approval. Components to include:
  - Site plans, paving layouts, traffic circulation, lighting, signage, stormwater drainage, landscaping and site utilities, Drainage Study and calculations, Drainage Study and calculations
  - Code and Life Safety Plans
  - Floor plans, including (Structural, Civil, Architectural, MEP, and Fire Protection)
  - Roof and Ceiling and Interior Drainage Plans
  - Vertical Circulation Plans and Sections
  - Exterior elevations, color three-dimensional renderings, and color palette,
  - Building and Wall sections and details
  - Interior elevations, casework, and millwork elevations
  - Pool plans showing markings and features in plan and section, including pool equipment, chemical room layout, and coordination with others.
  - Notes addressing all City's Design Criteria and Code requirements
- **Reviews:** The design team and CMGC will meet with the City's City Council, staff, and any other advisory boards at the 65% and 100% design phases to ensure that the design meets the goals of the project and that sufficient design progress is being achieved. Corresponds with a Workshop
- Upon receiving design development comments after each meeting, revise the Design to incorporate all comments
- **Public Meeting:** present project update of 100% design and collect feedback. Corresponds with a Workshop

Construction Documents

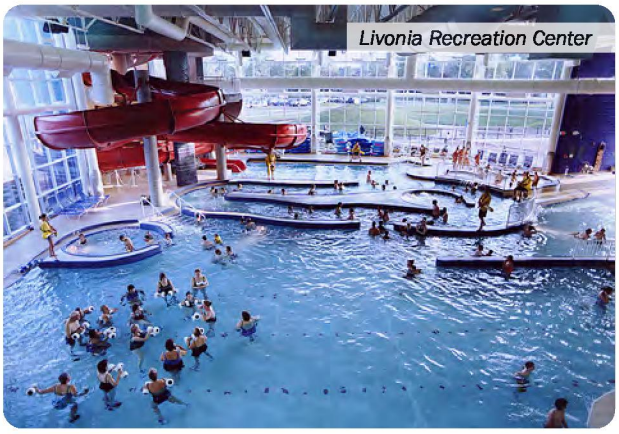
In this phase, our team will Develop Drawings and Specifications, setting forth in detail the quality levels of materials and systems and other requirements for the construction of the work as well as incorporating the final design requirements of stakeholder agencies and governmental authorities having jurisdiction. Additionally, our team will compile a project manual that includes the Conditions of the Contract for Construction and Specifications, bidding requirements, and sample forms. At the end of this phase, we will submit the final Construction Documents to the City for final approval and permitting. All submittals shall be in a PFD format with corresponding original electronic files.

Construction Document tasks:
(16 Weeks, including cost estimate and Owner review | January 9 – April 29, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **Status reports:** issued bi-weekly
- Workshops: Two (2) in-person Workshops
- **CMGC:** Confirm pricing and best-value materials and systems with CMGC
- **Regulatory Agencies:** in-person review meeting with Grand Junction agencies. Corresponds with a Workshop
- **Prequalifications:** review the list of potential prequalified subcontractors provided by CMGC
- **Prepare and submit:** 90% Construction Documents, including Detailed Specifications, Cost Estimates from GMGC, and construction schedule to the City for review and approval. Components to include:
  - Site plans, paving layouts, traffic circulation, lighting, signage, stormwater drainage, landscaping and site utilities, Drainage Study and calculations, Drainage Study and calculations
  - Code and Life Safety Plans
  - Floor plans, including (Structural, Civil, Architectural, MEP, and Fire Protection)
  - Roof and Ceiling and Interior Drainage Plans
  - Vertical Circulation Plans and Sections
  - Exterior elevations, color three-dimensional renderings, and color palette,
  - Building and Wall sections and details
  - Interior elevations, casework, and millwork elevations
  - Pool plans showing markings and features in plan and section, including pool equipment, chemical room layout, and coordination with others.
  - Notes addressing all City's Design Criteria and Code requirements
- Upon receiving final comments after each Meeting, revise the documents to incorporate all comments and prepare a single package for building permit submittal and subcontractor bidding in PDF format
- **Reviews:** The design team and CMGC will meet with the City's City Council, staff, and other advisory boards to ensure the design meets the project's goals, budget, and schedule.



The Kroc Center in Phoenix



Livonia Recreation Center

The MARQ at Southlake

STRATEGY AND IMPLEMENTATION PLAN

Bidding/Permitting/GMP Council Approval

Our team will assist the CMCG in this phase by responding to sub-contractor questions and substitution requests during the bidding process. We will also prepare formal responses to permit questions or comments from the planning, building, and fire departments. We will assist the City and CMGC in analyzing bids and potential alternates.

Thrive in Lewisville, Texas

Bidding/Permitting/GMP Council Approval Tasks:
(7 Weeks | April 29 – June 20, 2024)

- **Project Working Group Meetings:** progress meetings in-person or by Zoom, approximately every two weeks
- **RFI:** Review of sub-contractor questions
- **Addendum:** if necessary, issue addendum(s)
- **Review:** The design team will review sub-contractor bids with CMGC and the CMGC draft GMP
- **Status reports:** issued bi-weekly

Construction Administration

Our team will provide Construction Administration services once Council approves a GMP and schedule. BRS, Chamberlin, and our engineers will visit the construction site at intervals appropriate to the stage of construction to determine if the work is consistent with the Contract Documents and report to the City known deviations from the Contract Documents and/or the most current construction schedule. We will review and certify amounts due the Contractor, issue certification for payment, and review the Contractor's submittal schedule. We will approve or take other appropriate action upon the Contractor's submittals, including Shop Drawings, Product Data, Testing Reports, and Samples to check conformance with Contract Documents. We will prepare Change Orders and Construction Change Directives for City approval if necessary. We will conduct an inspection and a punch list review with the City to determine the date of Substantial Completion, issue Certificates of Substantial Completion, review written warranties and related documents from the Contractor, and issue a final Certificate for Payment based upon a final inspection indicating the work complies with the requirements of the Contract Documents.

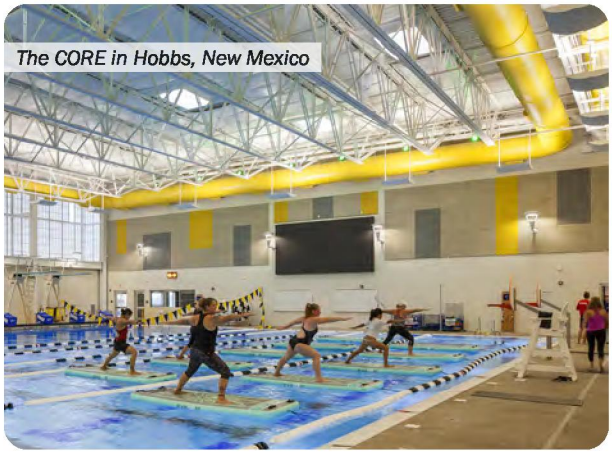
Construction Administration Tasks:

(18 Months | June 20, 2024 – December 1, 2025)

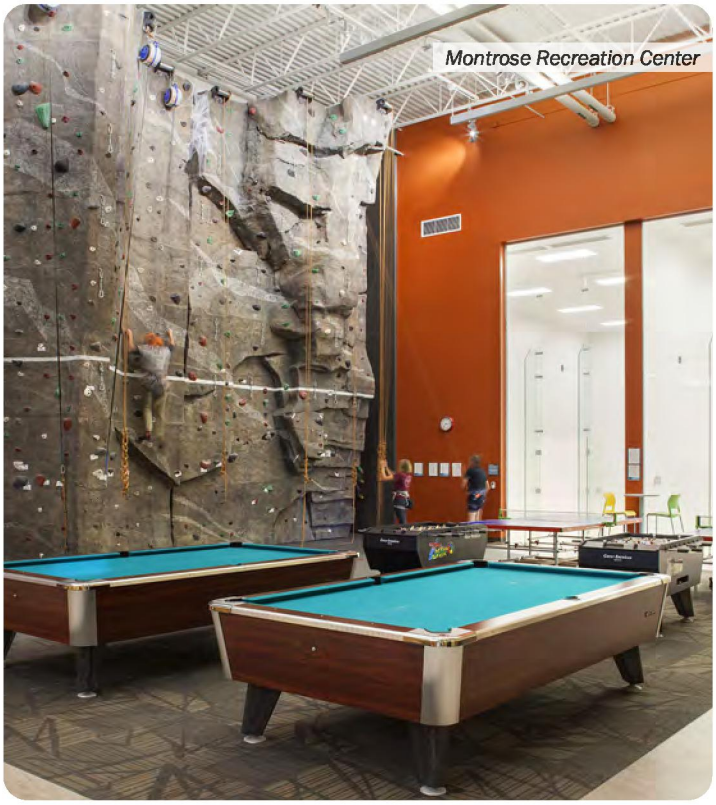
- **Provide Field Services** for the entire construction period (up to eighteen (18) months). Architect's Construction Administrator, City representative, General Contractor representative, and any other required sub-consultants/disciplines to conduct a site visit/meeting once weekly, including observation of structural concrete placement, underground piping installation, and inspections, mechanical/electrical/plumbing cover-up, masonry installation, ceiling cover-ups, etc.
- **Site visits:**
  - Chamberlin Architects (72)
  - BRS (20)
- **Submittals:** review the Contractor's submittals to approve or take other appropriate action, including Shop Drawings, Product Data, Testing Reports, and Samples to check conformance with Contract Documents
- **RFI:** review and respond to Contractor's requests for additional information
- **Field Reports:** provide site visit reports to the City Project Manager within 24 hours of the meeting date
- **Change Orders:** prepare and issue change orders, if necessary
- **Conduct Substantial Completion Inspection**, coordinate with City's Project Manager to create a punch list, substantiate that items noted are completed, and issue a Substantial Completion Certificate

Project Close Out:
(2 Months | December 1 – January 31, 2026)

- **O&M Project Information:** Obtain and review the close-out submittal from the Contractor for completeness before transmitting it to the City, including but not limited to the following:
  - Contractor's as-built drawings and notes
  - Warranty information
  - Material Safety Data Sheet (MSDS)
  - Operating Manuals
  - Start-up and testing reports
  - Instructional and training videos
  - Certification that Owner stock items have been delivered and inventoried
- Final Completion and Acceptance letter: Issue to the City
- Record Documents: prepare and issue record drawings and specifications based on Contractor provided as-built documents


The CORE in Hobbs, New Mexico

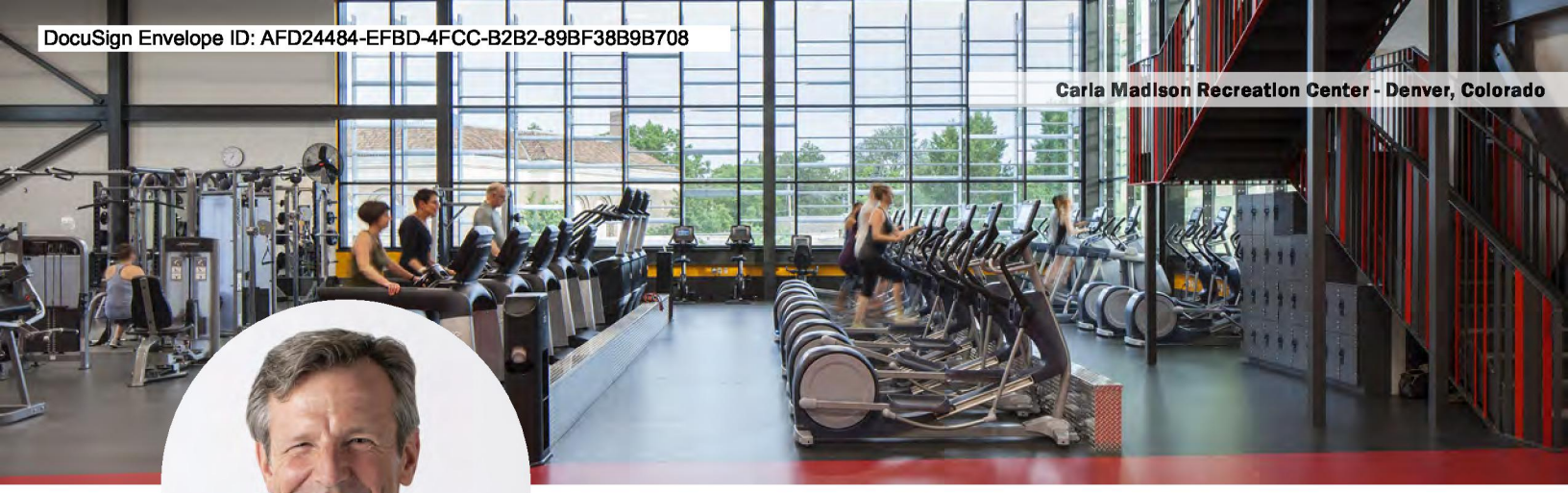

Thornton Active Adult Center


Montrose Recreation Center

REALIZING YOUR VISION

At BRS, we recognize the importance of creating a great experience for future Grand Junction Community Recreation Center patrons. How is this achieved? The foundation of each of our projects begins with one key aspect – listening. We understand the fundamental value of learning about the vision of our clients from the outset of the project, and we are lucky to have already begun this process. During the feasibility study, we had the opportunity to present to community members on multiple occasions and listen to their hopes, dreams, and fears for the future center. Through the ensuing discussions, we have broadened our understanding of the project and adjusted the design to fit the community's goals better.

