

Mr. Larry Rains
Deputy City Manager
City of Casa Grande, AZ
510 E. Florence Blvd
Casa Grande, AZ 85122



Re: Community Recreation Center Design and Preconstruction Services

Dear Mr. Rains:

In accordance with your request for a proposal of for design and preconstruction services for the new Casa Grande Recreation Center and associated onsite work, we are pleased to present the following:

Haydon Building Corp will be responsible for the complete planning, design, budget control and scheduling of the proposed facilities as required to meet the Cities program and financial goals. The following pre-construction and design services will be provided by Haydon and its consultants to insure a well-designed, functional, economical and aesthetically pleasing facility.

Design Services

- Provide preconstruction and design services for the new Casa Grande Recreation Center as detailed in the presentation prepared by Architekton and presented to the City Council on 2/1/2016. The scope of design services is limited to master planning for all phases of the work and design for Phase 1 improvements only.
- Provide preconstruction and design services for the following specialty items:
 - Access Control & CCTV
 - Audio Visual System
 - Signage
 - Furniture
 - Fire Alarm and Fire Protection
 - Building Automation
- Provide geotechnical report as required for onsite design of structures, pavement and drainage basin systems.

Design Coordination

- Evaluate the program elements to determine design/permit packages and set priorities.
- Establish areas of design responsibility among the design team members.
- Work with City personnel to assure that program goals are met by the design.
- Coordinate design efforts with Cities commissioning agent.
- Assure compatibility and completeness of design amongst the design team members.
- Coordinate with City and County Environmental Services plan review agencies to assure adequate and timely submittal.
- Manage permit submittal and review process.

Team Coordination

- Act as point of contact regarding all planning and design related issues.
- Work with City staff to fully understand and identify project goals.
- Facilitate planning and design development meetings.

- Provide control and coordination of the design team members.
- Assure effective and complete communications between all team members.

Site Investigations

- All Haydon team members will visit and investigate the site to:
 - Determine extent of existing improvements
 - Become familiar with current public activity
 - Examine pedestrian and vehicular traffic patterns
 - Locate and identify access points and staging areas
 - Become familiar with the conditions of construction sites
 - Plan for interface with adjacent improvements

Project Meetings

- Team members will attend all project meetings including:
 - Regularly scheduled team meetings
 - Programming and design sessions
 - Design team presentations to staff and council
 - Special meetings as required

Estimating

- Provide program budget validation before proceeding with schematic design.
- Provide detailed project estimates at the following stages for each project element:
 - 30% schematic design documents
 - 60% design development documents
 - 90% construction documents
- Prepare a detailed basis and explanation for each estimate.
- Develop the Guaranteed Maximum Price at the 90-100% CD stage.

Design Assistance / Constructability Reviews

- Work with design partners to develop design that meets functional, esthetic and budget goals of the project.
- Evaluate and recommend building systems that maximize functionality and value.
- Work with design partners to develop construction approaches that assure quality, safety and schedule conformance.
- Conduct plan reviews at each step of the plan development process to assure a well-coordinated and readily constructible project.

Budget Control / Value Engineering

- Evaluate each component of the estimates to identify budget variances and to assure optimal use of city resources.
- Evaluate each estimate update to assure conformance with the project budget.
- Provide value engineering evaluations of proposed systems and approaches to construction.
- Make recommendations of changes or alternate approaches as required to keep the project within the allocated budget.

Subcontractor Bidding

- Develop bidding packages for each subtrade including bid form, scope of work, project schedule and proposed contract.
- Coordinate with the Owner in developing a list of acceptable potential sub bidders.
- Contact and solicit subcontractors for bidding the project.

- Promote interest in the project in the subcontractor community to maximize bid exposure.
- Collect a minimum of 3 bids for each subtrade.
- Evaluate bids and make recommendation for award.
- Update the project budget with the results of the subcontractor bidding process.

Scheduling

- Produce and maintain an overall program schedule which details all activities of the design and pre-construction process.
- Identify key milestone dates for required deliverables, information or reviews from all parties.
- Notify all parties of key milestone dates.
- Provide regular updates of the program schedule.
- Identify potential long lead items and make recommendations for early procurement.
- Prepare project phasing plans and construction schedule.

Construction Planning

- Make site investigations for development of the project construction plan.
- Coordinate with the City to develop project phasing and construction plan.
- Coordinate with Facility personnel to determine staging, access and construction areas.
- Develop project safety plan.

Accompanying this letter you will find a complete detail of our proposed fee for the design and construction phase services and information on the basis for the fees.

It is our hope that you agree that the proposed fees are fair and equitable. If you have any comments, please feel free to contact me. Again, we appreciate the opportunity and look forward to a successful relationship with the City of Casa Grande.

