

June 29, 2015



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

Re: Community Recreation Center – Programming and Schematic Design

Dear Mr. Rains:

In accordance with your request for a proposal of fees for programming and schematic design services for the new Community Recreation Center, the following is offered.

Scope of the Project

It is our understanding; the City of Casa Grande wishes to build a recreation center on a site located on the south west corner of North Peart Road and the future extension of East Prickly Pear Way.

For the purposes of developing a fee proposal, our team has assumed approximately 10 acres of site development for this project that includes the building footprint, the parking required for the Recreation facility and a multi-purpose field adjacent to the building.

From the information developed to date it is our understand that the city wishes to build an approximately 42,000-45,000 sf recreation building on two floors with the following basic programs:

- Gymnasium (2 NCAA Basketball Court/Multi-use layout)
- Walking Track
- Dance Studio(s)
- Multi-purpose room
- Showers/Lockers/Restrooms
- Activity/Classroom/Training Room(s)
- Fitness Area
- Lobby and Support Spaces
- Child Watch
- Staff Offices
- Restrooms
- Parking

The City of Casa Grande has set the project budget at \$16.0 million. It is our experience that approximately 25-30% of the project budget will be used for project costs. (Furniture, Fixtures and Equipment; design fees; pre-construction fees; management fees) Therefore we are basing this proposal on \$12.0 million for hard construction costs and furniture, fixtures and equipment.

Scope of Services

It is our understanding the City of Casa Grande would like to proceed with this project up to the end of the Schematic Design Phase before moving into further phases. The City would like to develop a program of spaces and functions for the new facility that is acceptable to the citizens and council. Once the Council has approved the program, they will authorize the design/build team to develop schematic level documents of a design solution that meets the program requirements, and the city's expectations for project costs.

Our approach is to provide architecture (only) services in two standard phases, Programming and Schematic Design. Each of those phases is defined below.

Programming Phase

There is a long menu of program spaces that are possible in Recreation Centers and we will need to develop the mix of these spaces that meet the needs of the City of Casa Grande. The goal of the Programming Phase is to gather and document the vision and needs of the City for the new facility. We will accomplish this with a Stakeholder Visioning Session, Stakeholder Interviews and program approval process.

1. Stakeholder Visioning Session

In June of 2013, the City worked with Architekton to produce the City of Casa Grande Community Recreation Center Programming Document. It is understood that the goals and vision of the City have evolved and it is necessary to hold another Visioning Session with the project stakeholders. We anticipate this will be very similar to the first and occur over a three to four hour session. Again, we will document the results and they will become part of the program. Additionally, the City wishes to explore consolidating some of the services the City currently provides at other facilities into this facility. We will investigate and explore those possibilities and the best way to integrate the programs into this center.

2. Stakeholder Interviews

Our team will interview the primary Recreation Center stakeholders to discuss each space and function of the new facility as well as discussing how best to integrate existing services into this facility. We will use as the basis of those discussions room data sheets for each space. In these interviews the size, shape, programs, technologies, finishes, HVAC, power and data requirements for each space will be set. The results will be added to the program document and the final size of the building defined.

3. Program Approval Process

Our team will write the program document and it will include the results of all the work defined above. The goals and Vision of the City memorialized, the final building size determined, the quality of the facility set, and adjacencies of each space defined. Our Team will also guide the project team on constructability and budgetary constraints and will provide all cost estimating for the program document and that cost estimate will be published with the Final Program Document. A draft of the final document will be sent to the city for their review and comment. Once we have received their comments we will revise the document and publish the final version. Our team will make one presentation of the final Program Document to the City as part of our services.

Facility Tours

It is anticipated that we will tour one or two existing recreation facilities with the project stakeholders to ascertain their quality expectations for the new facility.

Schematic Design Phase

Once we have received approval of the Program Document and are authorized to proceed into the Schematic Design Phase, we will host a design charette with the project stakeholders in our office to generate up to two conceptual layouts of the approved program spaces. We will be prepared with scaled aerial photographs and “puzzle pieces” of each program space for use during the charette.

The project team (stakeholders, Architekton and Haydon) will use the puzzle pieces to layout the new facility bringing their own expertise and expectations to the effort. The result will be documenting two separate conceptual layouts that will advance to the next step.

Our team will develop the two conceptual layouts into design sketch floor plans/site plans including properly proportioned and scaled spaces. The sketches will include parking, driveway, trash enclosure, fire lane and sidewalks layouts. They will also include conceptual landscape and site amenity locations.