Our passion is creating a vision, a story, and a narrative that captures your goals for the center with an authentic architectural design rooted in Grand Junction's people, place, and pace. We are eager to learn more and continue to develop a CRC design with you that truly reflects who you are as a community.



Carla Madison Recreation Center - Denver, Colorado

CRAIG BOUCK, AIA, LEED AP

PRINCIPAL-IN-CHARGE & TEAM LEADER

BARKER RINKER SEACAT ARCHITECTURE

As the team leader, Craig will be will be the individual directly responsible for the management and delivery of the proposed work. Craig will lead public engagement and workshop sessions. An extremely talented and creative designer, he has a quick intellect and discerning eye. He works with recreation professionals on all aspects or the practice from feasibility studies to detailed design to create value-driven projects that solve problems, create opportunities and build community. Craig is a frequent speaker and author in the recreation, active adult and aquatic facility design industry.

EDUCATION

University of Pennsylvania
Master of Architecture

Stanford University
Bachelor of Arts in Urban Studies

University of Colorado Denver
Graduate School of Policy
Denver Community Leadership Forum

REGISTRATIONS

NCARB, Colorado, Texas, Arizona, Florida, Idaho, Montana, Wyoming, Nevada, Kentucky

SPEAKING ENGAGEMENTS

- 2023 Texas Recreation and Parks Society Annual Conference | Frisco, TX "A Custodian's Tale"
- 2022 Athletic Business Conference | Orlando, FL "The Lifestyle Pool of the Future" with Steve Crocker

PUBLICATIONS

- 2021 Athletic Business: "Designing Facilities with Maintenance in Mind"
- 2021 Recreation Management: "How to Adapt Your Recreation Center in a Post-COVID Era"

YEARS OF EXPERIENCE

BRS: 29
Total: 35

craigbouck@brsarch.com

RECENT PROJECT EXPERIENCE

Grand Junction Community Recreation Center Study *Grand Junction, Colorado*

The Center of Recreational Excellence *Hobbs, New Mexico*

Carla Madison Recreation Center *Denver, Colorado*

Moorhead Recreation Center *Aurora, Colorado*

The Beacon Multigenerational Recreation Center *Arlington, Texas*

THRIVE Multigenerational Recreation Center *Lewisville, Texas*

Gypsum Community Recreation Center *Colorado*

Wheat Ridge Recreation Center *Wheat Ridge, Colorado*

Paul Derda Recreation Center *Broomfield, Colorado*

Las Cruces Regional Recreation & Aquatic Center *Las Cruces, New Mexico*

Sammamish Community Aquatic Center *Sammamish, Washington*

Larkspur Center Expansion and Renovation *Bend, Oregon*

The Salvation Army Ray & Joan Kroc Corps Community Centers *Staten Island, New York; Salem, Oregon*

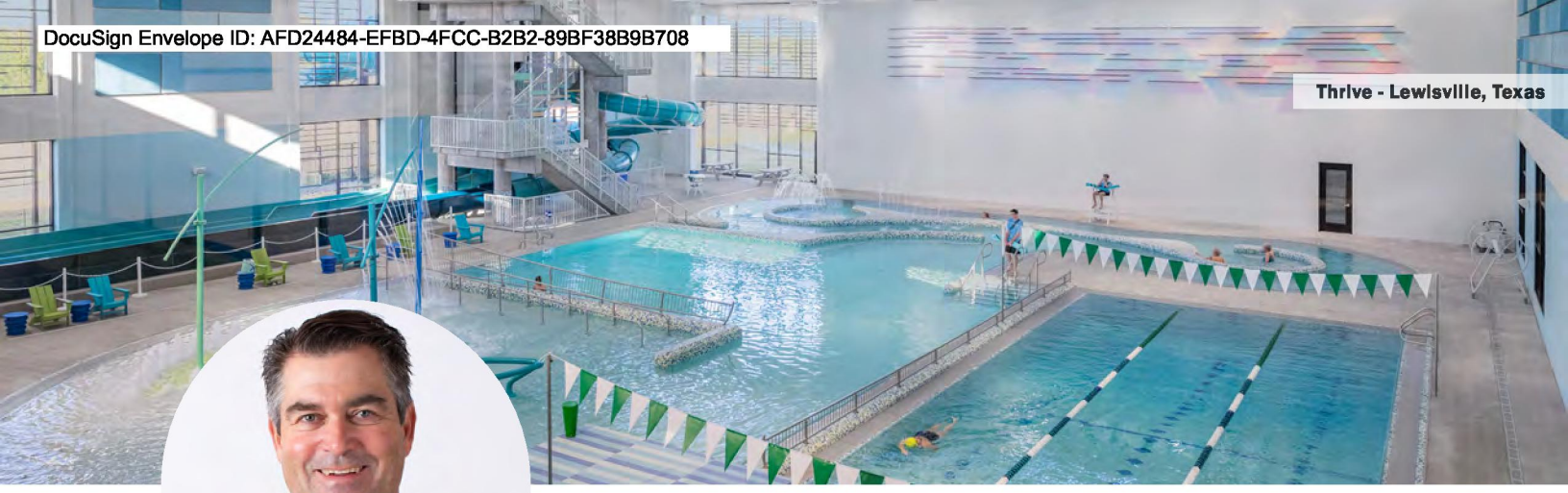
Douglass Park Recreation Center *Oklahoma City, Oklahoma*

Flagstaff Aquaplex *Flagstaff, Arizona*

Golden Community Center Addition & Renovation *Colorado*

Olathe Community Center *Olathe, Kansas*

Norman Oklahoma Aquatic and Multipurpose Sports Center *Norman, Oklahoma*



Thrive - Lewisville, Texas

BILL CLIFFORD, RA, LEED AP BD+C

PROJECT MANAGER & PRIMARY TEAM CONTACT

BARKER RINKER SEACAT ARCHITECTURE

Bill will be your primary day-to-day point of contact. He contributes exceptional project management and technical expertise to all management and technical activities of the proposed project from staffing, consultant coordination, to building systems review and specifications. Blending creativity with science and engineering, architecture has been a true passion of Bill's since he was a wee lad. His passion is fueled by the fulfillment he finds in seeing his ideas come to life–his imagination becoming a permanent part of a community or environment. Aside from being a rock star of an architect, Bill can be found in the great outdoors biking, golfing and skiing.

EDUCATION

University of Notre Dame
Bachelor of Architecture

REGISTRATIONS

NCARB, Colorado

PROFESSIONAL ACTIVITIES

USGBC — Colorado Chapter

Notre Dame Club of Denver — Board of Directors — 4 years

National Sports Center for the Disabled, Winter Park, CO

YEARS OF EXPERIENCE

BRS: 7
Total: 37

billclifford@brsarch.com

RECENT PROJECT EXPERIENCE

THRIVE Lewisville Multigenerational Recreation Center *Lewisville, Texas*

New Braunfels Sports Complex Masterplan *New Braunfels, Texas*

Valley Vista Nature Park Feasibility Study *Lewisville, Texas*

Idaho Outdoor Fieldhouse *Boise, Idaho*

Watauga Senior Center Expansion *Watauga, Texas*

Apex Fitzmorris Recreation Center *Arvada, Colorado*

Apex Secrest Recreation Center *Arvada, Colorado*

Broadview Heights Recreation Center Addition and Renovation *Broadview Heights, Ohio*

Norman Aquatics and Multi-Sport Center *Norman, Oklahoma*

Thornton Active Adult Center *Thornton, Colorado*

Wheatlands YMCA *Aurora, Colorado*

Paco Sanchez Toilet Kiosk *Denver, Colorado*

Foulkeways Fitness Center Feasibility Study *Gwenden, Pennsylvania*

Eaton Area Community Center *Eaton, Colorado*

South Lake Tahoe Recreation Center *South Lake Tahoe, California*

South Suburban Parks and Recreation District Golf Clubhouse Renovation *Centennial, Colorado*

Cattail Cover State Park *Lake Havasu, Arizona*

Douglass Park Recreation Center *Oklahoma City, Oklahoma*

Montrose Community Recreation Center - Montrose, Colorado

ANDY STEIN

DESIGNER

BARKER RINKER SEACAT ARCHITECTURE

Andy will orchestrate the development and refinement of the concept design begun in the feasibility study. Andy believes that thoughtful design can affect one's life at every moment. Whether for work, play, or rest, he strives to create designs that simplify and enhance peoples interactions with the built environment. He believes community architecture should be inclusive, healthy and responsive to the unique culture and context of each particular project. He is excited to design projects that inspire community and improve the lives of users.

EDUCATION

University of Colorado Denver
Master of Architecture

University of Minnesota
Bachelor of Science in Finance

PUBLICATIONS

- 2022 Recreation Management Magazine: Interviewed for "A Space for Everyone: Modern Locker Room Designs are More Inclusive" by Dave Ramont

SPEAKING ENGAGEMENTS

- 2017 Colorado Parks & Recreation Association Annual Conference | Keystone, CO "A Tale of Two Cities"

PROFESSIONAL ACTIVITIES

Featured Project: 2013 Mountain Living: "Scarp Ridge Lodge," by Eliza Cross

Featured Project: 2012 Architect Colorado: "Learning Center Provides a Learning Experience," by Deanna Strange

Finalist/2nd Place, 2009 International Design Competition: Sprocket Highland Farmer's Market

YEARS OF EXPERIENCE

BRS: 10
Total: 15

andystein@brsarch.com

RECENT PROJECT EXPERIENCE

Grand Junction Community Recreation Center Study *Grand Junction, Colorado*

Montrose Community Recreation Center *Montrose, Colorado*

Larkspur Center Expansion and Remodel *Bend, Oregon*

Juniper Swim and Fitness Natatorium Renovation *Bend, Oregon*

Douglass Park Recreation Center *Oklahoma City, Oklahoma*

Findlay Recreation Center *Cincinnati, Ohio*

Young Family Athletic Center *Norman, Oklahoma*

Thornton Active Adult Center *Thornton, Colorado*

H2Obrien Pool and Bathhouse Remodel *Parker, Colorado*

Bob Burger Recreation Center Fitness Remodel *Lafayette, Colorado*

Englewood Recreation Center Lobby Remodel and Addition *Englewood, Colorado*

The Salvation Army Ray & Joan Kroc Corps Community Center Expansion and Remodel *Omaha, Nebraska*

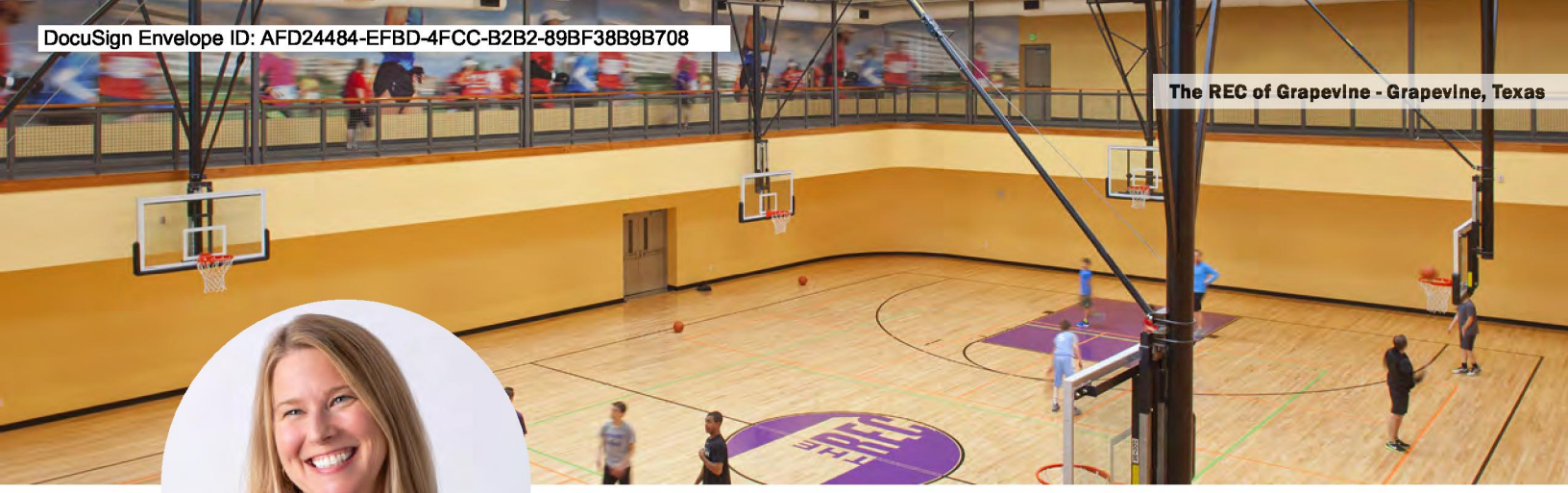
Norman Senior Center *Norman, Oklahoma*

Hilliard Recreation & Wellness Campus *Hilliard, Ohio*

Breckenridge Recreation Center Window Replacement *Breckenridge, Colorado*

LINC Library Innovation Center *Greeley, Colorado*

National Park Service Canyon Redevelopment *Yellowstone National Park, Wyoming*



The REC of Grapevine - Grapevine, Texas

JENNA KATSAROS

FACILITY PERFORMANCE ADVISOR

BARKER RINKER SEACAT ARCHITECTURE

Jenna facilitated the feasibility study operational plan and will stand ready, if requested, to update the proforma. An accomplished Park and Recreation professional, Jenna joined BRS after working in the City of Aurora, Colorado for over 15 years. Her insight and first-hand experience working with government recreation systems provides each of her projects a unique perspective and an understanding for our clients needs. In her role as Facility Performance Advisor, she takes on the difficult task on finding the balance between community desires and the realities of the project constraints. Her expertise in planning, public engagement, and operational analysis helps clients to optimize facility utilization and cost recovery goals.

