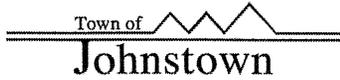


***SPECIAL  
TOWN COUNCIL  
MEETING  
PACKET***

**January 30, 2017**



*Town Council*

*Agenda  
(Special Meeting)*

**Monday, January 30, 2017  
Town Hall, Council Chambers  
450 So. Parish Avenue  
7:00 PM**



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**MISSION STATEMENT**-*"The mission of the government of the Town of Johnstown is to provide leadership based upon trust and integrity, commitment directed toward responsive service delivery, and vision for enhancing the quality of life in our community."*

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*Members of the audience are invited to speak at the Council meeting. Public Comment (item No. 5) is reserved for citizen comments on items not contained on the printed agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position. If you wish to speak at the Town Council meeting, please fill out a sign-up sheet and present it to the Town Clerk.*

**1) CALL TO ORDER**

A) Pledge of Allegiance

**2) ROLL CALL**

**3) AGENDA APPROVAL**

**4) NEW BUSINESS**

- A) Consider Selection of Architect Firm for Design Services for the Johnstown Community Recreation Center
- B) Consider Resolution No. 2017-01, Affirming the Town's Support of Including Improvements to the Interstate 25 and State Highway 34 Interchange and Interstate 25 and State Highway 402 Interchange as part of the Colorado Department of Transportation's North I-25 Design-Build Project

**5) ADJOURN**

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**WORK SESSION**

- 1) A) Discussion of Model Metropolitan District Service Plan – Mary Ann McGeady, McGeady Becher PC



**NOTICE OF ACCOMODATION**

If you need special assistance to participate in the meeting, please contact the Town Clerk at (970) 587-4664. Notification at least 72 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to the meeting.

**AGENDA ITEM 4A**

**SELECTION  
OF  
ARCHITECT FIRM  
(Johnstown Community Recreation Center  
Project)**

## TOWN COUNCIL AGENDA COMMUNICATION

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**AGENDA DATE:** January 30, 2017

**ITEM NUMBER:** 4A

**SUBJECT:** Consider Selection of Architect Firm for Design Services for the Johnstown Community Recreation Center Project

**ACTION PROPOSED:** Select Architect Firm

**PRESENTED BY:** Mayor James

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**AGENDA ITEM DESCRIPTION:** A Request for Qualifications (RFQ) for architect design services for the Johnstown Community Recreation Center Project was advertised in the local newspaper, Town web page and sent to various architect firms. A total of seven (7) firms responded to the Town's solicitation.

The Citizens Advisory Committee reviewed the Qualification Statements and recommended four (4) firms for further consideration:

- Treanor HL (Denver, CO)
- OLC Architecture (Denver, CO)
- Barker Rinker Seacat (Denver, CO)
- Sink Combs Dethlefs (Denver, CO)

Following a review of the Qualification Statements and interviews with the Town's Selection Committee, the following finalists were invited to submit proposals (refer to attachments) for Council's consideration:

- Barker Rinker Seacat
- Sink Comb Dethlefs

\*Attached please find a cost comparison/analysis of the two proposals prepared by Mr. Kevin Gibbs. As Kevin will be out of the country, his associate Mr. Beau LaCouture will be in attendance to present the analysis and answer questions.

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**LEGAL ADVICE:** N/A

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**FINANCIAL ADVICE:** (refer to attached proposals)

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**RECOMMENDED ACTION:** Select architect firm

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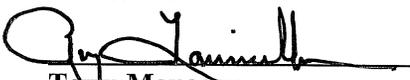
**SUGGESTED MOTIONS:**

**For Approval:** I move to select the firm of (Barker Rinker Seacat or Sink Comb Dethlefs ) for design services for the Johnstown Community Recreation Center Project and request the Town Attorney to prepare a professional services agreement for Council's consideration.

**For Denial:** I move to deny the selection of (Barker Rinker Seacat or Sink Comb Dethlefs) for design services for the Johnstown Community Recreation Center Project.

---

**Reviewed:**

  
Town Manager

# **PROPOSALS**

**BARKER**

**RINKER**

**SEACAT**



**BARKER  
RINKER  
SEACAT**  
ARCHITECTURE

January 19, 2017

Mayor Scott James and Town Council  
Town of Johnstown  
450 Parish Ave.  
Johnstown, CO 80534

Dear Mayor James and Town Council

Thank you for the opportunity to present our proposal for services. We are very excited about your project and hope our interview allowed us to express that to you. Attached is our fee proposal as well as a tentative schedule that will allow for a completion by the end of 2018. In our fee proposal, we have proposed a fee for basic services and below that we have listed several optional services that may be added to our basic fee. We apologize for the lengthy list of optional services, but without discussing each of these, we are hesitant to move them into the base fee. We also know that fees may be a driver in your decision and we have always struggled with a selection process that is based on the lowest fee. We rarely are proposing the lowest fee, as we spend more time with our clients than most of our competition. We believe that this extra time and effort that we spend pays dividends far greater than the additional fees.

For your project, we have assembled a seasoned team of design and engineering professionals with extensive experience in the field of recreation center planning and design. We have developed a proven approach that optimizes our expertise and experience. **Dave Hammel, AIA**, will serve as Principal in Charge and main point of contact throughout the project. **Keith Hayes, AIA**, will serve as Design Principal lending support during the programming and design phases, and **Daniel Matoba** will be the Project Manager. Additional proposed sub consultants, with whom we've successfully completed other recreation center projects in the Denver area include:

**Norris Design** of Denver for Landscape Planning & Design

Headed by John Birkey

**JVA Consulting Engineers** of Boulder for Civil & Structural Engineering

Headed by Howard McHenry & Tom Soell

**The Ballard Group** of Denver for Mechanical and Plumbing Engineering

Headed by Tim Harris

**Reese Engineering** of Denver for Electrical Engineering

Headed by Mark Layfield

**Water Technology** of Beaver Dam, WI for Aquatic Design & Engineering

Headed by Ryan Nachreiner

**Group 14 Engineering** of Denver for Daylighting and Energy Modeling

Headed by Sue Reilly

We have included on our team Group14 as our Energy modeler and daylighting advisor. Since Johnstown is in the Xcel Energy service area, we believe that the Community Center qualifies for their Design Assist program that will subsidize some of the energy efficiency measures we might recommend. Group 14 is an official Xcel Design Assist advisor. As such, they will facilitate an energy strategy for the project and create an analysis of the capital costs, payback time, and subsidy that Xcel would be willing to provide. Sue Reilly estimates that we might be able to see a rebate check on the order of \$50-60,000 and no real costs to the Town.

**DENVER**  
3457 RINGSBY COURT  
UNIT 200  
DENVER, CO 80216  
303.455.1366

**DALLAS**  
129 S. MAIN ST.  
UNIT 230  
GRAPEVINE, TX 76051  
817.527.6880

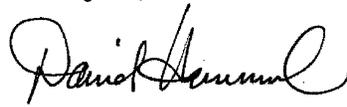
BRSARCH.COM

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We would very much like to be your architect and trusted advisor. We enjoy working in the state of Colorado, as this is our home base, and would be very excited if we are selected. We promise that we will serve the Town of Johnstown with your interests first.

If you have any questions that I can answer, please do not hesitate to call me.

Best regards,

A handwritten signature in black ink, appearing to read "David Hammel". The signature is written in a cursive style with a large, prominent initial "D".

David Hammel

**Exhibit: Fee Summary**

Johnstown Community Recreation Center  
 Scope of Services - Fee Allocation

Prepared 19-Jan-2017  
 Revised -

<b>Construction Budget</b>		Includes Owner budgets for the following: On Site Construction; Building Construction; and Contingencies for Site, Estimating and Construction
Construction Cost	\$ 18,000,000	

<b>Design Fee Allocation</b>				<b>Breakdown by Phase</b>				
Basic Design Services	Total	%*	Prog/Site	SD cost	DD cost	CD cost	BN cost	CA cost
Architect of Record	\$ 628,650	3.49%	\$ 31,432	\$ 125,730	\$ 169,736	\$ 150,876	\$ 18,860	\$ 132,017
Civil Engineer	\$ 58,500			\$ 7,020	\$ 19,890	\$ 23,985	\$ -	\$ 7,605
Landscape Design	\$ 33,500			\$ 6,030	\$ 8,375	\$ 12,730	\$ -	\$ 6,365
Structural Engineer	\$ 120,000			\$ 12,000	\$ 30,000	\$ 48,000	\$ -	\$ 30,000
Mechanical & Plumbing	\$ 114,750			\$ 11,475	\$ 34,425	\$ 49,343	\$ -	\$ 19,508
Electrical Engineer	\$ 88,000			\$ 13,200	\$ 26,400	\$ 26,400	\$ -	\$ 22,000
Aquatics	\$ 98,500			\$ 19,700	\$ 29,550	\$ 34,475	\$ -	\$ 14,775
Energy Modeling	\$ 6,000			\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -
Interiors - BRS	\$ 60,000			\$ 7,200	\$ 14,400	\$ 24,600	\$ -	\$ 13,800
Specifications	\$ 6,300			\$ -	\$ 3,600	\$ 2,700	\$ -	\$ -
	\$ 585,550		\$ -	\$ 79,625	\$ 169,640	\$ 222,233	\$ -	\$ 114,053
<b>Total Fees</b>	<b>\$ 1,224,000</b>	<b>6.80%</b>						

<b>Reimbursable Expense Budget</b>		<b>Breakdown by Phase</b>				
		25%	27%	27%	0%	21%
		SD cost	DD cost	CD cost	BN cost	CA cost
<b>Total Budgeted Expenses</b>	<b>\$ 33,904</b>	<b>\$ 7,263</b>	<b>\$ 8,222</b>	<b>\$ 8,489</b>	<b>\$ -</b>	<b>\$ 9,930</b>