Sincerely,
Haydon Building Corp



Fritz Behrhorst, LEED AP
Vice President – Pre-Construction



HAYDON

**Haydon Building Corp
Casa Grande Recreation Center
Design/Build Pre-Construction Services**

2/19/2015

Recap of Pre-Construction and Design Service Fees

	Item	Sub Total
Pre-Construction Services		
Haydon Building Corp	\$ 143,619	
Total Preconstruction Services		\$ 143,619
Design Services		
Architekton	\$ 1,430,550	
Total DB Team Design Services		\$ 1,430,550
Reimbursible Expenses		
Haydon Building Corp	\$ 4,000	
Architekton	\$ 60,230	
Total Reimbursible Expenses		\$ 64,230
TOTAL DESIGN PHASE PROFESSIONAL SERVICES		\$ 1,638,399
Schematic phase design services already contracted		\$ 155,132
Net difference to be incorporated via change order		\$ 1,483,267

February 10, 2016

Mr. Fritz Behrhorst
 Haydon Building Corporation
 4640 E Cotton Gin Loop
 Phoenix, AZ 85040

Re: Casa Grande Recreation Center
 Proposal for Architectural and Engineering Services

Dear Mr. Behrhorst,

To expedite the proposal process for the purposes of meeting an expedited deadline from the City, I will rely upon the past experience of designing the City of Maricopa Copper Sky Multi-Generational Center and provide you with the same services and fee structure we did for that project. I have not vetted the fees from my consulting team yet but I am confident the numbers presented herein are dependable.

It is our understanding the City of Casa Grande has set aside a budget of \$16,000,000 for the construction of a new Recreation Center to be sited on 10 acres of land on the west side of Peart Road between Kortsen and Cottonwood Roads. It is our understanding and this proposal is based upon the assumption that those funds are to be used for construction and FFE. Those funds do not include the design fees, Pre-construction services fees by HBC, and permitting fees.

Therefore I assume the breakdown of construction budget to be:

Building, Site and Off Site Improvements	\$13,200,000
FFE (including exercise equipment)	\$ 2,500,000
Telecomm/Data/Security (IT Services)	\$300,000
<u>Total Budget</u>	<u>\$16,000,000</u>

We assume we will plan the 10acre site for the projects initial program functions and future phases. The program we are anticipating is approximately 50-55,000 sf with the required amount of parking as determined by the city's zoning ordinance. We anticipate the program to include the following spaces:

- Gymnasium
- Multi-purpose Event Space
- Senior Activity Room
- Teen Activity Center
- Fitness Area
- Multi-purpose Exercise Room
- Walking/Jogging Track
- Climbing Wall
- Locker/Shower/restroom

- Demonstration Kitchen
- Functional Lobby/Café
- Administration Offices
- Public Restrooms

We will plan for a future aquatic center to be built adjacent to the new recreation center in two phases. We will plan for an unlit grass multi-purpose recreation field.

Architekton is currently working under the March 19, 2015 Proposal terms which provides design services for Public Outreach Services, Programming Services and Schematic Design Services. To date we have finished the public outreach and programming services. We will maintain the current proposal in place and amend it with this proposal which included the:

- Design Development Phase
- Construction Documents Phase
- Permitting and GMP Development Phase
- Construction Administration/Project Closeout Phase

This fee proposal includes the services of the following members of the design team listed below. The design team includes the following sub-consultants providing the listed services:

Architekton	Architecture, Interior Design Graphics and Wayfinding Design
BDA Engineering	Structural Engineering Special Structural Inspections
Henderson Engineering	Mechanical, Electrical, Plumbing Engineering Data/Telecomm Technologies, Security Systems
J2 Design	Landscape Architecture Topographic Survey
Ninyo-Moore	Civil Engineering Geotechnical Engineering

This proposal does not include aquatic center design service beyond master plan sketches designating those facilities to future construction projects.

Compensation

The design fees for this project as considered to be on a lump sum basis and assumes Haydon Building Corporation will be the contractor for it under a design build contract. It includes the fees of the sub consultants unless note otherwise below.

Project Budget:

Multi-generational Center	\$13,200,000
FFE (Interiors, Exercise Equipment, Graphics)	2,500,000
Data/ Telecomm/Security	300,000
Total Budget	\$16,000,000

Design Team Fees

Multi-generational Center Design Fees	1,168,200	8.85%
FFE Design Fees	146,250	5.85%
<u>Data/ Telecomm/Security</u>	<u>24,000</u>	<u>8.00%</u>
Total Fees	1,338,450	8.36%

Please Note: These fees INCLUDE the fees already proposed in our March 19, 2015 letter. (\$133,200)

Extra Required Services

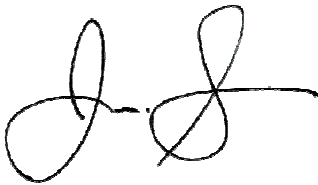
Reimbursable Expense Allowance (<i>Printing, Mileage, Deliveries</i>)	60,230
Security System Design	16,000
Special Structural Inspections (limit to 80)	56,000
Geotechnical Report	9,500
<u>Survey</u>	<u>10,600</u>
Total Required Extra Services	\$ 152,330

Please Note: These extra services INCLUDE the reimbursable expenses already proposed in our March 19, 2015 letter. (\$6,000)

Total Contract Sum Request	\$ 1,490,780	9.31%
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Please consider this an executive summary of a full proposal. I still need to confirm fees with my consultants and receive formal proposals from them. If I have made any assumptions in error, please do not hesitate to contact me for clarification. I will prepare a full proposal once we have agreed upon the terms herein.

Sincerely,



Joseph M. Salvatore AIA LEED AP
architect principal

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