EDUCATION

Metropolitan State University of Denver
B.A. Recreation Management

SPEAKING ENGAGEMENT

- 2022 Colorado Parks & Rec Assoc Conference: "Operation Treadmill: Examining Market Impact of Health and Fitness in the Private and Public Sectors"
- 2021 Athletic Business Show & Colorado Parks & Rec Assoc Conference: "Innovation Lab – How to Maximize Participation"

AWARDS

- 2017 City of Aurora Spirit of Community Service Award - received for ongoing volunteer work & advocacy of youth and families experiencing homelessness

YEARS OF EXPERIENCE

BRS: 3
Total: 19

jennakatsaros@brsarch.com

RECENT PROJECT EXPERIENCE

Grand Junction Community Recreation Center Study *Grand Junction, Colorado*

Lexington Recreation Feasibility Study *Lexington, North Carolina*

Mansfield Recreation Center Study *Mansfield, Texas*

Sapulpa Recreation Center Feasibility Study *Sapulpa, Oklahoma*

Recreation Center Performance Analysis *Laramie, Wyoming*

Royal Gorge Recreation District Feasibility Study *Cañon City, Colorado*

PenMet Community Recreation Center Feasibility Study *Gig Harbor, Washington*

Greater Midland Community Center Study *Midland, Michigan*

Idaho Outdoor Field House *Boise, Idaho*

Round Rock Recreation Needs Assessment *Round Rock, Texas*

The REC of Grapevine Performance Analysis *Grapevine, Texas*

Georgetown Recreation Center Feasibility Study *Georgetown, Texas*

Northwest Oklahoma Natatorium Study *Woodward, Oklahoma*

Riverdale Regional Park Master Plan *Brighton, Colorado*

Greenville Recreation Center *Greenville, Texas*

ERIC TSCHERTER, AIA, LEED AP

LOCAL PROJECT MANAGER

chamberlin

Eric has deep experience in project management for new construction, remodels, facility repurposing and in a variety of building types which include municipal, higher education and healthcare buildings. He has teamed successfully on projects with both regional and national architectural firms. This has allowed Eric to expand his knowledge and expertise and thus bring additional value to clients. Working with large multidisciplinary teams on complex projects is a skill he's developed over his career. A deep attention to detail allows him to see projects at both the micro and macro levels.

EDUCATION
Mississippi State University
Bachelor of Architecture

REGISTRATIONS
NCARB, Colorado

YEARS OF EXPERIENCE
Chamberlin: 17
Total: 30

etscherter@chamberlinarchitects.com

RECENT PROJECT EXPERIENCE

Marillac Health, Clifton Campus, in association with CRTKL *Grand Junction, Colorado*

Mesa County Valley School District 51, Facility Master Plan and Facility Assessments, in association with Cuningham Group *Grand Junction, Colorado*

Mesa County Valley School District 51, Grand Junction High School Programming, in association with Cuningham Group *Grand Junction, Colorado*

Grand Junction Regional Center, in association with Stantec *Grand Junction, Colorado*

St. Mary's Hospital & Regional Medical Center, Tower Upper Floors, in association with H+L Architecture *Grand Junction, Colorado*

St. Mary's Hospital & Regional Medical Center, The Century Project, in association with Perkins + Will *Grand Junction, Colorado*

BLM Montrose Fire Station with Dispatch, in association with SEH *Montrose, Colorado*

Wyoming Department of Health, Wyoming Life Resource Center, in association with Architecture+ and HOK *Lander, Wyoming*

Wyoming Department of Health, Wyoming State Hospital, in association with Architecture+ and HOK *Evanston, Wyoming*

JONATHAN WEST, AIA, LEED GA

LOCAL SENIOR ARCHITECT

chamberlin

Jonathan's project experience ranges from educational and recreation facilities to public safety and commercial projects. He strives to create strong, simple, and dignified solutions by collaborating with clients, consultants, and contractors. He is committed to creating thoughtful, innovative, and responsive solutions that enrich and enliven the environment and make lasting contributions to the community.

EDUCATION
Texas Tech University
Master of Architecture

REGISTRATIONS
NCARB, Colorado

YEARS OF EXPERIENCE
Chamberlin: 18
Total: 21

jwest@chamberlinarchitects.com

RECENT PROJECT EXPERIENCE

Grand Junction Fire Station No. 6 *Grand Junction, Colorado*

Orchard Mesa Fire Station No. 4 *Grand Junction, Colorado*

CoorsTek Bio-Ceramics Addition & Renovation *Grand Junction, Colorado*

Monument Ridge Elementary School *Fruita, Colorado*

Dual Immersion Academy Addition *Grand Junction, Colorado*

Juniper Ridge Community School *Grand Junction, Colorado*

Colorado Mesa University, Maverick Center Addition & Renovation *Grand Junction, Colorado*

Colorado Mesa University, Moss Performing Arts Center Addition & Renovation *Grand Junction, Colorado*

Palisade High School Addition & Renovation *Palisade, Colorado*

Aspen Ambulance District Facility, in association with Studio B *Aspen, Colorado*

Bayfield Intermediate School *Bayfield, Colorado*

Bayfield Primary School Addition & Renovation *Bayfield, Colorado*

Bayfield Middle School Renovation *Bayfield, Colorado*

South Dakota School of Mines & Technology, Chemical & Biological Engineering / Chemistry Building Renovation and Addition *Rapid City, South Dakota*

CASEY SIEVILA, ASID

LOCAL INTERIOR DESIGNER

chamberlin

Casey's interior design and space planning experience includes an assortment of institutional projects that range from the design of schools and public service organization offices to fire stations and manufacturing companies. She is skilled at understanding owners' needs and translating those needs into a highly functional, flexible, and aesthetically pleasing work environment. She focuses on creating lasting appeal with durable materials, rather than following current trends.

EDUCATION
Drexel University
Master of Interior Design

Pennsylvania State University
B.A. Business Management

CERTIFICATIONS
NCIDQ

YEARS OF EXPERIENCE
Chamberlin: 19
Total: 20

csievila@chamberlinarchitects.com

RECENT PROJECT EXPERIENCE

Two Rivers Convention Center Remodel *Grand Junction, Colorado*

Avalon Theater Expansion, in associated with Westlake Reed Leskosky *Grand Junction, Colorado*

Grand Junction Fire Station No. 6 *Grand Junction, Colorado*

Orchard Mesa Fire Station No. 4 *Grand Junction, Colorado*

Marillac Health, Clifton Campus, in association with CRTKL *Grand Junction, Colorado*

Monument Ridge Elementary School *Fruita, Colorado*

Dual Immersion Academy Addition *Grand Junction, Colorado*

Juniper Ridge Community School *Grand Junction, Colorado*

Colorado Mesa University, Maverick Center Expansion *Grand Junction, Colorado*

Colorado Mesa University, Moss Performing Arts Center Addition and Renovation *Grand Junction, Colorado*

Palisade High School Addition and Renovation *Palisade, Colorado*

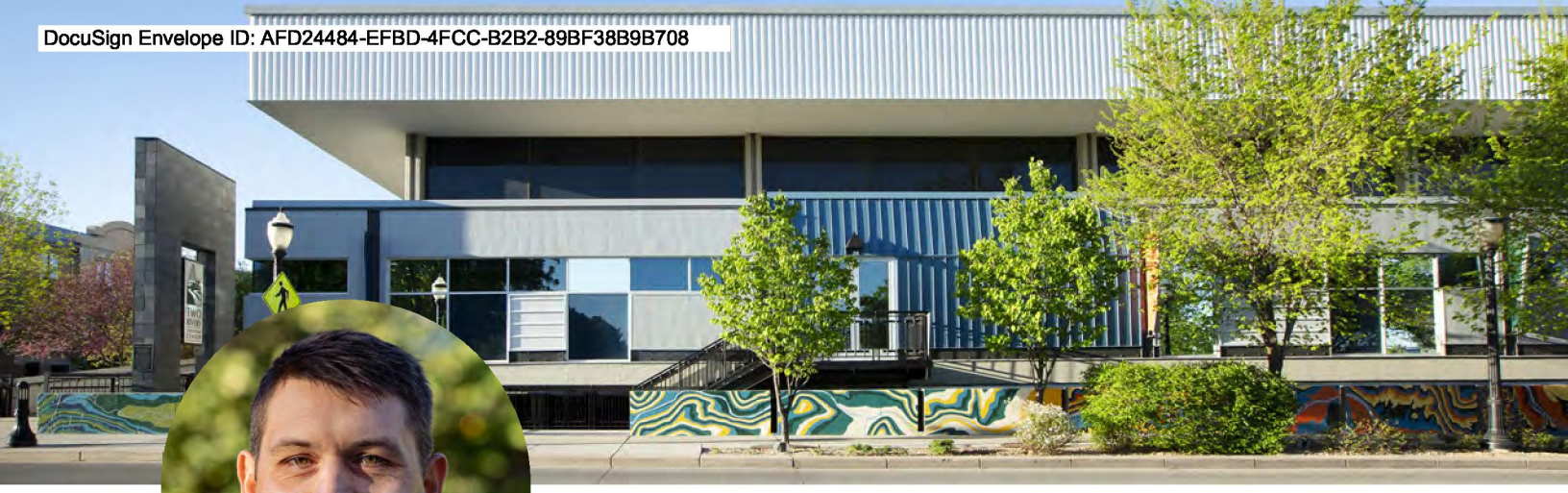
Aspen Ambulance District Facility, in association with Studio B *Aspen, Colorado*

Bayfield Intermediate School *Bayfield, Colorado*

Bayfield Primary School Addition and Renovation *Bayfield, Colorado*

Bayfield Middle School Renovation *Bayfield, Colorado*

South Dakota School of Mines & Technology, Chemical & Biological Engineering / Chemistry Building Renovation and Addition *Rapid City, South Dakota*



PATRICK HUMMEL, AIA, LEED AP

LOCAL JUNIOR ARCHITECT

Patrick has experience with projects ranging from large mixed-use developments, healthcare, educational and office facilities. Patrick approached the architectural design process from a problem-solving perspective in that every client, program and site present a series of unique elements that through analysis, research and collaboration can be aligned to create successful and sustainable building solutions. His interest lies in the material and detail quality of space and strives to integrate all facets of the design and construction process into dynamic buildings for the client, their program and site.

EDUCATION
Virginia Polytechnic Institute and State University
Bachelor of Architecture

REGISTRATIONS
NCARB, Colorado

YEARS OF EXPERIENCE
Chamberlin: 8
Total: 14

phummel@chamberlinarchitects.com

RECENT PROJECT EXPERIENCE

Two Rivers Convention Center Remodel *Grand Junction, Colorado*

Orchard Mesa Fire Station No. 4 *Grand Junction, Colorado*

Marillac Health, Clifton Campus, in association with CRTKL *Grand Junction, Colorado*

Tru Hotel *Grand Junction, Colorado*

Mesa County Public Library, 970 West Production Studio *Grand Junction, Colorado*

Hilltop Community Services, Administration Building *Grand Junction, Colorado*

Hilltop Community Services, Secure Care Remodel *Grand Junction, Colorado*

Hilltop Community Services, Bacon Campus Remodel *Grand Junction, Colorado*

Colorado Mesa University, Veterans Memorial *Grand Junction, Colorado*

Colorado Mesa University, Maverick Center Expansion *Grand Junction, Colorado*

Aspen Ambulance District Facility, in association with Studio B *Aspen, Colorado*

DHM DESIGN

JASON JAYNES, PLA

LOCAL PRINCIPAL LANDSCAPE ARCHITECT / PUBLIC ENGAGEMENT

Jason embraces a broadly diverse portfolio of work, including transportation facility and streetscape design, affordable housing outreach and design, parks and trails planning, single-family and private ranch planning and design, public process facilitation, and public agency and land trust projects. Jason has been directly involved in numerous LEED Certified and sustainably focused projects in the region. He believes that the components of environmental stewardship, functionality and human comfort are inextricable from the design process and the ultimate, lasting quality of a built project.

EDUCATION
Kansas State University, 2000
B.S. in Landscape Architecture

REGISTRATIONS
Professional Landscape Architect
Colorado | Wyoming | Oregon | Nevada

RECENT PROJECT EXPERIENCE

***City of Grand Junction PROS Master Plan** *Grand Junction, Colorado*

***Grand Junction Recreation Center Feasibility Study** *Grand Junction, Colorado*

Steamboat Community Center Design *Steamboat, Colorado*

Crown Mountain Park *Carbondale, Colorado*

Moore Fields *Aspen, Colorado*

City of Fruita PHROST Master Plan *Fruita, Colorado*

Carbondale Recreation Center *Carbondale, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

DHM DESIGN

MATTHEW WHIPPLE

PRINCIPAL DESIGN LEAD

Matthew is a leader in parks, recreational, open-space, and educational campus facility planning & design with over 25 years of experience helping communities and government agencies develop effective and sustainable solutions. His dedication to responsible design and excellent client service has led to a wide range of successful project types and scales. Matthew's extensive experience with existing and proposed recreational facilities, knowledge of natural resource issues, detailed design and construction experience, understanding of development costs and outstanding communication skills allow him to exceed project management expectations.