<b>Optional Services</b>							
<b>Architect</b>							
Travel for CA meetings	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
6 mo. Warranty Walk	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Additional Bid Package 1	\$ 2,000		\$ -	\$ -	\$ -	\$ -	\$ -
Additional Bid Package 2	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Record Documents	\$ 3,000		\$ -	\$ -	\$ -	\$ -	\$ -
Review of CMGC Submissions	\$ 800		\$ -	\$ -	\$ -	\$ -	\$ -
CMGC On-Site Interview	\$ 1,200		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Certification Assistance	\$ 5,000		\$ -	\$ -	\$ -	\$ -	\$ -
Preliminary design for phase 2	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Civil Engineer</b>							
Record Documents	\$ 1,500		\$ -	\$ -	\$ -	\$ -	\$ -
Additional Bid Package 1	No Added cost		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Certification Assistance	\$ 3,500		\$ -	\$ -	\$ -	\$ -	\$ -
Land Survey - Depends on site	\$6.5K to 10K		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Landscape Design</b>							
Record Documents	\$ 1,200		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Certification Assistance	\$ 3,000		\$ -	\$ -	\$ -	\$ -	\$ -
Color Rendered Site Plan	\$ 1,800		\$ -	\$ -	\$ -	\$ -	\$ -
3D Rendering of site	\$ 3,000		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Structural Engineer</b>							
Structural Floor	Varies		\$ -	\$ -	\$ -	\$ -	\$ -
Record Documents	\$ 4,000		\$ -	\$ -	\$ -	\$ -	\$ -
Color Rendered Site Plan	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
3D Rendering of site	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Mechanical &amp; Plumbing</b>							
Fire Protection Perf. Design	In base fee		\$ -	\$ -	\$ -	\$ -	\$ -

Record Documents	\$ 3,000		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Doc & Commissioning	\$ 24,250		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Electrical Engineer</b>							
Surveillance/CCTV	\$2K to 6K		\$ -	\$ -	\$ -	\$ -	\$ -
Structured Cabling	\$ 14,000		\$ -	\$ -	\$ -	\$ -	\$ -
Record Documents	\$ 5,000		\$ -	\$ -	\$ -	\$ -	\$ -
Lightning Protection System	\$ 2,000		\$ -	\$ -	\$ -	\$ -	\$ -
Door Access Control	\$1.5k to 5K		\$ -	\$ -	\$ -	\$ -	\$ -
Audio Visual System Design	\$1K to 10K		\$ -	\$ -	\$ -	\$ -	\$ -
Additional Bid Package 1	\$ 2,000		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Certification Assistance	\$2K to 3.5K		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Aquatics Specifications</b>							
Record Specifications	\$ 1,800		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Certification Assistance	\$ 2,400		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interiors</b>							
BRS Interior Scope	In base fee		\$ -	\$ -	\$ -	\$ -	\$ -
Furniture	\$ 25,000		\$ -	\$ -	\$ -	\$ -	\$ -
Custom Signage / Wayfinding	\$ 15,000		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sustainability</b>							
Sustainability Consulting	Xcel Energy Assist		\$ -	\$ -	\$ -	\$ -	\$ -
Energy Modeling	In Base		\$ -	\$ -	\$ -	\$ -	\$ -
Fundamental Commissioning	\$ 32,376		\$ -	\$ -	\$ -	\$ -	\$ -
Enhanced Commissioning	\$ 12,938		\$ -	\$ -	\$ -	\$ -	\$ -
Daylighting Analysis	\$ 5,200		\$ -	\$ -	\$ -	\$ -	\$ -
LEED Documentation/USGBC	\$ 57,500		\$ -	\$ -	\$ -	\$ -	\$ -
Measurement & Verification	\$ 14,000		\$ -	\$ -	\$ -	\$ -	\$ -
Other	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -

**Assumptions:**

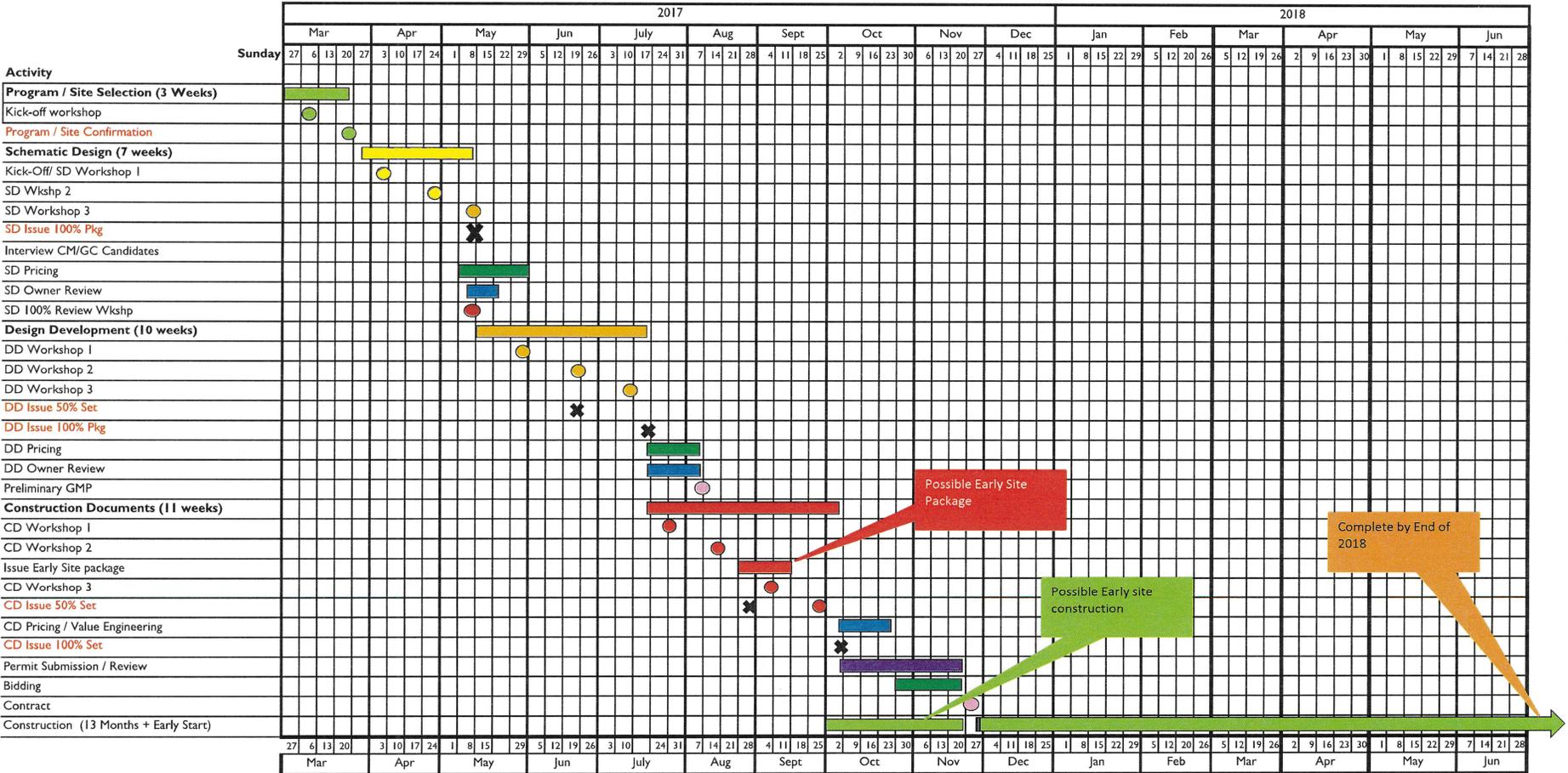
- 1 Assumes a two-story structure. New Construction of approximately, 50-55,000 sf., Should the above SF amount change more than 10%, the Design and Engineering fees will be adjusted accordingly.
- 2 Since no site has been identified we have assumed that the site is no larger than about 6 acres and does not include any extensive development of athletic fields or unusual uses.
- 3 Site is assumed to be free of development or environmental hazards and will not require demolition or clean up.
- 4 Topographic survey is not included in the base fee, but may be added as an additional service.
- 5 No traffic engineering study and no traffic signal design is anticipated.
- 6 A conventional foundation with slab on grade floors is anticipated. Structural floor at grade is not anticipated.
- 7 Construction documents are anticipated to be released in one package, but a site grading and utilities package may be added as an additional service.
- 8 All fees for permits and jurisdictional approvals, utilities and taxes have been excluded
- 9 One (1) full size and five (5) half size hard copy sets of the 100% SD drawings, plus six (6) hard copy 100% SD specifications will be provided as a reimbursable expense.
- 10 One (1) full size and five (5) half size hard copy sets of the 100% DD drawings, plus six (6) hard copy 100% DD specifications will be provided as a reimbursable expense. Hard copies of any intermediate DD milestone documents have been excluded.
- 11 One (1) full size and five (5) half size hard copy sets of the 100% CD drawings, plus six (6) hard copy 100% CD specifications will be provided as a reimbursable expense. These numbers include four (4) sets for Code review submission. Hard copies of any intermediate CD milestone documents have been excluded.
- 12 Four (4) full size hard copy sets of 100% CD drawings and specifications will be provided for bidding as a reimbursable expense.
- 13 Record documents coordinated with Contractor redlined drawings are an additional service
- 14 We have assumed the Catering Kitchen will use residential appliance and no commercial kitchen equipment has been anticipated.
- 15 The development of public street extensions or acceleration and deceleration lanes are not anticipated.
- 16 We have assumed that all utilities are available adjacent to the selected site. We have not anticipated off-site extension design.
- 17 We have assumed that on site detention and water quality treatment will be required.
- 18 No rezoning or plat work is anticipated.
- 19 There will be a monument sign on the site which is included in the design scope.
- 20 No LEED certification is anticipated, but we plan to provide a High Performance building.
- 21 Fire protection design will be specified by the Mechanical engineer, but will be designed by the Fire Protection sub contractor.
- 22 The project will be constructed by a Construction Manager/General Contractor process, not by design-bid-build nor design-build.
- 23 The design of a ground source heat pump mechanical system is not anticipated.