The two schemes will be presented to the stakeholders and discussed in a schematic design workshop. The result of that workshop will be one conceptual floor plan/site plan defined for advancement to the next step.

Our team will develop up to two architecture concepts for the approved floor plan/site plan concept. These will take the form of Sketch-up model shots, floor plans, site plan and building sections. There will be one character sketch of each scheme.

The two concepts will be presented to the stakeholders in the second schematic design workshop. The result of that session will be one concept for the architecture being advanced to the next step.

Our team will develop the final approved design concept into a Schematic Design deliverable package, and prepare a construction cost estimate. The deliverable package will include floor plans, site plan, building elevations, building sections, building material identification, preliminary building and zoning code analysis, building rendering and two-three character sketches. A cost estimate will be included to complete the Schematic Design package. Our team will present the schematic design to the stakeholders, the public and to the City Council (up to three presentations).

COMPENSATION

The basic services fees below include the fees proposed for Architecture and Programming as well as constructability and cost estimating. There are no fees included for any of the engineering disciplines for this phase of the work. The engineering sub-consultants will be engaged in the subsequent phases. Haydon Building Corp and Architekton will determine the appropriate structural, mechanical and electrical systems to be included and estimated for the project at this level.

We propose a total fee \$155,132 for the services outlined above. Please see attached breakdown for detail.

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

Enclosure – 2 pages


HAYDON

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

3/19/2015
Recap of Pre-Construction and Design Service Fees

	Item	Sub Total
Pre-Construction Services		
Haydon Building Corp	\$ 15,932	
Total Preconstruction Services		\$ 15,932
Design Services		
Architekton	\$ 133,200	
Total DB Team Design Services		\$ 133,200
Reimbursible Expenses		
Haydon Building Corp	\$ -	
Architekton	\$ 6,000	
Total Reimbursible Expenses		\$ 6,000

TOTAL SD DESIGN PHASE PROFESSIONAL SERVICES	\$ 155,132
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Notes:

-Base design scope is based on program and SD phase of design as outlined in attached proposal from Architekton.

Haydon Building Corp
Casa Grande Recreation Center
Program/SD Design Pre-Construction Services
3/19/2015

ALLOCATION OF PRE-CONSTRUCTION SERVICES COST

Programming	\$3,538
Schematic Design	\$12,394
Design Development	\$0
Construction Documents	\$0

TOTAL PRE-CONSTRUCTION SERVICES	\$15,932
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Casa Grande Recreation Center - Program and SD Phase Design Services
Schedule Of Pre-Construction Services / Manpower Loading

	Prog	SD		Programming	Schematic Design
Project Kickoff Meeting					
Precon Mgr	2		\$138.00	\$276	\$0
Project Manager	2		\$105.00	\$210	\$0
Regular Project Meetings					
Precon Mgr	4	6	\$138.00	\$552	\$828
Project Manager	4	4	\$105.00	\$420	\$420
				\$0	\$0
Special Project/Design Meetings					
Precon Mgr	6	6	\$138.00	\$828	\$828
Senior Project Manager	6	6	\$122.00	\$732	\$732
Consultant Coordination					
Precon Mgr	2	6	\$138.00	\$276	\$828
Senior Project Manager	2	6	\$122.00	\$244	\$732
Periodic Plan/Constructability Reviews					
Precon Mgr		4	\$138.00	\$0	\$552
Senior Project Manager		2	\$122.00	\$0	\$244
Project Manager		2	\$105.00	\$0	\$210
Administrative		2	\$49.00	\$0	\$98
Prepare Project Estimates / GMP					
Precon Mgr		16	\$138.00	\$0	\$2,208
Senior Project Manager		4	\$122.00	\$0	\$488
Estimator		16	\$105.00	\$0	\$1,680
Project Engineer		4	\$73.00	\$0	\$292
Administrative		2	\$49.00	\$0	\$98
Value Engineering Workshops					
Precon Mgr		2	\$138.00	\$0	\$276
Project Manager		2	\$105.00	\$0	\$210
Estimator		2	\$105.00	\$0	\$210
Value Engineering Evaluations					
Precon Mgr		4	\$138.00	\$0	\$552
Estimator		4	\$105.00	\$0	\$420
Update Schedule					
Senior Project Manager		4	\$122.00	\$0	\$488
TOTAL PRE-CONSTRUCTION SERVICES				\$3,538	\$12,394