EDUCATION
Hamilton University, 1995
Bachelor of Architectural Design

RECENT PROJECT EXPERIENCE

Stocker Stadium & Suplizio Field Renovation *Grand Junction, Colorado*

Kiwanis Aquatic Facility *Northglenn, Colorado*

Arvada Holistic Health Park *Arvada, Colorado*

Community Hospital Early Learning Center *Grand Junction, Colorado*

Fort Lupton Recreation Center Splashpad *Fort Lupton, Colorado*

Ridge Run Stadium *Kalispell, Montana*

Plum Creek North Park *Castle Rock, Colorado*

Mitchell Gulch Park *Castle Rock, Colorado*

A•C•G
Austin Civil Group, Inc.

MARK AUSTIN, PE, CFM

PRINCIPAL CIVIL ENGINEER

Short bio. Mark has over thirty-four years of civil engineering experience with municipal, institutional, commercial, and residential development experience. Mark provides town engineering services for the City of Delta and Town of De Beque, including capital budgeting / planning through construction oversight. Mark's past project experience allows him the ability to find creative ways to meet client needs in a cost-effective manner.

EDUCATION
Colorado State University
B.S. Civil Engineering

REGISTRATIONS
Colorado, North Dakota, Wyoming

RECENT PROJECT EXPERIENCE

***Mesa County Central Branch Library** *Grand Junction, Colorado*

***Rifle Branch Library** *Rifle, Colorado*

***Parachute Branch Library** *Parachute, Colorado*

****Grand Junction Fire Stations #4, #6** *Grand Junction, Colorado*

****Monument Ridge Elementary School** *Fruita, Colorado*

****Mesa County Fairgrounds** *Grand Junction, Colorado*

****Grand Valley Transit Center** *Grand Junction, Colorado*

Various Projects at Colorado Mesa University *Grand Junction, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

***Completed alongside Chamberlin Architects*

A•C•G
Austin Civil Group, Inc.

SCOTT SORENSEN, PE, CFM

CIVIL ENGINEER PROJECT MANAGER

Mark has over thirty-four years of civil engineering experience with municipal, institutional, commercial, and residential development experience. Mark provides town engineering services for the City of Delta and Town of De Beque, including capital budgeting / planning through construction oversight. Mark's past project experience allows him the ability to find creative ways to meet client needs in a cost-effective manner.

EDUCATION
University of Wyoming
B.S. Civil Engineering

REGISTRATIONS
Colorado, North Dakota, Wyoming, Utah

RECENT PROJECT EXPERIENCE

***Mesa County Central Branch Library** *Grand Junction, Colorado*

***Rifle Branch Library** *Rifle, Colorado*

***Parachute Branch Library** *Parachute, Colorado*

****Grand Junction Fire Stations #4, #6** *Grand Junction, Colorado*

****Mesa County Fairgrounds** *Grand Junction, Colorado*

****Grand Valley Transit Center** *Grand Junction, Colorado*

****Mesa County Public Library Production Studios** *Grand Junction, Colorado*

Various Projects at Colorado Mesa University *Grand Junction, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

***Completed alongside Chamberlin Architects*

THOMAS SOELL, PE, LEED AP

DESIGN PRINCIPAL, STRUCTURAL ENGINEERING

Tom is the Senior Structural Principal at JVA and the former President of the firm. He graduated from the University of Missouri, Columbia in 1975 Cum Laude and his 47-year career has focused on recreational buildings and institutional projects. Tom has been involved in dozens of municipal facilities across the Western U.S. including recreation centers, senior centers, town halls and public safety facilities. He is presently leading JVA's structural team on the new Visitor Center and Shooting Education Complex for Colorado Parks and Wildlife in Cameo and he's very familiar with the soils conditions in Mesa County. Tom will be involved in systems decisions, client management and provide QA/QC throughout the duration of the project.

EDUCATION
University of Missouri
B.S. Civil Engineering, Cum Laude

University of Houston
Graduate Study Towards M.B.A.

REGISTRATIONS
Professional Engineer: CO, AL, AR, CA, CT, DC, FL, KY, LA, MA, ME, MO, ND, NJ, NM, NY, OR, PA, RI, SC, SD, TX, VA, VT, WV

RECENT PROJECT EXPERIENCE

***Center for Recreational Excellence (CORE)** *Hobbs, New Mexico*

***Waggener Park Community Center & Park** *Berthoud, Colorado*

***Wheatlands YMCA** *Aurora, Colorado*

***Eaton Community Center** *Eaton, Colorado*

***Northglenn Civic Center Community Center** *Northglenn, Colorado*

***Trail Winds Community Center** *Thornton, Colorado*

Mesa County Community Services Building *Grand Junction, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

LAURA COATES, PE

SENIOR PROJECT MANAGER, STRUCTURAL ENGINEERING

Laura is registered as a professional engineer in Colorado with over 21 years of experience in institutional and municipal building design that includes numerous recreation facilities. She will be actively involved in design and production of the project. Laura has completed multiple projects for the APEX Parks & Recreation District and she has been involved in numerous aquatics facilities with BRS. Laura is service oriented and she will lead the production team in successful preparation of well-coordinated and detailed construction documents.

EDUCATION
Bradley University
B.S., Civil Engineering

REGISTRATIONS
Professional Engineer: CO, IL, NV, UT

RECENT PROJECT EXPERIENCE

***Trail Winds Community Center** *Thornton, Colorado*

***Northglenn Civic Center Community Center** *Northglenn, Colorado*

***APEX Secrest Recreation Center** *Arvada, Colorado*

***APEX Fitzmorris Park Recreation Center** *Arvada, Colorado*

***Windsor Community Recreation Center Addition** *Windsor, Colorado*

***Eaton Community Center** *Eaton, Colorado*

***Wheatlands YMCA** *Aurora, Colorado*

Rocky Vista University College of Osteopathic Medicine, Southern Utah Campus *Ivins, Utah*

**Completed alongside Barker Rinker Seacat Architecture*

The Ballard Group, Inc.
Mechanical Consulting Engineers

TIM HARRIS, LEED® AP

VICE-PRESIDENT

Tim Harris serves as Principal In Charge of Plumbing, Fire Protection and Medical Gas Engineering. Tim has been with The Ballard Group, Inc. since 1981 and has a total of 42 years of engineering experience.

EDUCATION
University of South Dakota, Springfield
B.S. Construction Technology

REGISTRATIONS
U.S. Green Building Council LEED®
Accredited Professional

RECENT PROJECT EXPERIENCE

***Northglenn Recreation Center, Senior Center, and Parsons Theater** *Northglenn, Colorado*

***The REC of Grapevine** *Grapevine, Texas*

***CORE Recreation Center** *Elk Grove, California*

***Windsor Community Recreation Center** *Windsor, Colorado*

***Gunnison Community Center** *Gunnison, Colorado*

Colorado State University Moby Arena Geo-Exhange *Fort Collins, Colorado +*

High Plains High School *Seibert, Colorado +*

Denver Parks and Recreaton, Smith Headquarters *Denver, Colorado +*

Bill Heddles Recreation Center Expansion *Delta, Colorado*

South East Recreation Center *Aurora, Colorado*

Johnstown Community YMCA *Johnstown, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

+ Geothermal System

The Ballard Group, Inc.
Mechanical Consulting Engineers

PETER W. FAILLA, PE, LEED® AP

PRINCIPAL

Peter Failla serves as Principal-In-Charge of Mechanical Engineering, Project Manager & Lead HVAC Engineer. He has been with The Ballard Group, Inc. since 2006 and has 20 years of engineering experience. Peter is a licensed Professional Engineer and is a LEED Accredited Professional.

EDUCATION
Colorado School of Mines
B.S. Mechanical Engineering

REGISTRATIONS
Colorado, 2013, #48239

U.S. Green Building Council LEED
Accredited Professional

RECENT PROJECT EXPERIENCE

***Montrose Community Recreation Center + Field House** *Montrose, Colorado*

***Center of Recreational Excellence** *Hobbs, New Mexico*

***Carla Madison Recreation Center** *Denver, Colorado*

***Trail Winds Recreation Center** *Thornton, Colorado*

***Eagle View Adult Center** *Brighton, Colorado +*

***Candelas Swim and Fitness Club at TownView** *Arvada, Colorado +*

Colorado Mesa University, Maverick Center *Grand Junction, Colorado*

Westwoods Recreation Center *Denver, Colorado +*

Fruita Community Center *Fruita, Colorado*

Estes Valley Community Center *Estes Park, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

+ Geothermal System

MARK D. LAYFIELD, PE, LEED AP

PARTNER-IN-CHARGE, ELECTRICAL ENGINEER-OF-RECORD

As the Partner-in-Charge, Mark will be involved in all aspects of the project. He will also serve as the Electrical Engineer-of-Record. He has 29 years of experience in the design of electrical, lighting, and low-voltage systems for a wide array of project types, including community parks, recreation centers and aquatics facilities. Mark has lead the electrical engineering and lighting design for over three dozen parks and recreation center projects nationwide, including many in his home state of Colorado.

EDUCATION
University of Colorado, Boulder
Bachelor of Architectural Engineering

REGISTRATIONS
CO, AZ, CA, DE, MD, MO, NE, NM, PA, TX, WV

RECENT PROJECT EXPERIENCE

***Waggener Farm Park Recreation Center** *Berthoud, Colorado*

***Moorhead Recreation Center Renovation and Expansion** *Aurora, Colorado*

***Center of Recreational Excellence (CORE)** *Hobbs, New Mexico*

***UCCS Gallogly Recreation & Wellness Center** *Colorado Springs, Colorado*

***Gypsum Recreation Center** *Gypsum, Colorado*

***Paul Derda Recreation Center** *Broomfield, Colorado*

Bill Heddles Recreation Center Expansion *Delta, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

MICHAEL SANZOTTI, RCDD, LEED AP

PRINCIPAL, DIRECTOR OF TECHNOLOGY SOLUTIONS

Michael has been an important part of the Reese Hackman team since 1998 and is the Director of the Technology Solutions studio. His experience includes the design and integration of systems for university, recreation, senior living, and commercial/office facilities. Michael has assisted many project teams and clients in understanding and implementing various technologies and technology-based solutions for both renovation and new construction projects.

EDUCATION
Pennsylvania State University
B.S. Mineral Engineering

Pennsylvania State University
Masters of Science, Mineral Engineering

REGISTRATIONS
BICSI
RCDD

RECENT PROJECT EXPERIENCE

***Waggener Farm Park Recreation Center** *Berthoud, Colorado*

***Moorhead Recreation Center** *Aurora, Colorado*

***Center of Recreational Excellence (CORE)** *Hobbs, New Mexico*

***Ray & Joan Kroc Corps Community Center** *Coeur d'Alene, Idaho*

***Flagstaff Aquaplex** *Flagstaff, Arizona*

***Paul Derda Recreation Center** *Broomfield, Colorado*

***Wheat Ridge Recreation Center** *Wheat Ridge, Colorado*

**Completed alongside Barker Rinker Seacat Architecture*

WTI
WATER TECHNOLOGY INC.

DOUG WHITEAKER

PARTNER-IN-CHARGE, ELECTRICAL ENGINEER-OF-RECORD

Douglass G. Whiteaker, President and Principal of Water Technology, Inc., has extensive knowledge and experience in the aquatic industry. He is dedicated to the planning, design, engineering and construction of aquatic facilities, and his engaging personality helps to facilitate a two-way sharing process with our clients. Doug helps the team to understand unique project demographics and public needs which ultimately results in team ownership of the project, producing the ultimate in project excellence. He excels in managing integrated project delivery teams, and his hands-on management abilities energize effective collaboration.

EDUCATION
Luther College
B.A., Chemistry and Biology

RECENT PROJECT EXPERIENCE

***Montrose Community Recreation Center** *Montrose, Colorado*

***Waggener Farm Park Recreation Center** *Berthoud, Colorado*

***Brighton Family Outdoor Waterpark** *Brighton, Colorado*

***Carla Madison Recreation Center** *Denver, Colorado*

***Eaton Community Center** *Eaton, Colorado*

***Bentonville Community Center** *Bentonville, Arkansas*

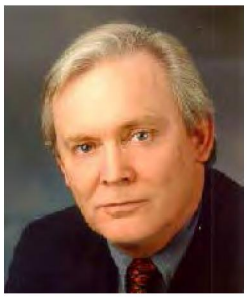
***Cottonwood Community Recreation Center** *Cottonwood, Arizona*

**Completed alongside Barker Rinker Seacat Architecture*

BLUNDALL
ASSOCIATES, INC.

MARTYN BLUNDALL

COST ESTIMATING PRINCIPAL-IN-CHARGE



Martyn has experience in the cost estimating field that spans over 50 years and established Blundall Associates in 1980. Martyn performs the final quality control check of completed estimates (including confirmation that all major design elements are within historical cost ranges); consults with senior estimators during the preparation of estimates and researches local labor and materials prices and market conditions. Martyn's vast experience and knowledge of the industry is extremely evident in his ability to provide efficient and accurate documents to the owner for their use in the construction of a new project or the rehabilitation of existing buildings.