# Exhibit: Project Schedule

## Johnstown Community Recreation Center

original date: 19-Jan-2017

Revised -



**SINK**  
**COMBS**  
**DETHLEFS**



**SINK**  
**COMBS**  
**DETHLEFS**



**SINKCOMBSDETHLEFS**  
SPORTS ARCHITECTURE

DENVER | CHICAGO | ANN ARBOR | LOS ANGELES

January 19, 2017

Diana Seele, Town Clerk  
Town of Johnstown  
450 S. Parish Avenue  
Johnstown, Colorado 80534

Dear Mayor Scott James and members of Town Council,

It should go without saying that we are very excited about the opportunities the new Community Recreation Center offers to the Town of Johnstown, but we are very excited about the project as well. After our interview on January 10th, we left with a new understanding of the project goals, and expectations of Town Council to deliver a cost-effective, functional and timeless center for generations of Johnstown residents and visitors alike.

Now we must convey to you that we are the right team to help bring this project to a successful reality. We have prepared this formal proposal to demonstrate that we will provide comprehensive design services, with an experienced team, and a proposed competitive fee that shows just how serious we are about wanting to work on this project. We will also commit to a design schedule, and construction management services that will deliver the completed project by late 2018. We have provided a detailed schedule and work plan that demonstrates how we will accomplish this requirement.

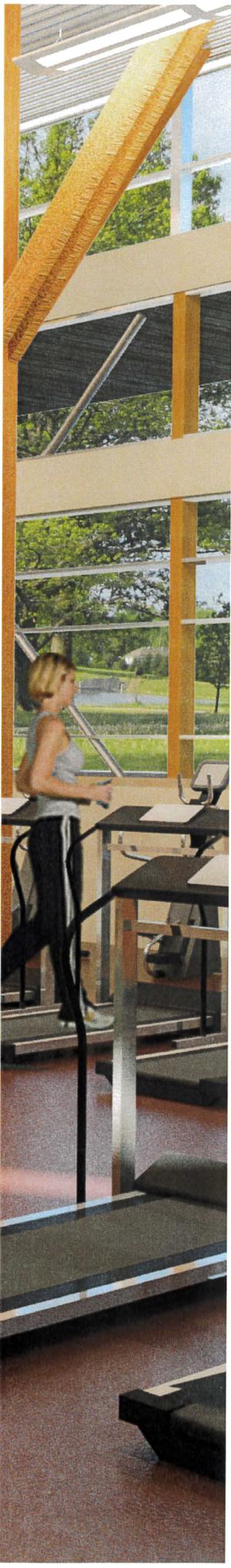
We organized our interview around the idea that a great project should be "rooted in the past, but look forward to the future". We very much look forward to the opportunity to work with you on this landmark project, to show you what a great process we are capable of managing, and what a great design we will together create for the future of Johnstown.

If you have any questions regarding the information in this proposal, or any of the services we have listed, please do not hesitate to contact us.

Sincerely,

Chris Kastelic, AIA, LEED AP  
Principal | Vice President  
Sink Combs Dethlefs  
kastelic@sinkcombs.com  
303.249.6446 cell





# Formal Proposal

---

## OUR UNDERSTANDING OF THE PROJECT

In our interview in Johnstown on the night of January 10th, we feel that we gained a new insight into the goals of the project, as well as renewed enthusiasm for the great center that Johnstown has in its future. The questions posed by Town Council and the selection committee were thoughtful, and gave us a better understanding of the project challenges and concerns of the Town. In particular, questions related to cost management, budget control, and the desire to be in the building by late 2018, set the priorities pretty clearly. In response, we have prepared a proposal that is responsive to the values - a highly competitive fee proposal and a fast-tracked schedule.

We have reviewed the 2013 Recreation Center Feasibility report, including the citizens' survey results, and the PB&A Marketplace Intelligence report outlining the amenities and features that citizens' most want to see in their new center. Based on the findings of these studies, we have prepared a more detailed program statement, aligned with current construction costs, to help visualize the project parameters. We believe we are prepared to help guide this project to a successful completion, and very much look forward to assisting the Town to this goal.

## PROJECT PROGRAM

In our review of the citizens' preference survey and the feasibility report, we developed a program that is responsive to the facility already outlined. We made a few slight adjustments to help clarify the list of spaces, and better reflect current trends in aquatics, fitness and user comfort. We were also very conscious of building operations such as storage and support spaces, and made sure that those were adequately represented. In short, we believe the program Johnstown envisions is readily achievable in the current budget and the program we developed demonstrates our knowledge. As part of the project, we intend to have in-depth conversations with Town staff and other stakeholders to ensure that the program ultimately reflects the expectations of the citizens.

## FEE PROPOSAL

We have prepared a very competitive fee proposal that demonstrates our desire to be part of this landmark project. We carefully evaluated the schedule, work plan, and anticipated tasks and developed our fee accordingly. We are also working with a team of consultants that we have partnered with on countless projects, and requested the same competitive fee approach. Knowing that they all value client service and quality work product, we have every confidence that they will deliver their best work. It is incumbent upon us to manage a smooth project, with timely decisions and meet the fast-paced schedule to allow our fee to be most efficiently dedicated to the work ahead.

## SCOPE OF SERVICES

We have outlined a thorough list of our services, by phase and discipline to demonstrate that the fee we have provided is inclusive of all the services necessary to deliver a state-of-the-art community recreation center. We have attempted to cover every nuance of the project tasks, but if we have overlooked any items, rest-assured it does not mean that we will not provide the service, and would ask for the opportunity to discuss.

## OUR COST CONTROL APPROACH

- 1) We maintain thorough and detailed construction cost averages for recreation center projects across the region, that are regularly updated with market conditions, escalation and other factors to ensure, that at a fundamental level, our buildings are cost effective.
- 2) We employ the services of independent cost consultant, Dave Hoffman, formerly head of preconstruction for Saunders Construction, to analyze our projects. His estimates are some of the best in the industry, and allow us to have independent corroboration of our numbers, and the costs ultimately established by the selected Contractor. We pay his fees out of our architectural fee, because we believe the value of the information is worth the out-of-pocket expense.
- 3) We work with all of the largest Contractors in the region, and can also draw on their feedback for specific cost questions and challenges as the project warrants.
- 4) We track costs on the project on an ongoing basis, adjusting in real-time, as the drawings change to always have a picture of the costs at any point in the process. This is vastly preferred to waiting until project milestones to perform cost estimates, only to find the costs have strayed from the budget. In this way, we are better able to track costs throughout the project, without the surprise of cost overruns at any point in the design.

Below is a chart showing our project cost control of budget versus actual bid amounts.

PROJECT	AREA (SF)	PROJECT BUDGET	BID AMOUNT	COST (\$/SF)	CHANGE ORDERS (\$)	CHANGE ORDERS (%)
Southridge Recreation Center*	71,880	\$12,800,000	\$12,600,000	\$175	\$135,000	1.07%
Mesa State College Maverick Center*	216,155	\$39,500,000	\$39,086,180	\$181	\$295,084	0.75%
Parker Fieldhouse	99,296	\$12,700,000	\$12,405,369	\$125	\$99,856	0.80%
Fruita Community Recreation Center and Library*	55,000	\$12,300,000	\$12,109,248	\$220	\$56,500	0.47%
Greely Family FunPlex*	66,052	\$10,500,000	\$10,436,766	\$158	\$102,376	0.98%
Fraser Grand Park Community Recreation Center**	50,000	\$12,079,317	\$13,025,977	\$261	\$115,155	0.88%
CU Basketball Practice	43,661	\$9,224,438	\$8,661,123	\$198	\$94,224	1.09%
UNC Athletic Center Addition/Renovation	72,500	\$10,500,000	\$10,279,983	\$142	\$156,773	1.53%
Colorado School of Mines Student Recreation Center*	108,000	\$22,000,000	\$21,500,080	\$199	\$245,689	1.14%
Stapleton Central Park Recreation Center*	56,940	\$13,500,000	\$13,518,936	\$237	\$146,331	1.08%
Aurora Beck Recreation Center Addition/Renovation	58,795	\$7,500,000	\$7,553,000	\$128	\$126,587	1.68%
Eastern Washington Student Recreation Center	117,885	\$22,500,000	\$22,266,475	\$189	\$236,521	1.06%
UCCS Campus Recreation Center*	48,550	\$11,000,000	\$10,812,853	\$223	\$114,754	1.06%

\* Project includes indoor aquatics

\*\*The owner elected to contribute additional funds to the project rather than reducing cost, quality and scope

## PROJECT SCHEDULE CONTROL

We maintain a flawless track record of on-time performance through a rigorous process of regular meetings, issue tracking and management, critical path updates and overall commitment to the schedules of teams and users that will rely on this building when complete. We are acutely aware of the need to open the project well in advance, to ensure proper start-up and staff training, and we have never missed a deadline for the intended opening of a project. We maintain our design schedule through a variety of means and employ the following strategies.