EDUCATION
1967-68 Hall Green Tech. College
1968-71 Birmingham Polytechnical College
1971-72 Salford U. Tech.

REGISTRATIONS
American Society of Professional Estimators
The Association for the Advancement of Cost Engineering

RECENT PROJECT EXPERIENCE

***Stephen G. Terrell Recreation Center** *Allen, Texas*

***Colleyville Senior Center Improvements** *Colleyville, Texas*

***Midland Community Recreation Center** *Midland, Michigan*

***Bridgeport Indoor Sports and Recreation Complex** *Bridgeport, West Virginia*

***Idaho Outdoor Field House** *Boise, Idaho*

Greenville Recreation Center *Greenville, Texas*

**Projects completed alongside Barker Rinker Seacat Architecture*

ANNA MCCULLOUGH, PE, LEED AP

BUILDING ENERGY ENGINEER

Anna is a building engineer with over seven years of experience in HVAC design and energy. She is experienced in building analysis software including OpenStudio. Anna's design experience spans a wide range of building types including offices, schools, recreation centers and government buildings. Anna has worked on over ten recreation centers, including seven with BRS.

EDUCATION
University of Virginia
B.S., Mechanical Engineering

REGISTRATIONS
Licensed Professional Engineer, CO & VA

RECENT PROJECT EXPERIENCE

***Eaton Area Community Center** *Eaton, Colorado*

***Apex Fitzmorris Recreation Center** *Arvada, Colorado*

***Apex Seacrest Recreation Center** *Arvada, Colorado*

***Trailwinds Recreation Center** *Thornton, Colorado*

***Carla Madison Recreation Center** *Denver, Colorado*

***Lewisville Recreation Center** *Lewisville, Texas*

Louisville Recreation Center *Louisville, Colorado*

**Projects completed alongside Barker Rinker Seacat Architecture*

LAUREN MCNEIL, LEED AP BD+C, LFA, GGP

SUSTAINABILITY DESIGN CONSULTANT

Lauren has over 10 years of experience in the sustainable building industry. She has an extensive understanding of green rating system certification requirements, processes, documentation and resources, and has worked on over 100 LEED projects. Lauren is passionate about how buildings can enhance occupant health and wellbeing through material selection and biophilic design. Lauren has partnered with BRS on numerous recreation center projects, including the Thornton Active Adult Center, the UCCS Student Rec Center Expansion and the Trail Winds Recreation Center.

EDUCATION
Michigan State University
Bachelor of Environmental Economics and Public Policy

REGISTRATIONS
LEED AP in Building Design and Construction, Certified Green Globes Professional, EcoDistricts Accredited Professional

RECENT PROJECT EXPERIENCE

***UCCS Student Rec Center Expansion** *Colorado Springs, Colorado*

***Trail Winds Recreation Center** *Thornton, Colorado*

***Thornton Active Adult Center** *Thornton, Colorado*

***Candelas Swim and Fitness Club at TownView** *Arvada, Colorado +*

***Carla Madison Recreation Center** *Denver, Colorado*

***Arvada Delta Sector Community Station** *Arvada, Colorado*

**Projects completed alongside Barker Rinker Seacat Architecture*
+ Geothermal System

PROPOSED RATE SHEET

Architectural Lead
Barker Rinker Seacat Architecture

Role	$ / hour
Partner	240
Principal	205
Project Manager	190
Project Specialist	170
Design Manager	150
Administrative	135
Designer IV	155
Designer III	130
Designer II	120
Designer I	110

Associate Architect
Chamberlin

Role	$ / hour
Principal	190
Senior Architect	160
Junior Architect	125
Interior Designer	120
Senior Intern	110
Junior Intern	80
Administrative	70

Landscape Architecture
DHM

Role	$ / hour
Principal	210
Assoc Principal	170
Senior Associate	145
Visualization/3D	140
Associate	135
Senior Designer/Planner	125
Designer	115
Graphic Designer	100
Clerical/Word Processing	80

Civil Engineering & Survey
Austin Civil Group

Role	$ / hour
Civil Engineer	150
Civil Engineering Designer	110
CAD Technician	85
Adminstrative	85
Surveyor	140
2 Man Survey Crew	200

Structural Engineering
JVA

Role	$ / hour
Design Principal	240
Principal in Charge	224
Senor Project Manager	188
Project Manager	164
Senior Project Engineer	144
Design Engineer	124
Senior Modeler	140
Modeler	100

Mechanical & Plumbing Engineering
The Ballard Group

Role	$ / hour
Principal	210
Associate/Snr. Project Engineer	170
Project Engineer II	140
Project Engineer I	120
CAD & Revit Operator	90
Administrative	85

Electrical Engineering
Reese

Role	$ / hour
Partner / Principal (PE)	280
Senior Project Manager (PE)	260
Project Manager (PE)	195
Communication Engineer (RCDD)	235
Director of Lighting Design	215
Lighting Designer	170
Senior Engineer (PE)	200
Engineer (PE)	170
Construction Specialist	190
Director of BIM	180
BIM Detailer	110
Senior Designer	155
Administration	75

Aquatic Design
Water Technology Inc.

Role	$ / hour
Principal/Director	250
Project Manager	185
Creative Studio	160
Project Director	145
Mechanical Design	170
Technical Design	105
Administrative	75

Sustainability
Group 14

Role	$ / hour
Principal	235
Service Director	215
Team Leader, Sr. Engineer III	202
Sr. Project Manager II	192
Sr. Project Manager I	173
Project Manager II	155
Project Manager I	146
Engineer II	137
Engineer I, Consultant I	125
Tech Support	101
Admin Support	87

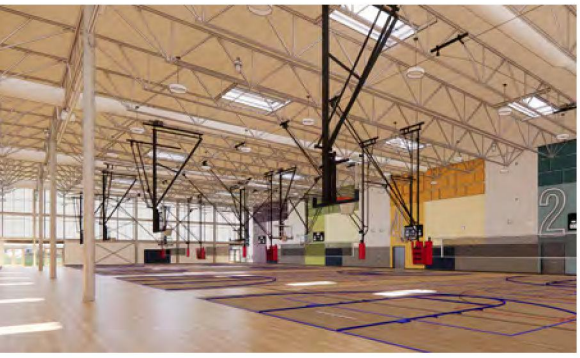
Cost Estimating
Blundall & Associates

Role	$ / hour
Principal	175
Sr. Estimator/Project Mgr.	140
Estimator	90
Entry Level Estimator	55

Rates are valid through July 2024 and updated annually.

SECTION D

REFERENCES



CLIENT
City of Allen, Texas

REFERENCE
Brian Bristow, Assistant Director
214.509.4700
bbristow@cityofallen.org

SIZE
149,000 sf

CONSTRUCTION COST
Bid: $41 million
Actual: In construction, currently on budget

COMPLETION
Feasibility Study: November 2019
Design: January 2021
Construction: September 2023 (est.)

BRS is using QR codes as a means to share project imagery during project and public meetings to engage citizens and generate excitement for the project.

STEPHEN TERRELL RECREATION CENTER

Allen, Texas

The Stephen G. Terrell Recreation Center will be a new indoor community recreation center to offer much needed services to the City of Allen, Texas and the broader community. The center will bring the community together in an inclusive environment that fosters health, wellness, vitality, and human connections.

The 149,000 SF facility will serve traditional physical recreation activity, passive community recreation gathering, and indoor competition leagues and sports. It will also anchor the new Stephen G. Terrell Community Park which in time will include a variety of outdoor spaces and activities, an event lawn, and trail connections to Rowlett Creek and the broader citywide trail system.

The overarching goal for the community recreation center is to maximize program capabilities for the various spaces within the center to accommodate the widest variety of activities for the patrons who will use it. In addition to meeting program goals, the facility is designed to allow for people to linger before, between, and after a workout, a class, or a game. The center will act as a community living room, where gathering is promoted at a variety of scales. Whether it is a couple of people having a cup of coffee, a team discussing the game they played, or the large social event at the community classrooms, the focus of the center is to bring people together.

CLIENT
Mecklenburg County, North Carolina

REFERENCE
Terri Stowers, Division Director
980.722.2255
Terri.Stowers@mecklenburgcountync.gov

ASSOCIATE FIRMS
LS3P (Architect of Record)
Barker Rinker Seacat Architecture
(Recreation Architect)

SIZE
86,000 sf

CONSTRUCTION COST
Budget: $37.8 million
Actual: $37.8 million

COMPLETION
Study: August 2018
Design: December 2019
Construction: June 2022

NORTHERN REGIONAL RECREATION CENTER

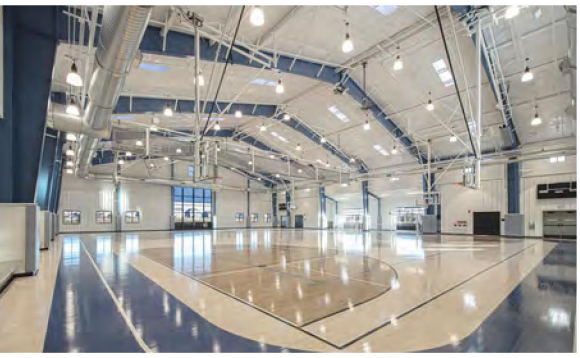
Cornelius, North Carolina

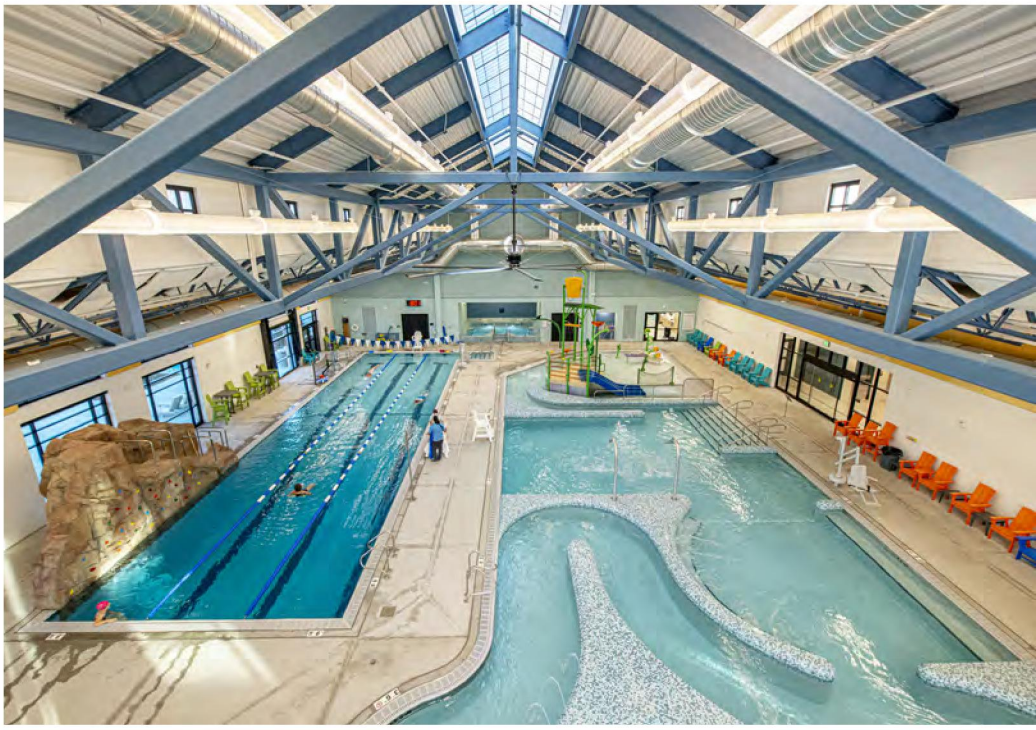
A new recreation center to serve the communities of North Mecklenburg County has been a priority for the region for decades. After three separate votes, funding was approved for a feasibility study with initial design concepts followed by full design and construction services for the facility.

The County hired the BRS/LS3P team to perform master planning for the 41.4 acre site and engage stakeholders and community members from the three towns served by the facility in an expansive outreach process. This successful community engagement process resulted in a program for the center which includes the following:

- Multi-Sport Gymnasiums
- Health/Wellness/Fitness Center
- Running/Walking Track
- Indoor Competition and Activity Pools
- Technology/Education Center
- Community Meeting Rooms/Classrooms
- Dedicated Active-Adult and Youth Spaces
- Administrative Offices
- Kitchen
- Parking and other site amenities (playground, shelters, etc.)

Following the feasibility study, initial design concepts were refined to address feedback from the community and stakeholders to develop an innovative program that is responsive to demographic, market and industry trends and creates opportunities for unique recreational experiences to the region.





CLIENT
Town of Berthoud, Colorado

REFERENCE
Chris Kirk, Town Manager
970.344.5819
ckirk@berthoud.org

SIZE
49,000 sf

CONSTRUCTION COST*
GMP - $29.7 million
Actual - $30.2 million

COMPLETION
Master Plan: 2018
Design: January 2020
Construction: November 2021

AWARDS
Aquatic International Dream Designs 2022
Colorado Parks & Recreation Association
New Facility Design Award, 2022

*Change in cost was within owner's contingency.