1. We recognize that a key driver to the schedule is the decision process of key stakeholders. We believe that our role is to provide the most competent and informative tools to assist in the decision making process and make well informed decisions to build consensus and move the project forward. In other words, we can't blame the Town for delaying decisions if we haven't provided the right information to make those decisions quickly and with confidence.
2. Simply stated, we stay on schedule when we stay on budget. The most common schedule delay on a project is the time lost when a project stalls for redesign due to budget overruns. We believe that constant cost tracking, not just at milestones, allows for a smoother project and helps mitigate surprises and delays due to budget issues.
3. We also hold our consultant team to the same schedule commitments. Through regular consultant meetings, and specific action items for the team, we can better assist the entire team in reaching schedule milestones, and eliminate causes for delays.
4. We also understand that schedule control doesn't end at design. Our greatest risk in construction is not errors (these are few, and seldom reach the magnitude of a critical problem), it is the cost of delaying the contractor, and the value of their time on site. We respond in a timely manner to all requests for information, submittal review, and field responses to ensure that we are not responsible for any construction delays. If issues arise, we convene the consultant team, and tackle the solutions quickly and thoroughly. It cannot be stated enough, the importance of responsiveness during the building phase.

The following table shows a track record of project that opened on-time and without delays.

PROJECT	Drawings Issued for Bid On-Time	Initial Contract Duration (mos.)	Final Completion (mos.)
Highlands Ranch Southridge	Yes	13	13
Mesa State College Maverick Center	Yes	18	18
Parker Fieldhouse	Yes	9	9
Fruita Community Recreation Center and Library*	Yes	14.5	16
Greely Family FunPlex	Yes	13	13
Fraser Grand Park Community Recreation Center	Yes	16	15
Dickinson State Badland Activity Center	Yes	15	15
CU Basketball Practice	Yes	15	15
UNC Butler Hancock Athletic Center Addition/Renovation	Yes	14	13.5
Colorado School of Mines Student Recreation Center	Yes	18	19
Stapleton Central Park Recreation Center	Yes	14	13.5
Aurora Beck Recreation Center Addition/Renovation	Yes	10	9.5
Eastern Washington Student Recreation Center	Yes	15	15
UCCS Campus Recreation Center	Yes	11	12

*\*Project was under budget, additional funds allowed scope added during construction*

# Potential Program

## Base Support Spaces

	Area SF	\$/SF	Const. Cost
<b>Lobby Spaces</b>			
Entry Hall/Lobby/Vestibule	1,000	\$250	\$250,000
Casual Activity Lounge	400	\$250	\$100,000
Reception/Access Control	200	\$280	\$56,000
Public Restrooms (2)	240	\$290	\$69,600
Mech./Circ./Walls/Struct., etc.	368	\$230	\$84,640
<b>Total Lobby Spaces</b>	<b>2,208</b>		<b>\$560,240</b>
<b>Locker Rooms</b>			
Men's Locker Room	1,000	\$290	\$290,000
Women's Locker Room	1,100	\$290	\$319,000
Family Change Dressing Area	250	\$290	\$72,500
Family Change Stalls (4)	160	\$290	\$46,400
Family Changing Rooms (3)	300	\$290	\$87,000
Mech./Circ./Walls/Struct., etc.	562	\$230	\$129,260
<b>Total Locker Rooms</b>	<b>3,372</b>		<b>\$944,160</b>
<b>Administrative Staff Areas</b>			
Director's Office	150	\$250	\$37,500
Private Offices (3 @ 110 sf)	330	\$250	\$82,500
Open Workstations (4@80 sf)	320	\$250	\$80,000
Conference / Flex Office	180	\$250	\$45,000
Office Storage	50	\$250	\$12,500
Staff Break Room	150	\$300	\$45,000
Work/Copy Room	150	\$300	\$45,000
General Building Storage	300	\$230	\$69,000
Mech./Circ./Walls/Struct., etc.	326	\$230	\$74,980
<b>Total Staff Areas</b>	<b>1,956</b>		<b>\$491,480</b>

## Swimming Pools

	Area SF.	\$/SF	Const. Cost
<b>Aquatic Support</b>			
Aquatic Manager's Office	175	\$275	\$48,125
Lifeguard Room	200	\$275	\$55,000
Pool Storage	30	\$250	\$7,500
<b>Total Aquatic Support</b>	<b>405</b>		<b>\$110,625</b>
<b>Warm Water Leisure Pool</b>			
Natatorium (Pool Area, Decks)	11,153	\$300	
Warm Water Activity Pool	3,500	\$250	\$875,000
3 lap swimming lanes	1,688	\$250	\$421,875
Play Feature Allowance			\$360,000
Spa	180	\$500	\$90,000
Pool Party Room / Classroom	600	\$250	\$150,000
Pool Mechanical Rooms	1,297	\$250	\$324,219
Mech./Circ./Walls/Struct., etc.	1,985	\$230	\$456,435
<b>Total Warm Water Leisure Pool</b>	<b>15,215</b>		
<b>Gymnasium</b>			
<b>Multi-Activity Gymnasium</b>			
Gymnasium (3-44'x72 courts)	15,088	\$240	\$3,621,120
Gymnasium Seating for 350	1,050	\$240	\$252,000
Gymnasium Storage	600	\$240	\$144,000
Mech./Walls/Struct., etc.	2,421	\$230	\$556,761
<b>Total Gymnasium</b>	<b>19,159</b>		<b>\$4,573,881</b>
<b>Elevated Running Track</b>			
Running Track (3-lane, 1/8 mile)	5,940	\$120	\$712,800
Mech./Walls/Struct., etc.	0	\$0	\$0
<b>Total Running Track</b>	<b>5,940</b>		<b>\$712,800</b>

## Fitness Spaces

	Area SF	\$/SF	Const. Cost
<b>Fitness Center</b>			
Strength Training (10 stations)	1,000	\$275	\$275,000
Circuit Training (16 stations)	1,200	\$275	\$330,000
Cardiovascular Training (30 stations)	1,500	\$275	\$412,500
Stretching/Plyometrics/Cross Training	800	\$275	\$220,000
Supervisor	100	\$275	\$27,500
Mech./Walls/Struct., etc.	920	\$230	\$211,600
<b>Total Fitness Center</b>	<b>5,520</b>		<b>\$1,476,600</b>

## Group Exercise Studio

Aerobics/Dance Studio (30 persons)	1,800	\$275	\$495,000
Aerobics Room Storage (shared)	250	\$250	\$62,500
Mech./Circ./Walls/Struct., etc.	410	\$230	\$94,300
<b>Total Group Exercise</b>	<b>2,460</b>		<b>\$651,800</b>

## Community Spaces

### Multipurpose Meeting Rooms

Multipurpose Room (120 seats, divisible)	1,500	\$275	\$412,500
Catering Kitchen	350	\$350	\$122,500
Storage	250	\$240	\$60,000
Mech./Walls/Struct.,etc.	370	\$230	\$85,100
<b>Total Multi-purpose Meeting Areas</b>	<b>2,470</b>		<b>\$680,100</b>

### Child Sitting

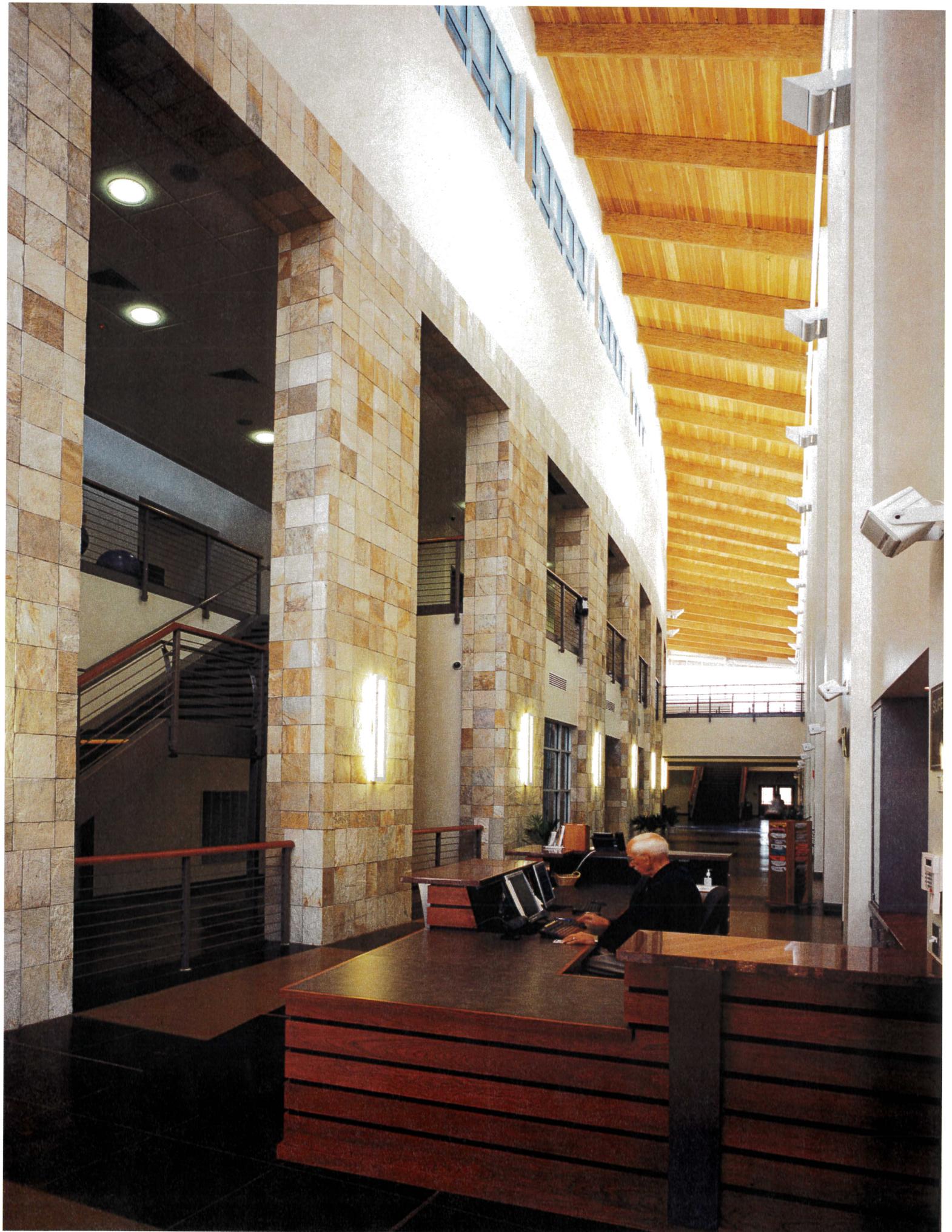
Child Sitting Room (12 kids)	600	\$275	\$165,000
Office	100	\$250	\$25,000
Children's Restroom	50	\$290	\$14,500
Storage	50	\$230	\$11,500
Mech./Circ./Walls/Struct., etc.	160	\$230	\$36,800
<b>Total Child Care Center</b>	<b>960</b>		<b>\$252,800</b>

<b>Building Subtotal</b>	<b>59,664</b>	<b>\$276</b>	<b>\$16,477,952</b>
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## Base Site Development

Parking (240 spaces for 60,000 SF)	\$504,000
Entry Drives, site circulation	\$54,000
Plazas, paving, trails	\$240,000
Site Earthwork / Import Fill	\$100,000
Landscaping (50% of Dev'd Area)	\$381,150
Utilities Allowance	\$300,000
Site Lighting	\$75,000
<b>Total Base Site Development</b>	<b>\$1,654,150</b>

<b>Total Construction</b>	<b>\$18,132,102</b>
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# Fee Proposal

<b>Total Proposed Fee:</b>	<b>\$1,098,000</b>	6.10% of construction value
<b>Total Reimbursable (NTE):</b>	<b>\$33,099</b>	
<b>Total Fee incl. Reimbursable :</b>	<b>\$1,131,099</b>	

Consultant Firm & Role	Basic Service Fees by Phase						Total Fee
	Program Verification/ Concept Design	Schematic Design	Design Development	Construction Documents	Bidding/ Negotiation	Construction Administration	Base Fee
Sink Combs Dethlefs Architecture and Interior Design	\$16,343	\$114,398	\$130,740	\$261,480	\$13,074	\$117,666	<b>\$653,700</b>
JVA Civil	\$0	\$7,000	\$14,000	\$24,000	\$6,000	\$9,000	<b>\$60,000</b>
Martin/Martin Structural	\$0	\$16,200	\$16,200	\$32,400	\$1,620	\$14,580	<b>\$81,000</b>
BHA Landscape	\$9,800	\$6,500	\$15,000	\$22,400	\$1,800	\$5,300	<b>\$60,800</b>
The Ballard Group Mechanical & Plumbing	\$0	\$11,750	\$35,250	\$50,525	\$1,975	\$18,000	<b>\$117,500</b>
IES Electrical, Lighting & Low Voltage	\$0	\$14,000	\$14,000	\$28,000	\$1,400	\$12,600	<b>\$70,000</b>
ADG Aquatic Design	\$0	\$5,500	\$13,750	\$27,500	\$2,750	\$5,500	<b>\$55,000</b>
<b>Team Total</b>	<b>\$26,143</b>	<b>\$175,348</b>	<b>\$238,940</b>	<b>\$446,305</b>	<b>\$28,619</b>	<b>\$182,646</b>	<b>\$1,098,000</b>
Per phase percentage of total fee	2.38%	15.97%	21.76%	40.65%	2.61%	16.63%	100.00%

Reimbursable Expenses	Not to Exceed Expense Limit
Sink Combs Dethlefs	\$16,343
JVA	\$1,500
Martin/Martin	\$800
BHA	\$4,000
The Ballard Group	\$956
IES	\$1,000
ADG	\$8,500
<b>Team Total</b>	<b>\$33,099</b>

Potential Additional Service Fee Ranges	
Property Survey	\$6,500-\$10,000
Geotechnical Investigation	\$9,000-\$12,000
LEED Certification Submittal Fees	\$56,500
Includes LEED specified energy modeling, preparation of submittal binders, submittal fees, and administering the approval process	
* If any of these services are desired, we will prepare final amounts based on a more specific scope of work.	

# Scope of Services

## MEETINGS

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- Conduct bi-weekly meetings with City Staff and/or their representatives and CM/GC, to be selected, with meeting minutes published by Sink Combs Dethlefs within (3) three business days following each meeting
- Lead public meetings during the Design, dates and number to be determined by the Owner, up to (5) meetings in the base fee.
- Meetings with review of design efforts with City review agencies including Planning and Zoning, development review, Building department, Fire Department and Public Works.
- Bi-weekly meetings with the architect and consulting engineers for project coordination and quality control
- Maximum 2-week owner review of drawings at each design phase, and follow up meeting to discuss concepts.

## PROGRAM VERIFICATION AND CONCEPT DESIGN

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- Review 2013 Feasibility Study and evaluate consensus program
- Meet with the project planning team and develop detailed program of spaces
- Conduct up to (2) public open house meetings to gather any necessary program and activity feedback
- Conduct a site analysis and selection process for up to (3) potential sites to include:
  - Information gathering, and on-site review of the subject sites
  - Thorough analysis of each potential site to include selection criteria to be coordinated with the Owner.
  - Graphic depiction of the potential program and future growth on each potential site.
  - Final site document to present the consensus site to the owner
- Develop preliminary site plan, landscape concepts, and site utilities analysis. A concept design of building and site will be developed which includes initial program and budget elements. It shall also show a future development plan and design of the facility's ultimate build out (within the confines of the proposed site) that includes items identified but not in the budget, referenced as "future" in the current program, or other recreational building elements identified by the Owner staff during this Phase. Future building elements shall be logical and easily integrated into initial construction and afford construction access, while minimizing effect on operations and community access.
- Concepts for connections to future trails, developments, and other notable Johnstown landmarks, views, orientation, massing, and primary building materials
- Building floor plans and elevations
- Preliminary site and building renderings for internal review and public meetings.
- Identification of sustainable design elements
- Preliminary Basis of Design Report (BODR) describing details of design not provided in drawings. This should include information on concept design from each design discipline required to complete the project,
- Preliminary documents for City Planning and Department Review
- Provide geotechnical boring locations for soils investigation.

## SCHEMATIC DESIGN

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### Architectural Services

- Architectural Plans, elevations, and building sections showing components reflecting the established program and support building systems
- Exterior renderings of the proposed design in computer Illustrative format, up to (5) exterior views
- Interior renderings of the proposed design in computer Illustrative format, up to (5) exterior views
- Preliminary documents necessary for City zoning preapplication application
- Meet and document preliminary review of project with City Building Department and local Fire Department

- A Basis of Design Report (BODR) describing details of design not provided in drawings such as the following:
  - Comparison of actual area to program area
  - Building Code review
  - Outline Specifications of materials, systems and equipment
  - Fixture, Furnishings and Equipment Draft List
- Geotechnical Report by others reviewed and recommendations incorporated into the design.
- Quality Control documentation and verification
- Preliminary LEED meeting to discuss goals and preliminary LEED checklist
- Schematic design cost estimate by Sink Combs Dethlefs and Dave Hoffman Consulting.

#### Site Design, Civil and landscape

- Schematic grading plans
- Schematic site utility plans and calculations
- Schematic Landscape plan and concept sketches

#### Structural Design

- Preliminary design criteria, code information and basic systems description
- Concept foundation design system description based on findings in geotechnical investigation.
- Preliminary floor and roof framing plans

#### Mechanical, Plumbing and Electrical Design

- HVAC and Plumbing system narrative stipulating design criteria, controls, calculations and system explanation
- HVAC and Plumbing system plan diagrams and equipment locations
- Electrical narrative stipulating design criteria, calculations and system explanation
- Electrical system plan diagrams and one-line schematics
- Preliminary lighting plan and fixture types
- Descriptive narrative of low voltage systems including Information technology (IT), Audio/Video (A/V) and security.

#### Aquatic Design

- Pool design meeting to identify design concepts and features
- Develop Swimming pool program
- Develop swimming pool schematic plans and preliminary estimate of probable cost

## DESIGN DEVELOPMENT

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#### Architectural Services

- Architectural Drawings include:
  - Floor plans, roof plan
  - Exterior elevations and building sections
  - Interior elevations
  - Enlarged plans
  - Typical wall sections
  - Partition types
  - Ceiling plans and details
  - Door, window and hardware schedules
  - Preliminary building details
- Updates to exterior renderings depicting any changes to the design
- Updates to interior renderings depicting any changes to the design
- Prepare site approval submittal package
- Meet and document review of project with City Building Department and local Fire Department
- Update Code Analysis
- Quality Control documentation and verification
- LEED tracking of accepted design measures and documentation of systems
- Interior design workshop, present material, color and finish selections and incorporate into the design documents. Includes interior and exterior graphics concepts.
- Discuss any program for purchase or selection of public art
- Update furnishings, fixtures and equipment schedule. Select fitness equipment, office furnishings, building furniture, and other major purchases.
- Full CSI technical specifications
- Potential early Bid Package for site grading, utilities and foundation (at end of this phase or within Construction Document Phase development)

#### Site Design, Civil and Landscape

- Civil grading plans with cut/fill calculations and drainage design
- Site utility plans and calculations, horizontal control
- Civil utility details
- Landscape plan
- Preliminary Irrigation plan

#### Structural Design

- Preliminary design criteria, code information and basic systems description
- Concept foundation design system description based on findings in geotechnical investigation.
- Preliminary floor and roof framing plans
- Full CSI specifications for steel, concrete and structural masonry design.