WAGGENER FARM PARK RECREATION CENTER & MASTER PLAN

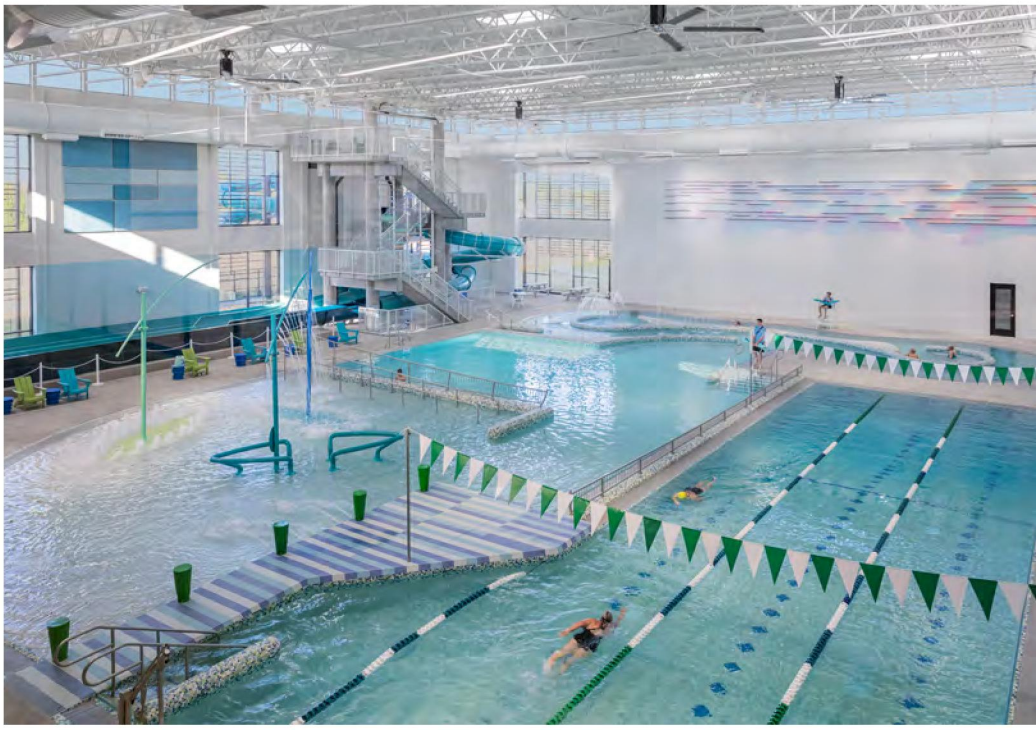
Berthoud, Colorado

Berthoud Recreation Center at Waggener Farm Park is the first phase of a Town-wide Parks Master Plan. Within the Waggener Farm Park site, the main programming goals were to include a community recreation center, a community destination park, outdoor sports fields, outdoor community gathering spaces and pedestrian connection to the adjacent residential properties and overall trails network.

The Waggener Farm Park site is approximately 59 acres. The site was previously leased by a farmer and operated for agricultural use. The recreation center and site amenities occupy the northern third of the site while the larger southern portion remains a natural landscape. The site amenities include two multi-purpose athletic fields/community open space, a large destination playground with a full basketball court, a rentable pavilion, and a state-of-the-art skate park and pump track.

The Berthoud Recreation Center, designed by BRS, connects with the park and welcomes guests through the “farmhouse” entry wrapped in a broad porch with a see-through fireplace. Inside, tile mosaics and murals draw your eye through the spaces highlighting the locker rooms and the water slide tower. A boulder climbing wall stretches along the breezeway. A pre-engineered metal gymnasium houses basketball, volleyball, and pickleball courts as well as a walking track. The aquatics center has a lazy river, large hot tub, three-lane lap pool, activity pool with spray features, climbing wall and jump platform, sprayground and water slide. Fitness includes an outdoor fitness area. Other amenities include a flexible group fitness room, a community event room, and child watch. The clean and bright contemporary finishes bring the agricultural history to the now.

Virtual Tour: https://tourmkr.com/F1AWDrcRbJ



CLIENT
City of Lewisville, Texas

REFERENCE
Eric Ferris, Assistant City Manager
972.219.3461
eferris@cityoflewisville.com

SIZE
88,000 sf

CONSTRUCTION COST*
GMP - $38.6 million
Actual - $40.3 million

COMPLETION
Feasibility Study: 2015
Design: April 2018
Construction: October 2020

AWARDS
Aquatic International Dream Design Award 2022

*Due to less than anticipated use of construction contingency, the City chose to construct the first phase of the nature park across the street from the recreation center.

THRIVE (LEWISVILLE MULTIGENERATIONAL RECREATION CENTER)

Lewisville, Texas

With a population of nearly 100,000 and rising, the City of Lewisville is a growing community in North Texas, dedicated to enhancing the quality of life for its community members. In 2015, residents voted for a $135 million bond package that included funds for the design and construction of a multigenerational recreation center.

The BRS design team began the project with a comprehensive, inclusive, public master planning process which lead to a re-imagined vision for Memorial Park and adjacent Valley Vista Nature Park. The new facility is the centerpiece of the new park experience serving as a central gathering and activity spot and a gateway to Lewisville.

The facility has dedicated space for recreation including gymnasiums, group fitness, and training; a natatorium that includes both lap and leisure swimming; an Active Adult Center, a family lounge, child watch, indoor play, an indoor walking trail, community event room, increased parking, and public art.

A true multi-generational center, it creates more opportunities for the community to gather and helps Lewisville realize its vision of diversity, connectivity, resource management, and growth.

"We want to make Lewisville a place where people want to live, work and play and the multigenerational center is critical to that goal."
— Donna Barron, Lewisville City Manager

photography courtesy of Kayla McKenzie

CLIENT
Bend Parks and Recreation District

REFERENCE
Brian Hudspeth, Development Manager
Bend Parks and Recreation District
541.706.6137
brian@bendparksandrec.org

SIZE
Existing Facility: 14,100 sf
Addition: 35,000 sf
Renovation: 5,400 sf

CONSTRUCTION COST*
Budget - $18.2 million
Actual - $18.3 million

COMPLETION
Design: August 2018
Construction: September 2020

*Change in cost was within owner's contingency.

LARKSPUR CENTER REMODEL & EXPANSION

Bend, Oregon

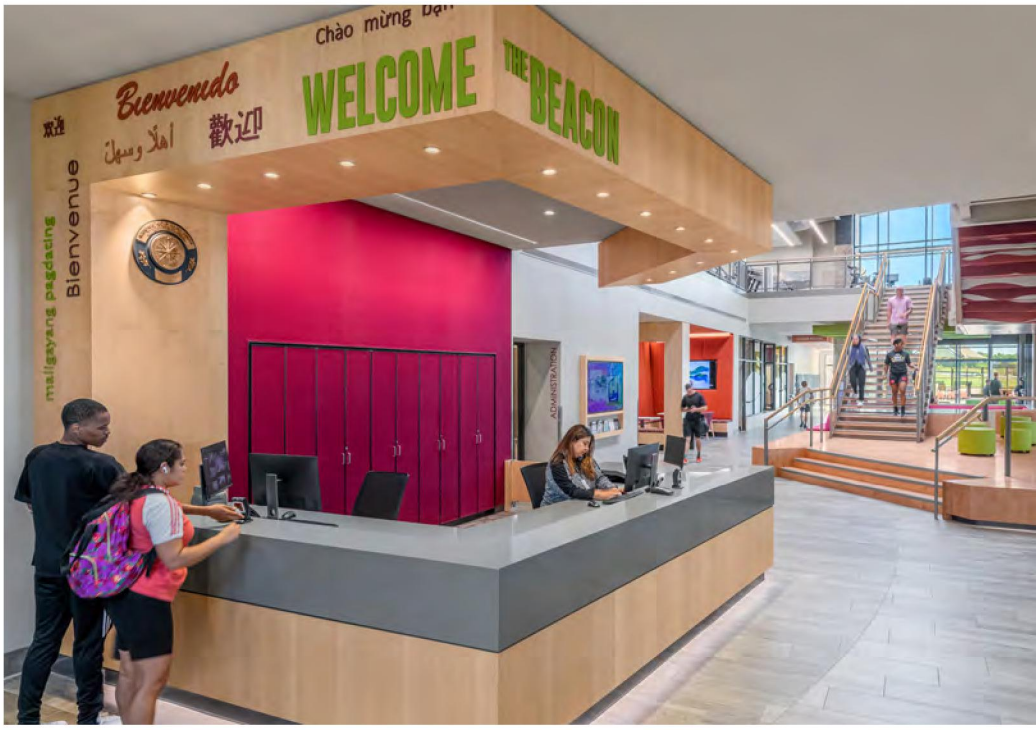
The City of Bend Parks and Recreation District's primary goal for the project was to add a multi-generational recreation center to the existing Bend Senior Center while continuing to offer the Seniors a place they had ownership of. To accomplish this, the addition required a thoughtful approach to tie the two buildings together while still providing the seniors with their "own" wing.

The new lobby serves this purpose and works as a fulcrum or social hub that connects the senior center and the two entrances to the building. All paths lead to the front desk, allowing staff to have site lines into the existing senior center and throughout the new facility, allowing for connection and visibility to users.

The modern and transparent expansion provides a comprehensive compliment to the Senior Center, including 5,600 sf of new fitness space, a 3 lane run/walk track, two group exercise classrooms, a multipurpose classroom, a natatorium with locker rooms, and a new lobby with a cafe and lounge. The 10,000 sf natatorium features a single body of water that includes 4 lap lanes, a shallow depth training/ class area, a lazy river and a soaking tub. The renovations provide additional offices, a break room, and new finishes for the existing multipurpose spaces.

Set in an existing park and inspired by the natural beauty that surrounds the City of Bend, the project was designed to bring the outdoors in. All of the spaces feature views to nature and in contrast with the introverted existing facility, the building turns itself inside out, making its programs visible and accessible from the outside. The pool looks out to the park, the fitness classrooms open up to gardens and the second floor fitness space features wall to wall glass that frames the Cascade mountain range.

The project was designed and phased to allow the Senior Center to maintain use of the building during construction with only minimal shutdowns. Unfortunately, when the Covid 19 Pandemic hit in March, the facility closed for the remainder of 2020.



CLIENT
City of Arlington, Texas

REFERENCE
Lemuel Randolph, Director of Parks & Recreation
817.459.5479
lemuel.randolph@arlingtontx.gov

SIZE
36,000 sf

CONSTRUCTION COST
Budget - $22.3 million
Actual - $22.3 million

COMPLETION
Study: August 2017
Design: October 2018
Construction: September 2020

THE BEACON

Arlington, Texas

Consistent with the City of Arlington's goal of maximizing citizen participation in all its planning efforts, this project collected significant citizen input. These opportunities included interactive public meetings, an on-line survey and on-going community comments via email and phone calls.

Public input led to the re-imagining of recreation services for The Beacon which is located in Southeast Arlington. The resulting master plan unifies indoor and outdoor experiences at Webb Park. With sustainability, place making and community building as central themes, the new 33,000 sf, two-level facility performs as an ensemble of complex programs with both indoor and outdoor activities seamlessly combining social, fitness and recreation spaces.

The building has been configured to connect with Webb Park and the surrounding Southeast neighborhood. Indoor activities come into view as parkgoers arrive on site and witness the activities through abundant windows of the recreation center. The building is designed to capture daylight and glow like a beacon at night in order to draw people to it.

State of the art construction, optimal building efficiency and a more effective, connected and dynamic master plan for Webb Park influenced the design and the project budget.

"I have to thank BRS again. You guys did an incredible job of design and creating so many forums for our citizens to have an opportunity to feed into the design itself. Job well done BRS!"
- Mayor Jeff Williams, Arlington, Texas

CLIENT
City of Hobbs/JF Maddox Foundation

REFERENCE
Doug McDaniel, Parks & Rec Director
575.397.9293
dmcdaniel@hobbsnm.org

ASSOCIATE FIRMS
Dekker/Perich/Sabatini

SIZE
159,000 SF

CONSTRUCTION COST*
GMP - $53.5 million
Actual - $53.9 million

COMPLETION
Feasibility Study: 2009
Update: 2010
Design: 2016
Construction: June 2018

AWARDS
- Aquatics International Dream Design Award 2019
- IIDA SW Pride Award-Award of Merit, 2019
- 2018 AIA New Mexico Citation Award
- The World Waterpark Association 'Leading Edge' Award, 2018

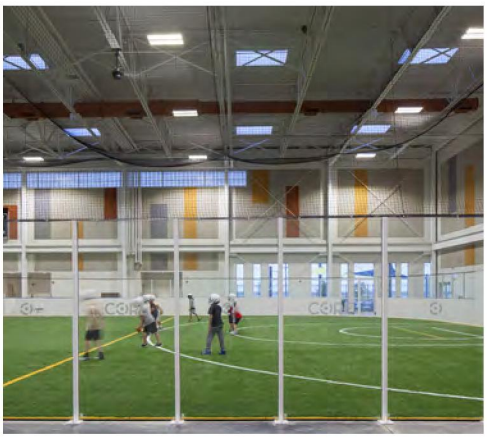
*Change in cost was within owner's contingency.

THE CENTER OF RECREATIONAL EXCELLENCE (CORE)

Hobbs, New Mexico

The Center of Recreational Excellence (CORE) represents a distinct partnership of the City of Hobbs, Lea County, New Mexico Junior College, Hobbs Municipal Schools, University of the Southwest and the J.F Maddox Foundation. The Quality of Life Committee commissioned the team of BRS and Dekker/Perich/Sabatini Architecture (DPS) to conduct a comprehensive feasibility study including public engagement, site analysis, programming, business proforma, conceptual design and cost estimating. BRS/DPS was subsequently hired to finalize the design for the new 159,000 sf facility whose vision is to enhance the quality of life and improve the health of area residents. The CORE is an intergenerational place which offers indoor, year-round opportunities for social interaction, learning, fun and fitness for all ages and abilities in one location.