#### Mechanical, Plumbing and Electrical Design

- HVAC and Plumbing system design criteria and mechanical equipment schedules.
- HVAC and Plumbing system plans depicting equipment locations, duct size and routing, and devices.
- Energy usage calculations
- Mechanical and plumbing details.
- Fire sprinkler performance design specification
- Electrical narrative stipulating design criteria, calculations and system explanation
- Electrical system power plans for all levels
- Lighting design with fixture locations and specifications cut sheets.
- Plans of low voltage systems including Information technology (IT), Audio/Video (A/V) and security devices and systems
- Full mechanical, plumbing and electrical specifications

#### Aquatic Design

- Pool Plan and feature drawings and renditions
- Pool cross-sections and gutter and rail details.
- Pool equipment room layout of filters, pumps, chemical controllers, and other pool equipment
- Provide coordination drawings including equipment room sizing, water, sewer, gas and electrical requirements
- Pool CSI specifications
- Update pool estimate of probable cost.

### **CONSTRUCTION DOCUMENTS (BID DOCUMENTS)**

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#### Architectural Services

- All drawings prepared in the Design Development phase are finalized
- Finalize site approval, respond to planning comments and approved site.
- Incorporate all comments from review of project with City Building Department and local Fire Department
- Final Code Plans and Analysis
- Quality Control documentation and verification
- Finalize LEED tracking of accepted design measures and documentation of systems
- Finalize interior design selections of materials, colors and other products
- Finalize furnishings, fixtures and equipment schedule. Select fitness equipment, office furnishings, building furniture, and other major purchases.
- Finalize CSI technical specifications
- Issue drawings to the building department for building permit
- Issue all Contract Documents (drawings and specifications) for Bidding

#### Site Design, Civil and Landscape

- Final Civil grading plans with cut/fill calculations and drainage design
- Final Site utility plans and calculations, horizontal control
- Final Civil utility and site construction details
- Final Landscape plan, planting types, and details
- Final Irrigation plan and Controls

#### Structural Design

- Finalize all structural design, and code calculations
- Final foundation design plan and details
- Final floor and roof framing plans and details
- Full CSI specifications for steel, concrete and structural masonry design.

#### Mechanical, Plumbing and Electrical Design

- HVAC and Plumbing system design criteria and mechanical equipment schedules.
- HVAC and Plumbing system plans depicting equipment locations, duct size and routing, and devices.
- Energy usage calculations
- Mechanical and plumbing details.
- Fire sprinkler performance design specification
- Finalize all electrical design
- Electrical system power plans for all levels
- Final Lighting design with fixture locations and specifications cut sheets.
- Final Plans of low voltage systems including Information technology (IT), Audio/Video (A/V) and security devices and systems
- Mechanical and Electrical system Com Check for code approval
- Final mechanical, plumbing and electrical specifications

#### Aquatic Design

- Final Pool Plan and feature drawings and details
- Final Pool cross-sections and gutter and rail details.
- Final Pool equipment room layout of filters, pumps, chemical controllers, and other pool equipment
- Pool CSI specifications

### **CONSTRUCTION ADMINISTRATION SERVICES**

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- Digital drawing and model files will be provided to the selected Contractor and subcontractors for use in preparing shop drawing submittals
- Review Contractor Schedule of Values
- Review and comment on Contractors Critical path Schedule
- Review and Approve all construction shop drawing submittals in a timely manner within the duration stipulated in the Contract for Design Services, typically 10 business days.
- Respond to Contractor Requests for Information (RFIs) in a timely manner within the duration stipulated in the Contract for Design Services.
- Issue Bulletins for supplemental information or construction change directives for necessary modifications to the contract documents (drawings and specifications)
- Conduct regular on-site observation for consistency with the intent of the Contract Documents and issuance of field reports to document the findings.
- Issuance of a letter of substantial completion
- Punchlist job walk to identify repairs and quality control necessary for final sign-off of the work, in compliance with the contract documents. Pre-punch walks are acceptable to the Architect in an effort to mitigate later repairs, particularly for systems that may be covered, or may be difficult to remedy once finishes are complete.
- 11 Month warranty walk to identify items that need remedied under the implied 1 year warranty by the Contractor.

### **ADDITIONAL SERVICES NOT INCLUDED IN THE BASE SCOPE OF SERVICES**

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However, additional services could be added for negotiated additional fee

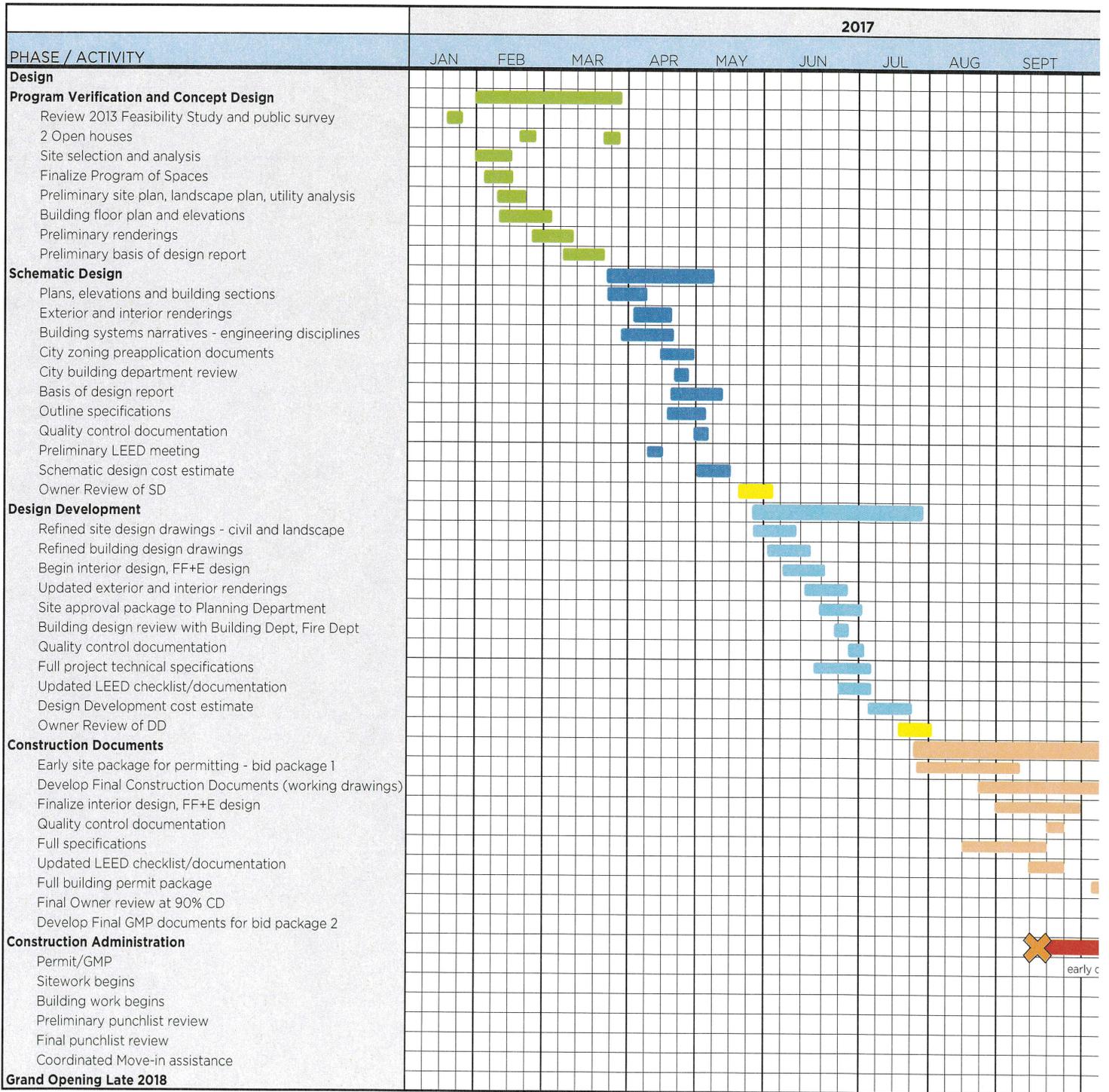
- Building system commissioning
- Site property survey
- Geotechnical investigation
- LEED Certification submittal
- Wetlands surveying and/or mitigation

### **SERVICES SPECIFICALLY EXCLUDED FROM OUR SERVICES**

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- Survey and abatement of hazardous materials of any existing structures on subject properties
- Brownfield site analysis or mitigation
- Design of public utilities beyond the boundaries of the subject property
- Special inspection, and review of contractor's means and methods

# Project Schedule



2018

OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEPT OCT NOV DEC



# Project Work Plan

Task Description	SINK COMBS DETHLEFS			Consulting Engineers
	Chris Kastelic Principal-In-Charge	Hillary Andren-Wise Project Manager	Jamie Benallo Job Captain	
<b>1.0 Team Participation Plan / Pre-Design and Program Refinement</b>				
1.1 Project Kick-off, establish Work Plan, Schedule, Tasks, Roles & Responsibilities				
1.2 Develop process with SFM for City Council, Staff, and the Public to give input				
1.3 Collaborate with SFM to discuss similar facilities, trends, alternate programs				
1.4 Potential tours of nearby similar facilities				
1.5 Document detailed activity areas, uses, adjacencies				
1.6 Present refined program and cost magnitude schedule to City/SFM				
<b>2.0 Conceptual Plan Update</b>				
2.1 Programming				
Confirm conceptual program consensus, make any necessary adjustments				
2.2 Site Planning				
Site selection - evaluate alternatives				
Pedestrian, vehicular and loading patterns				
Drainage and Utility Infrastructure				
Sustainable design elements matrix				
Conceptual Master Plan				
Infrastructure Coord. (road/utility/stormwater/geotech)				
2.3 Conceptual Building Design				
Confirm building program and areas				
Staffing and operations discussions				
Generate and refine floor plan layouts and exterior design concepts				
Produce refined exterior renderings				
2.4 Present Final Conceptual Design to City/SFM				
<b>3.0 Schematic Design (SD)</b>				
3.1 Translate Program into detailed space layouts				
3.2 Schematic Architectural Plan Design				
3.3 Schematic Site Design				
3.4 Schematic Design Deliverables				
Develop Consensus Floorplans				
Develop Schematic Site Design				
Building Exterior Elevations and Building Sections				
Preliminary Materials and finishes, interior and exterior				
Outline Specifications				
Preliminary Code plan and study				
Preliminary Fixture, Furnishings and Equipment				
LEED Sustainable Design Charrette				
ADA analysis and compliance study				
Code compliance study including Life Safety, systems, exiting				
3.5 Computer 3D Modeling Images				
3.6 Coordinate engineering narratives and drawings				
Bi-weekly consultant coordination meetings				
Preliminary meetings with Utilities, public works				
Preliminary meeting with building department				
3.7 Develop Schematic Cost Estimate Model				
3.8 Submit Schematic design to City/SFM				
<b>4.0 Design Development (DD)</b>				
4.1 DD Kick-off to review costs and City/SFM comments				
4.2 Finalize Consensus Floorplans and Exterior				
4.3 Design Development Deliverables				
Detailed Floorplans, enlarged floorplans)				
Finalize Site Design				
Final Code Plan and Analysis				
Detailed Exterior Drawings (elevations, sections, materials)				
Finalize Materials and Finishes, interior and exterior				
Detailed Specifications				
Building Details				
Update computer renderings to design				
4.4 Coordinate engineering drawings, details and specs				
Develop detailed engineering drawings (MEP, Struct)				
Develop building systems descriptions				
Bi-weekly consultant coordination meetings				
4.5 Finalize Site Design, Landscape and Civil				
4.6 Preliminary Site Plan submittal (if desired)				
4.7 Updated Design Development Cost Model (CMGC)				

Task Description	SINK COMBS DETHLEFS			Consulting Engineers
	Chris Kastelic Principal-In-Charge	Hillary Andren-Wise Project Manager	Jamie Benallo Job Captain	
<b>5.0 Construction Documents (CD)</b>				
5.1 CD Kick-off to review costs and City/SFM comments				
5.2 Construction Documents Deliverables				
5.3 Finalize Building Drawings				
All required drawings for Construction, GMP & Permit				
Final Detailed Floorplans, enlarged plans, plan details				
Finalize all exterior design, detailing and materials				
Define all building products, equipment, doors, windows,				
All Building Details, roof, walls, etc.				
5.4 Final Detailed Specifications				
5.5 Finalize engineering drawings, details and specs				
Final eng. Drawings & specs				
Develop building systems descriptions				
Bi-weekly consultant coordination meetings				
5.6 Final Code and Permit submittal to City				
5.7 Work with SFM/CMGC to Develop Final GMP				
Answer bidding and subcontractor questions				
Issue drawing clarifications				
5.8 Complete Final Construction Documents				
5.9 Interior details, interior materials, equipment, signage, graphics				
5.11 Produce Final Conformance Construction Document Set				
<b>6.0 Construction Administration (CA)</b>				
6.1 Submittal Review				
6.2 Weekly Owner/SFM, Architect, Contractor Meetings				
6.3 Field Reports from Site Visits				
6.4 Respond to Requests for Information				
6.5 Generate Bulletins to reflect proposed changes				
6.6 Final Punchlists and review				
6.7 Warranty walk and ongoing follow-up				

# Our Project Team

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## Martin/Martin

STRUCTURAL ENGINEER  
75+ PROJECTS WITH SCD

12499 W. Colfax Avenue  
Lakewood, CO 80215  
303.431.6100  
martinmartin.com

Martin/Martin, Inc. is a full-service structural and civil consulting engineering firm that has been a leader in the Rocky Mountain region since the 1940s. We provide engineering services to a broad range of clients including architects, building/property owners, contractors, developers, government sector clients, and manufacturing companies. Our civil & structural engineering experience includes meeting design requirements for a variety of facilities including higher education academic facilities, recreation centers, gymnasiums, and fitness facilities.

### RELEVANT PROJECTS

- Fort Lupton Recreation Center
- Charles Whitlock Recreation Center, Lakewood, CO
- Cottonwood Creek Recreation Center
- Eastridge Recreation Center, Highlands Ranch, CO
- Gunnison Community and Recreation Center | Gunnison, CO

## BHA Design

LANDSCAPE ARCHITECT  
8 PROJECTS WITH SCD

1603 Oakridge Drive  
Fort Collins, CO 80525  
970.223.7577  
bhadesign.com

BHA Design Inc. is a landscape architecture and planning firm established in January of 1993. As landscape architects, we have a responsibility to craft design solutions that are fitting, artful, interesting, and appropriate given the context. We understand that successful outcomes in the higher education realm, requires balancing the needs of the students, administration, staff, maintenance and operations. In recent years, we have had the good fortune of working with several higher education institutions on some interesting and challenging projects.

### RELEVANT PROJECTS

- Philip S Miller Community Park and Field House
- Snow Sports 365 Gravity Lodge & Base
- UNC Butler Hancock Sports Pavilion
- Windsor Community & Recreation Center | Windsor, CO
- Cheyenne Youth Activity Center | Cheyenne, WY
- Evans Community Center/Police Station | Evans, CO
- Boulder Jewish Community Center | Boulder, CO

## JVA

CIVIL ENGINEER  
10+ PROJECTS WITH SCD

1512 Larimer St., Suite 710  
Denver, CO 80202  
303.444.1951  
jvajva.com

JVA, Incorporated is a consulting structural, civil and environmental engineering firm headquartered in Boulder, Colorado with offices in Fort Collins, Winter Park, Glenwood Springs and Denver. JVA has a 60-year history of engineering experience serving architects and owners on building projects, site development and water/wastewater projects throughout the Rocky Mountain area and nationwide. Our current staff size is 95. The principals are registered in Colorado and every state across the country.

### RELEVANT PROJECTS

- Apex Simms Street Pickleball Courts
- Apex Recreation Center
- Apex Meyers Pool
- Margaret Carpenter Recreation Center
- East Recreation Center
- Oasis Aquatics Park
- Erie Community Park | Erie, Colorado

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## The Ballard Group

MECHANICAL &  
PLUMBING ENGINEER  
60+ PROJECTS WITH  
SCD SINCE 1998

2525 S. Wadsworth Blvd.,  
Suite 200  
Lakewood, CO 80203  
303.988.4514  
theballardgroup.com

The Ballard Group, Inc. was founded in 1978 to provide quality mechanical engineering services with specific emphasis on heating, ventilation, air conditioning, plumbing, fire protection and medical gas systems design. We maintain two offices in Colorado: our main office in Lakewood, a western suburb of Denver, and a branch office in Fort Collins. Our operating philosophy is to provide sound, innovative engineering services tailored to the needs of each client on time and within budget. We strive to be forward-thinking engineers who use our collective experience to deliver energy efficient and cost-effective mechanical systems.

### RELEVANT PROJECTS

- Second Creek Recreation Center, Commerce City, CO
- United States Olympic Center
- Ken Caryl Ranch Recreation Center Renovations | Littleton, Colorado
- Northern Arizona University, Aquatics & Tennis Center | Flagstaff, Arizona
- Beck Recreation Center | Aurora, Colorado

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## IES

ELECTRICAL ENGINEER  
18 PROJECTS WITH SCD

7550 West Yale Ave., Suite B-130  
Denver, CO 80227  
303.988.4514  
iesystems-inc.com

Innovative Electrical Systems is a full service electrical engineering firm who has been in business since December 1998. Its founder, Mr. Les E. Yingling has over 46 years of design experience on over 4,000 projects in all aspects of commercial construction. In the past 30 years as a Principal and Project Manager he has designed Community Recreation Centers and University Recreation Centers across the country. His firms have designed more than 70 sports related facilities.

### RELEVANT PROJECTS

- Ken Caryl Community Center
- Fruita Recreation Center
- Fraser Grand Park Recreation Center
- McNeal Pavilion and Student Recreation Center Southern Oregon University
- Denver Tennis Club
- Parker Recreation Center Addition and Remodel

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## Aquatic Design Group

AQUATIC DESIGN  
1 PROJECT WITH SCD

2226 Faraday Ave.  
Carlsbad, CA 92008  
760.438.8400  
aquaticdesigngroup.com

For more than 30 years, Aquatic Design Group has set the standard for quality design and consulting services within the aquatics industry. Our goal is to provide this service with dedication and commitment to the highest possible level of customer satisfaction, delivered in a professional manner by a team of talented individuals who love what they do. Lead by our firm's Principals, Scott Ferrell, AIA, Dennis Berkshire, and Justin Caron, we have worked with clients from around the globe to help bring their dreams to reality. This experience results in quality, efficient design solutions that lead to projects delivered on time and on budget. We have worked on projects of all shapes and sizes in 38 states and 25 countries around the world.

### RELEVANT PROJECTS

- Parker Recreation Center Expansion and Renovation | Parker, Colorado
- CU Student Recreation Center Expansion | Boulder, Colorado
- Garside Pool and Bathhouse | Las Vegas, Nevada
- Hollywood Regional Park Aquatic Center | Clark County, Nevada
- Jurupa Valley Aquatic Center "The Cove" | Riverside, California
- Huntsville Aquatic Center | Huntsville, Texas





**ARCHITECT**

**ANALYSIS**

**(Prepared by Mr. Kevin Gibbs)**

## Roy Lauricello

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**From:** RG <rk.gibbs@yahoo.com>  
**Sent:** Monday, January 23, 2017 8:23 PM  
**To:** Roy Lauricello; John Franklin  
**Subject:** Rec Center architect comparison  
**Attachments:** Architect Fee Analysis 1.pdf

I talked with Chris Kastelic and Dave Hammel this afternoon. Both answered my line-by-line questions. I have updated the spreadsheet comparison. Kastelic basically said "we include everything", so I had to move the Furniture Design, Signage Design and Record Documents back up above the line. Makes the spread between them now \$191k.