Five guiding design principles for the center include: Energy, Transformation, Centrifugal-Centripetal, Confluence and People. Three large volumes for the turf field, MAC gym and Aquatic Center are organized around a center atrium space which includes a children's playground and ramping jog track circuit and fitness area. The centripetal central space and circulation arms radiate from the center. Users are welcomed by and drawn into these spaces with both visual and physical connections.



Virtual Tour: https://youtu.be/r187Zi0xsj8

CLIENT
Montrose Recreation District

REFERENCE
Justin Mashburn, Youth Recreation Coordinator
970.497.8571
justin@montroserec.com

ASSOCIATE FIRMS
John Eloe Architect

SIZE
80,000 sf

CONSTRUCTION COST*
GMP - $25.6 million
Actual - $26.4 million

COMPLETION
Feasibility Study: 2011
Design: May 2015
Construction: January 2017

AWARDS & FEATURES
2017 Columbine Award - New Facilities Colorado Parks & Recreation Association
2017 Excellence in Concrete Awards Public Project American Concrete Institute - Rocky Mountain Chapter Award Received

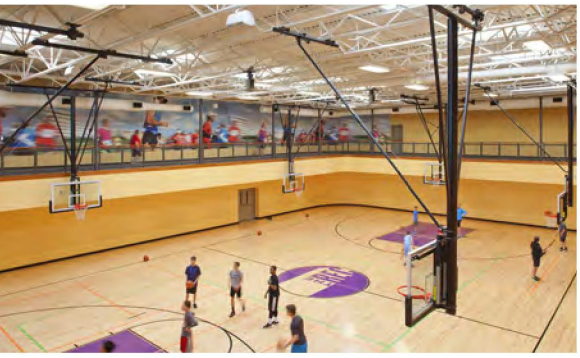
*Change in cost was within owner's contingency.

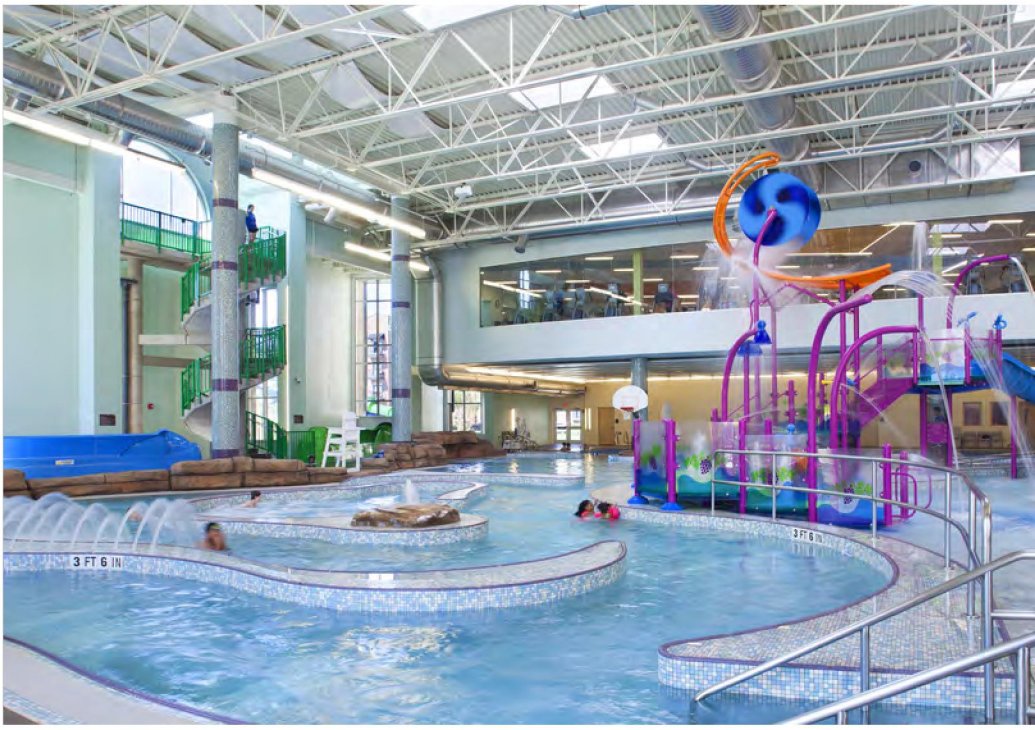
MONTROSE COMMUNITY RECREATION CENTER & FIELD HOUSE

Montrose, Colorado

The design of the Montrose Recreation District's Community Recreation Center is the result of several previous planning assignments where Barker Rinker Seacat Architecture was contracted to help with developing a program, design and building community support for the new recreation facility.

The final design of the 80,000 sf center is equally divided between the Aquatics, Sports and Fitness portions of the building, featuring a 5,500 sf leisure pool, a 10-lane, 25 yard x 8 lane, 25 meter competitive pool, three gymnasiums, large family game area, children's indoor play area, a second level fitness area, track and support spaces. The track has three options for fitness users including a flat section surrounding the upper fitness, a hill track section surrounding the three gyms and a stair track section which utilizes the existing building stairs to create a two level track around the fitness area on the second level and the gyms on the lower level. The competitive pool is the largest public pool on the western slope and is designed to include both highly competitive and recreational uses to provide swimming for all the citizens of the district.





CLIENT
City of Grapevine, Texas

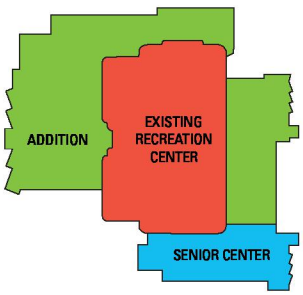
REFERENCE
Chris Smith, Director
817.410.3473
csmith@grapevinetexas.gov

SIZE
108,000 sf

CONSTRUCTION COST*
GMP: $25.9 million
Actual: $26.4 million

COMPLETION
Feasibility Study: 2012
Design: February 2014
Construction: April 2015

*Change in cost was within owner's contingency.



THE REC OF GRAPEVINE

Grapevine, Texas

BRS, in association with PROS Consulting and Water Technology, Inc., was commissioned in 2012 to analyze the potential of renovating and expanding the existing circa 1996 Community Activities Center (CAC) to increase programmatic opportunities in the areas of aquatics, fitness, active adults (seniors) and youth. The mission of the expansion was to create a destination for Grapevine residents to congregate, play and swim and to allow Grapevine Parks & Recreation Department to provide efficient services to those residents.

Now described as "108,000 Square Feet of Awesome," The REC of Grapevine is a distinct mix of indoor aquatics, fitness, community and 55 & Better all under one roof. The REC's 16,000 sf natatorium offers aquatics fun for everyone in the community and includes two 22 ft high, 170 ft. long water slides which are visible on the exterior of the building. A zero depth entry kids zone, climbing area, lazy river and lap lanes for exercise and aquatic fitness round out the offerings in the aquatics area. The fitness center overlooks the aquatics and is 8,500 sf boasting new, state-of-the-art equipment, three group exercise rooms, private fitness assessment and a 1/8 mile elevated walk/jog track. Additional features include an indoor children's playground, a dedicated child watch room, birthday party rooms, and events hall. Reinforcing the theme of bringing the community together to create a multi-generational recreation center, the Senior Activities Center programs were moved to The REC and include a kitchen with lunchroom area which also serves as an event hall with a raised stage for community performances. Lounge areas, fireplace, computer lab and multiple classrooms round out the amenities.

CLIENT
Colorado Mesa University

REFERENCE
Dave Detwiler, Director of Facilities
970.261.6360
detwiler@coloradomesa.edu

SIZE
Phase I - 30,000 sf Renovation
Phase II – 5,000 sf Renovation
Phase III – 16,800 sf Expansion
Phase IV – 34,000 sf Expansion

CONSTRUCTION COST
Original Budget - $8.5 million
Phase I - $6.3 million
Phase II - $400 thousand
Phase III - $4.5 million
Phase IV - $8.9 million (est.)

COMPLETION
PHASE I
Design - March 2014
Construction - August 2014
Phase II
Design - March 2014
Construction - August 2014
Phase III
Design - June 2014
Construction - January 2015

MAVERICK CENTER EXPANSION & RENOVATION

Grand Junction, Colorado

The original $20.1M project included 35,000 sf of renovation and 75,000 sf of expansion to the existing Maverick Center recreation and athletic facility. To meet CMU's aggressive schedule the project had to be fast-tracked, with design and construction proceeding almost simultaneously. The project had four phases.

Phase I – Renovation of 30,000 sf the Maverick Center, including completely remodeled team athletic locker rooms for football, soccer, basketball, track, and volleyball; a new state-of-the-art weight room; and new and renovated fitness and exercise rooms. Construction: $6.3M. Completed: August 2014

Phase II – Renovation of 5,000 sf medical building for the Health Sciences program. Construction: $400K. Completed: August 2014

Phase III – Design and construction of a new 16,800 sf expansion to the Maverick Center to add a recreation gym for basketball and volleyball, a 50-foot tall climbing gym, and a state-of-the-art cycling training room. Construction Cost: $4.5M. Completed: January 2015

Phase IV Planning and Programming – Schematic Design to add 34,000 sf to accommodate five additional basketball courts, an elevated running track, golf/baseball/softball batting cages, and an indoor track and field practice facility. The plan included a bridge designed to connect the old building with the new expansion, allowing the continuation of the elevated track in both. Estimated Construction budget: $8.9M.

BRS REFERENCES

For your convenience, references are also listed on each of the previous project pages with the client name, address, contact person, telephone, email address, project dates, project description, original project budget, final project cost, and pictures as requested by the RFP.

Montrose Community Recreation Center & Field House
Montrose Recreation District
Justin Mashburn, Facilities Manager
970.249.7705 ext. 8571
justin@montroserec.com

Lewisville Multi Recreation Center at Memorial Park
Eric Ferris, Assistant City Manager
City of Lewisville, Texas
972.219.3461
eferris@cityoflewisville.com

The Beacon Recreation Center
Lemuel Randolph, Parks & Recreation Director
City of Arlington, Texas
817.459.5479
lemuel.randolph@arlingtontx.gov

The Center of Recreational Excellence
Doug McDaniel, Parks and Recreation Director
City of Hobbs, New Mexico
575.397.9293
dmcdaniel@hobbsnm.org

The REC of Grapevine
City of Grapevine, Texas
Chris Smith, Director
817.410.3473
csmith@grapevinetexas.gov

"BRS is the best— they listen, give feedback that's based on their expertise, are honest and make it work even when it's challenging."

- Cindy Mosiman, Director
Waunakee Senior Center

CHAMBERLIN REFERENCES

The Century Project, St. Mary's Medical Center
Dan Prinster, Vice-President Strategy & Business Development
St. Mary's Hospital
970.250.7953
Daniel.Prinster@imail.org

Hilltop Commons Memory Care
Cathy Story, Senior Director
Hilltop Community Resources
970.244.0671
Cathys@htop.org

Western Region One Source
Domenick Scarimbolo, State Buildings Delegate
Department of Military and Veterans Affairs
303.517.9468
Domenick.J.Scarimbolo.nfg@army.mil

Monument Ridge Elementary School
Eddie Mort, Maintenance Director
Mesa County Valley School District
970.254.5233
Eddie.Mort@d51schools.org

"ON TIME AND UNDER BUDGET! I think we should get together and celebrate the success. A successful project takes the vision, cooperation, talent, and integrity of all participants. You folks are a pleasure to work with and we look forward to the next one! Thanks for the work!"

- Stan C. Kiser
FCI Constructors Senior Project Manager

SECTION F

FEE PROPOSAL

Addendum 2

SECTION 7.0: SOLICITATION RESPONSE FORM

RFP-5241-23-DH

"Architectural/Engineering Services for the New Community Recreation Center"

Proposer must submit entire Form completed, dated, and signed.

NOT TO EXCEED COST $ 4,684,082

WRITTEN: Four million six hundred eighty four thousand eighty two dollars **dollars.**

COMPENSATION SCHEDULE

Please break down this not to exceed price into the following categories. Requests for payment for specific phases shall not exceed the scheduled amount prior to completion of that phase:

CMGC Selection	$ 13,000
Remaining Schematic Design Phase	$ 650,438
Design Development Phase	$ 1,261,215
Construction Document Phase	$ 1,334,672
Bidding Documents & Assistance	$ 82,558
Construction Administration Phase	$ 1,005,517
Reimbursables	$ 348,682
Total Not to Exceed Cost	**$** 4,684,082

Four million six hundred eighty four thousand eighty two dollars

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The Owner reserves the right to accept any portion of the services to be performed at its discretion

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The undersigned has thoroughly examined the entire Request for Proposals and therefore submits the proposal and schedule of fees and services attached hereto.

This offer is firm and irrevocable for sixty (60) days after the time and date set for receipt of proposals.

The undersigned Proposer agrees to provide services and products in accordance with the terms and conditions contained in this Request for Proposal and as described in the Proposer's proposal attached hereto; as accepted by the Owner.

Prices in the proposal have not knowingly been disclosed with another provider and will not be prior to award.

- Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.
- No attempt has been made nor will be to induce any other person or firm to submit a proposal for the purpose of restricting competition.
- The individual signing this proposal certifies they are a legal agent of the Proposer, authorized to represent the Proposer and is legally responsible for the offer with regard to supporting documentation and prices provided.
- Direct purchases by the City of Grand Junction are tax exempt from Colorado Sales or Use Tax. Tax exempt No. 98-903544. The undersigned certifies that no Federal, State, County or Municipal tax will be added to the above quoted prices.

- City of Grand Junction payment terms shall be Net 30 days.
- Prompt payment discount of 0% percent of the net dollar will be offered to the Owner if the invoice is paid within N/A days after the receipt of the invoice.

RECEIPT OF ADDENDA: the undersigned Firm acknowledges receipt of Addenda to the Solicitation, Specifications, and other Contract Documents. State number of Addenda received: 3

It is the responsibility of the Proposer to ensure all Addenda have been received and acknowledged.

Barker Rinker Seacat Architecture	Craig Bouck
Company Name – (Typed or Printed)	Authorized Agent – (Typed or Printed)
CBauck	303.455.1366
Authorized Agent Signature	Phone Number
990 South Broadway, Suite 222	craigbouck@brsarch.com
Address of Proposer	E-mail Address of Agent
Denver, CO 80209	05.31.2023
City, State, and Zip Code	Date

The undersigned Proposer proposes to subcontract the following portion of Services:

Name & address of Sub-Contractor (Name, City, State	Description of Service(s) to be performed	Est. Value of Service(s)
See list of Consultants in Fee Summary Attachment		

The undersigned Proposer acknowledges the right of the City to reject any and all Offers submitted and to waive informalities and irregularities therein in the City's sole discretion.

By submission of the Proposal, each Proposer certifies, and in the case of a joint Propposal each party thereto certifies as to its own organization, that this Offer has been arrived at independently, without collusion, consultation, communication, or agreement as to any matter relating to this Proposal with any other Proposer or with any competitor.

SECTION G

ADDITIONAL DATA

CONTRACT NOTES | DETAILED FEE BREAKDOWN

CONTRACT NOTES

We have reviewed the City of Grand Junctions's contract language with our insurance agent and we were advised that some of the current language appears to be uninsurable. We propose the following revisions for your consideration.

2.3. Permits, Fees, & Notices: The Firm shall assist to help secure ~~and pay for~~ all applicable permits, ~~governmental fees~~, and obtain licenses necessary for the proper execution and completion of the Services. The Firm shall give all notices and comply with all applicable laws, ordinances, rules, regulations, and orders of any public authority, including the City, bearing on the performance of the Services. If the Firm observes that any of the Contract Documents are at variance in any respect, it shall promptly notify the Purchasing Agent in writing, and necessary changes will be made. If the Firm performs any Services knowing it to be contrary to such laws, ordinances, rules, and regulations, and without such notice to the Owner, it shall assume full responsibility and shall bear all costs attributable to the non-conforming Services.

2.12. Compliance with Laws: Proposals must comply with all Federal, State, County and local laws governing the Service and the fulfillment of the Service(s) for and on behalf of the public. The Firm ~~hereby warrants that it~~ is qualified to assume the responsibilities and render the Services described herein and has all requisite corporate authority and professional licenses in good standing as required by law.

2.22. Failure to Deliver: In the event of failure of the Firm to perform in accordance with the Contract, the Owner, after due oral or written notice, may procure Services from other sources and hold the Firm responsible for ~~any and all~~ costs resulting in the purchase of additional Services and materials necessary to perform the Service(s). This remedy shall be in addition to any other remedies that the Owner may have.

2.24. Force Majeure: The Firm shall not be held responsible for failure to perform the duties and responsibilities imposed by the Contract due to legal strikes, fires, riots, rebellions, pandemic and acts of God beyond the control of the Firm, unless otherwise specified in the Contract.

2.25. Indemnification: The Firm shall ~~defend~~, indemnify and save harmless the Owner and all its officers, employees, insurers, and self-insurance pool, from and against ~~all~~ liability, suits, ~~actions, or other claims of any character, name and description~~ losses brought for or on account of any injuries or damages received or sustained by any person, persons, or property on account of any negligent act or fault of the Firm, or of any Firm's agent, employee, Sub-Contractor or supplier in the execution of, or performance under, the Contract which may result from proposal award. The Firm shall pay any judgment with costs which may be obtained by and/or against the Owner arising out of or under the performance or non performance to the extent caused by negligence.

2.27. Ownership: All drawings, plans, prints, designs, concepts, renderings prepared pursuant to the Contact, etc., created by the Firm for this project, shall become the property of the Owner. All drawings, specifications, copies, and information furnished by the Owner are, and shall remain, Owner property. Insert a Reuse Disclaimer

2.36. Performance of the Contract: The Owner reserves the right to enforce the performance of the Contract in any manner prescribed by law or equity as deemed by the Owner to be in the best interest of the Owner (in the event of breach or default) of resulting Contract award. Insert Standard of Care language

3.1 (d) Professional Liability & Errors and Omissions Insurance policy with a minimum of: FIVE MILLION DOLLARS ($5,000,000) per claim and in the annual aggregate.

DETAILED FEE BREAKDOWN

Construction Budget

Construction Cost	$ 60,200,000	Includes Owner budgets for the following: Building and Site Construction and Contingencies

Design Fee Allocation

Basic Design Services	Total		%*	P/C cost	SD cost	DD cost	CD cost	BN cost	CA cost
					Breakdown by Phase				
Architect of Record	$	1,764,308	4.05%		$ 310,089	$ 642,327	$ 664,476	$ 44,298	$ 103,118
Associate Architect	$	675,918			$ 31,543	$ 65,339	$ 67,592	$ 4,506	$ 506,938
Civil Engineer	$	125,200			$ 18,780	$ 50,080	$ 31,300	$ 6,260	$ 18,780
Landscape Design	$	181,210			$ 45,830	$ 57,140	$ 49,470	$ -	$ 28,770
Structural Engineer	$	294,000			$ 36,000	$ 72,000	$ 108,000	$ 4,000	$ 74,000
Mechanical & Plumbing	$	404,600			$ 60,690	$ 121,380	$ 161,840	$ 8,092	$ 52,598
Electrical Engineer	$	125,000			$ 18,750	$ 37,500	$ 37,500	$ 6,250	$ 25,000
Aquatics	$	289,700			$ 43,455	$ 98,500	$ 107,190	$ 2,900	$ 37,655
Specifications	$	15,000			$ -	$ 8,000	$ 7,000	$ -	$ -
	$	1,434,710			$ 223,505	$ 444,600	$ 502,300	$ 27,502	$ 236,803
Additional Requested Services									
Architect									
Record Documents	$	9,500			$ -	$ -	$ -	$ -	$ 9,500
CMGC RFP & Submission Rev	$	5,400			$ 5,400	$ -	$ -	$ -	$ -
CMGC On-Site Interview (2 days)	$	7,600			$ 7,600	$ -	$ -	$ -	$ -
Civil Engineer									
Record Documents	$	6,000			$ -	$ -	$ -	$ -	$ 6,000
Landscape Design									
Record Documents	$	6,060			$ -	$ -	$ -	$ -	$ 6,060
Structural Engineer									
Record Documents	$	4,000			$ -	$ -	$ -	$ -	$ 4,000
Mechanical & Plumbing									
Record Documents	$	4,760			$ -	$ -	$ -	$ -	$ 4,760
Geothermal Design	$	44,094			$ 11,023	$ 13,228	$ 13,228	$ 883	$ 5,732
Electrical Engineer									
Access Control System	$	9,000			$ 1,260	$ 2,610	$ 2,700	$ 180	$ 2,250
Surveillance/CCTV	$	9,000			$ 1,260	$ 2,610	$ 2,700	$ 180	$ 2,250
Structured Cabling	$	4,000			$ 560	$ 1,160	$ 1,200	$ 80	$ 1,000
Record Documents	$	2,500			$ 350	$ 725	$ 750	$ 50	$ 625
WiFi System Design	$	10,000			$ 1,400	$ 2,900	$ 3,000	$ 200	$ 2,500
Intrusion Detection	$	3,000			$ 420	$ 870	$ 900	$ 60	$ 750
Paging / Background Music	$	9,000			$ 1,260	$ 2,610	$ 2,700	$ 180	$ 2,250
Audio Visual System Design	$	21,000			$ 2,940	$ 6,090	$ 6,300	$ 420	$ 5,250
Telecom Infrastructure	$	15,000			$ 2,100	$ 4,350	$ 4,500	$ 300	$ 3,750
Aquatics									
Record Documents	$	11,500			$ -	$ -	$ -	$ -	$ 11,500
Sustainability									
Energy Modeling	$	9,250			$ 1,500	$ 2,500	$ 5,250	$ -	$ -
Fundamental Commissioning	$	45,300			$ -	$ -	$ 1,300	$ -	$ 44,000
Cost Estimating									
Conceptual, 90% DD	$	21,380			$ 6,000	$ 15,380	$ -	$ -	$ -
Surveying									
Rec Center Survey Scope	$	16,200			$ 16,200	$ -	$ -	$ -	$ -
	$	459,464			$ 85,302	$ 108,950	$ 100,304	$ 6,251	$ 158,657
Total Fees	**$**	**4,334,400**	*** % of Const Cost**	**7.20%**	**$ 650,438**	**$ 1,261,215**	**$ 1,334,672**	**$ 82,558**	**$ 1,005,517**

Reimbursable Expense Budget

Budgeted Expenses	**$**	**99,182**
Additional Insurance Premium	**$**	**250,500**
Total Budgeted Expenses	**$**	**349,682**

SD cost	DD cost	DD cost	CD cost	BN cost	CA cost
Breakdown by Phase					
$ 13,652	$ 13,652	$ 19,667	$ 20,069	$ -	$ 45,794

DETAILED FEE BREAKDOWN

Assumptions:

1 Assumes a one-story structure with fitness mezzanine and track. New Construction of approximately, 83,000 sf based on the 2022 GJ CRC Feasibility Report , Should the above SF amount change more than 10%, the Design and Engineering fees will be adjusted accordingly.

2 Site is assumed to be free of development or environmental hazards and will not require demolition or clean up.

3 Topographic survey for project boundaries identified in the GJ CRC Plan is included in this contract. Survey for entire Matchett Park property can be provided as an additional service.

4 No traffic engineering study and no traffic signal design is anticipated.

5 A conventional foundation with spread footings and slab on grade floors is anticipated. Drilled piers, grade beams, and structural floors are not anticipated.

6 Construction documents are anticipated to be released in one package. Early phased construction packages or early procurement packages will require an additional service.

7 All fees for permits and jurisdictional approvals, utilities and taxes have been excluded

8 Owner progress review sets and construction documents will be provided electronically in pdf format. Printing of end of phase drawing sets or specifications is not included.

9 Printing of graphic materials for public meeting or other presentations will be provided as a reimbursable expense.

10 Reimbursable expenses include in house internal printing for coordination and architectural records.

11 Fitness equipment selection of product and layout will be provided by owner's vendor. Design will coordinate and work with vendor for integrated design.

12 Record documents coordinated with Contractor as-built drawings are included in the proposal.

13 A catering kitchen with basic appliances selected with owner input is included in the design. Full commercial kitchen with kitchen design consultant can be provided as an additional service.

14 Project limits are assumed to be as shown in the Concept Design drawings issued in November 16, 2022.

15 Design includes civil and landscape drawings for the extension of entry road 28 1/4 from the west, and north / south entry road from Patterson Road.

16 Design of the parking lot (approximately 300 spaces) and the project sitework, as shown in the concept design, is part of the scope of this project. This includes Park Entry Plaza south of the building, pedestrian promenade and CRS Entry Plaza west of the building, and exterior patio east side of the building.

17 Utilities will be stubbed out at the edge of the site for connection in adjacent streets.

18 Water Quality and Detention will be part of the project design.

19 Design of (1) monument sign on the site which is included in the design scope.

20 The only separate sustainability scope for the project is commissioning. Other sustainability and energy-saving concerns are part of the general aim of the design, not a separate scope.

21 No LEED certification, nor quasi-LEED certification, are included in this fee proposal.

22 Fire protection design will be specified by the Mechanical engineer, but will be designed by the Fire Protection sub contractor.

23 The project will be constructed by a Construction Management/General Contractor process, not by design-bid-build nor design-build.

24 The project documents will be delivered at the end of phase milestone dates as established on the project schedule. The milestone sets may be used for project milestone pricing / cost evaluation. No mid-milestone pricing of documents sets issued between end of phase milestones shall be used for cost evaluation or pricing.

25 Design alternates will be evaluated and considered during the Schematic Design and Design Development Phases. Final direction and scope of the project will be established at the completion of the Design Development phase. If design alternates are to be carried past the DD phase, it will be an additional service.

26 If a design omission is recognized within the construction documents during the Construction Administration phase of the project, however is required to complete the project, i.e.. "Betterment", the client will pay for the cost of adding that missing scope or item back in to the project.

27 Design of geothermal heat exchangers is included in the design.

28 Insurance premium provides RFP requested $5,000,000 coverage for 3 years from the start of the project.

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"What I appreciate most about the BRS design team is they really do care about the people for whom they are designing."

– KAREN CHARLES
AQUATIC SUPERVISOR, CITY OF LONGMONT, CO

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