I hope this helps.

Beau will be at the Council meeting on Monday Jan. 30 at 6:00pm.

Thanks.

Kevin

<b>JOHNSTOWN RECREATION CENTER</b>		Rev: 1-23-17	
<b>ARCHITECT COMPARISON</b>			
	Barker Rinker Seacat	Sink Combs Dethlefs	
<b>DESIGN FEE:</b>	1,224,000	1,098,000	
Additional Bid Package (BRS)	2,000	included	
Review CM/GC qualifications	800	included	
Attend CM/GC interviews	1,200	included	
Additional Bid Package (Electrical)	2,000	included	
Furniture Design	25,000	included	
Signage Design (no graphic design in either firm)	15,000	included	
Record Documents (As-Builts)	19,500	included	
	1,289,500	1,098,000	
Reimbursables	33,904	33,099	
Land Survey	more fee	more fee	
Geotech Investigation (Soils Testing)	more fee	more fee	
Colored renderings	more fee	included	
LEED Certification	more fee	more fee	
If Project grows by 10% (above 55,000 SF)	more fee	probably more fee	
If Site is more than 6 acres	more fee	no change in fee	
Assumed only 1 Bid Package	added 1 in above	included	
Structural Floor design is extra	more fee	probably more fee	
Off-site Utility Extension designs are extra	more fee	more fee	
Rezoning & Replat design is extra	more fee	included	
<b>ARCHITECT TEAM:</b>			
Principal	Dave Hammel	Chris Kastelic	
Design Principal	Keith Hayes		
Project Manager	Daniel Matoba	Hillary Andren-Wise	
Job Captain		Jamie Benallo	
<b>SUBCONSULTANTS:</b>			
Landscape Design	Norris	BHA	
Civil Engineering	JVA	JVA	
Structural Engineering	JVA	Martin/Martin	
Mechanical Engineering	Ballard	Ballard	
Electrical Engineering	Reese	IES	
Aquatic Design	Water Tech	ADG	
LEED / Daylighting	Group 14		
Schematic Design Cost Estimator		Hoffman	
More detailed cost estimates	by CM/GC	by CM/GC	
<b>SCHEDULE:</b>			
Start Design	2/27/17	2/1/17	
Program / Site Selection	3 weeks	8 weeks	
Schematic Design	7 weeks	6 weeks	
Design Development	10 weeks	9 weeks	
Construction Documents	11 weeks	17 weeks	
Early Site Bid Package	9/15/17	9/11/17	
100% Const Docs	10/2/17	11/8/17	
Construction Contract (Final GMP)	11/27/16	11/27/16	
Construction Start (Sitework)	10/2/17	9/18/17	
Construction Start (Full Project)	11/28/17	11/28/17	
Construction Complete	12/31/18	11/30/18	
<b>HISTORY:</b>			
Been in Business	41 years	50+ years	
Employees	50	48	
Previous Rec Centers	200	40	
Change Orders		0.5% to 1.0%	
<b>PROPOSAL:</b>	6 pages	21 pages	



**AGENDA ITEM 4B**

**AFFIRMING**

**TOWN'S SUPPORT**

**(I-25/State Highway 34 Interchange and  
I-25/State Highway 402 Interchange)**

**(CDOT North I-25 Design-Build Project)**

**(Resolution No. 2017-01)**

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**TOWN COUNCIL AGENDA COMMUNICATION**

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**AGENDA DATE:** January 30, 2017

**ITEM NUMBER:** 4B

**SUBJECT:** Consider Resolution No. 2017-01, Affirming the Town's Support of Including Improvements to the Interstate 25 and State Highway 34 Interchange and Interstate 25 and State Highway 402 Interchange as part of the Colorado Department of Transportation's North I-25 Design-Build Project

**ACTION PROPOSED:** Consider Approval of Resolution No. 2017-01, Affirming the Town's Support of Including Improvements to the Interstate 25 and State Highway 34 Interchange and Interstate 25 and State Highway 402 Interchange as part of the Colorado Department of Transportation's North I-25 Design-Build Project ("Resolution")

**PRESENTED BY:** Town Attorney

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**AGENDA ITEM DESCRIPTION:** On January 18, 2017, representatives from the Colorado Department of Transportation ("CDOT") presented an update on the upcoming improvement to Interstate 25 ("I-25"), with construction commencing in 2018 and ending in 2020. CDOT's planned improvements to I-25 between State Highway 14 and State Highway 402 include repair or replacement of two bridges, expansion of a third managed lane in each direction, slip ramps and a park-and-ride at Larry Kendall Parkway ("North I-25 Design-Build Project"). CDOT has not identified interchange improvements as part of the North I-25 Design-Build Project. The interchanges at I-25 and State Highway 34 and State Highway 402 (the "Interchanges") have aging infrastructure that is currently inadequate to address congestion at peak periods of travel, with existing and planned development in the area that is exacerbating congestion issues.

CDOT is using a design-build project management approach to the North I-25 Design-Build Project, which allows for expansion of the scope of the project improvements to include improvements to the Interchanges. CDOT indicated that, if the Town is willing to partner on funding to improve the Interchanges along with other local governments, including but not limited to the City of Loveland, there is a window of opportunity for improvements to the Interchanges to be included in the project scope for the North I-25 Design-Build Project, which is likely to result in significant cost efficiencies and economies of scale for such improvements.

Subsequent to the discussion with CDOT, Town Council passed a motion directing the Town Attorney to prepare a Resolution affirming the Town's support of improvements to the Interchanges as part of CDOT's North I-25 Design-Build Project. On January 17, 2017, the City of Loveland passed such a Resolution.

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**LEGAL ADVICE:** The Resolution was prepared by the Town Attorney and is similar to the Resolution adopted by the City of Loveland.

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**FINANCIAL ADVICE:** The Resolution would have a negative impact on the Town's budget.

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**RECOMMENDED ACTION:** Consider Approval of the Resolution.

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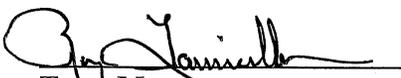
**SUGGESTED MOTION:**

**For Approval:** I move to approve Resolution No. 2017-01, Affirming the Town's Support of Including Improvements to the Interstate 25 and State Highway 34 Interchange and Interstate 25 and State Highway 402 Interchange as part of the Colorado Department of Transportation's North I-25 Design-Build Project.

**For Denial:** I move to deny approval of Resolution 2017-01, Affirming the Town's Support of Including Improvements to the Interstate 25 and State Highway 34 Interchange and Interstate 25 and State Highway 402 Interchange as part of the Colorado Department of Transportation's North I-25 Design-Build Project.

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**Reviewed:**

  
Town Manager

# **RESOLUTION**

**No. 2017-01**

**TOWN OF JOHNSTOWN, COLORADO  
RESOLUTION NO. 2017-01**

**AFFIRMING THE TOWN'S SUPPORT OF INCLUDING  
IMPROVEMENTS TO THE INTERSTATE 25 AND STATE HIGHWAY  
34 INTERCHANGE AND INTERSTATE 25 AND STATE HIGHWAY  
402 INTERCHANGE AS PART OF THE COLORADO DEPARTMENT  
OF TRANSPORTATION'S NORTH I-25 DESIGN-BUILD PROJECT**

**WHEREAS**, Interstate 25 ("I-25") serves as the primary north-south highway connection for Northern Colorado, including the Town of Johnstown ("Town"), and is the primary route for the Town's connectivity to commerce, health care, education and employment; and

**WHEREAS**, the Colorado Department of Transportation ("CDOT") intends to make improvements to I-25 in Northern Colorado, with construction commencing in 2018 and ending in 2020; and

**WHEREAS**, CDOT's planned improvements to I-25 between State Highway 14 and State Highway 402 ("SH 402") include repair or replacement of two bridges, expansion of a third managed lane in each direction, slip ramps and a park-and-ride at Larry Kendall Parkway ("North I-25 Design-Build Project"); and

**WHEREAS**, CDOT has not identified interchange improvements as part of the North I-25 Design-Build Project; and

**WHEREAS**, the interchanges at I-25 and State Highway 34 ("SH 34") and SH 402 (the "Interchanges") have aging infrastructure that is currently inadequate to address congestion at peak periods of travel, with existing and planned development in the area that is exacerbating congestion issues; and

**WHEREAS**, CDOT is using a design-build project management approach to the North I-25 Design-Build Project, which allows for expansion of the scope of the project improvements to include needed improvements to the Interchanges; and

**WHEREAS**, CDOT made a presentation to Town Council on January 18, 2017 and indicated that, if the Town is willing to partner on funding to improve the Interchanges, there is a window of opportunity for improvements to the Interchanges to be included in the project scope for the North I-25 Design-Build Project, which is likely to result in significant cost efficiencies and economies of scale for improvements to the Interchanges; and

**WHEREAS**, combining funds from local governments and public agencies to complete the improvements to the Interchanges will result in a lower cost for the improvements in a quicker time frame; and

**WHEREAS**, the Town Council desires to affirm its support of including improvements to the Interchanges in the North I-25 Design-Build Project and intends to consider providing funding to contribute toward the costs for such improvements along with others benefitting from the improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO:**

1. That the Town Council hereby makes the affirmations stated in the recitals set forth above.
2. That the Town Council hereby supports including improvements to the Interchanges in the North I-25 Design-Build Project and intends to consider providing funding to contribute toward the costs for such improvements along with others benefitting from the improvements.
3. That this Resolution shall be effective as of the date of its adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this \_\_\_ day of January, 2017.

**TOWN OF JOHNSTOWN, COLORADO**

**ATTEST:**

By: \_\_\_\_\_  
Diana Seele, Town Clerk

By: \_\_\_\_\_  
Scott James, Mayor

