

VINES ARCHITECTURE + EVOKE Studio

April 24, 2019

Ms. Shawna Tillery
Parks and Recreation Department
City of Greensboro
Phone: 336-373-7808; Fax: 336-373-2060
1001 Fourth St. Greensboro, NC 27405

**Re: Proposal for Architecture/Engineering Design Services
Windsor/Chavis Recreation Center and Library Joint-Use Facility
Advance Planning (Facility Master Plan) Through 50% Schematic Design Phase**

Dear Ms. Tillery:

Vines Architecture in association with EVOKE Studio are pleased to submit our proposal to provide Advance Planning [Facility Master Plan] through 50% Schematic Design Phase A/E Design Services for the Windsor/Chavis Recreation Center and Library Joint-Use Facility, located in Greensboro, North Carolina. The scope of work in this proposal is based on all documents submitted by the Greensboro Parks and Recreation Department for the design team selection process, the project follow up project scoping call, we had with you on February 13, 2019, the proposal review meeting held on March 26, 2019 and follow up call on April 24, 2019. This proposal also specifically responds to all requirements outlined in the Request for Qualifications for Professional Planning and Design Services for Development of the Joint-Use Facility for the Windsor Community Recreation Center and Vance Chavis Library dated November 1, 2018 that are under the Advance Planning – 50% Schematic Design.

The Scope of Work is summarized in Section D and outlined in detail in Exhibit A of this proposal. We would propose that the terms of our agreement be based on the Contract for Advance Planning and full A/E Design Services used by the City of Greensboro Parks and Recreation Department and a copy of the proposed contract be forwarded to us for our review and comment prior to finalizing this agreement.

We look forward to the opportunity to work with you on this unique and exciting project. This proposal includes the following:

- | | |
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| A. Project Understanding | E. Compensation Structure |
| B. Proposed Project Data | F. Proposed Design Team |
| C. Proposed Schedule | G. Assumptions, Clarifications, Terms & Exclusions |
| D. Scope of Services – Advance Planning
Phase thru 50% Schematic Design Phase | H. Optional Services |

A. Project Understanding:

The City of Greensboro Parks and Recreation Department and Greensboro Public Library is proceeding with the Advance Planning through 50% Schematic Design services for the design of a new Windsor/Chavis Recreation Center and Library project. The project will be located on city-owned land parcels that total 13.46 acres and include the existing sites of the Windsor Recreation Center, Chavis Library, and Nocho Park. We understand that city voters approved funding for the design and construction of a combined facility. The citizens of Greensboro want to see a new facility that reflects the history and culture of the surrounding community while also embracing new technology and programs. Windsor

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VINES ARCHITECTURE, INC.
530 Hillsborough Street
Raleigh, NC 27503

Center is currently the largest recreation center in the city, but it is also the oldest and needs to be updated to meet new design standards. Chavis Library also needs to be reimagined so that it meets current and future needs of the community. Our team will review and assess the existing site and buildings to determine the best design options for this new complex.

This proposal is to provide Advance Planning through 50% Schematic Design services for the newly reimagined Windsor/Chavis Recreation Center and Library in preparation for its design, construction and operation. Key information will be developed during the advance planning process which will include: public engagement, visioning work sessions, data collection and analysis, geotechnical data; rezoning due diligence, existing site and utility conditions; general library, aquatics and recreational center requirements; overall master plan adherence; storage and service needs; a detailed facility program, including building and spatial requirements; and cost estimates. The Advanced Planning Phase also includes the development of Concept Design [Refer to Item D of Exhibit A for description]. The study shall provide guidance for the design and construction of the new Windsor/Chavis complex and will be used as the primary set of standards by which the facility's design, construction and operating performance will be evaluated.

The City has expressed a need for the facility to be at a minimum of approximately 50,600 GSF. We will review programming requirements and community needs for all facilities associated with this project to determine the appropriate size for all building and site elements.

Following the completion of Advanced Planning, the concept design will be further developed through 50% schematic design phase of the project.

B. Proposed Project Data

A final budget for this project has not been identified or established by the owner. As part of the Advance Planning process, the design team will review and develop project costs, including a projected construction budget for this project in its completion. Detailed Project Budgets and Statements of Probable Construction Cost will be deliverables under this proposal.

In order to provide proposed A/E design fees for the 50% Schematic Design phase, the following estimated project data [building square footage and estimated construction cost] has been established for the project. After the Advance Planning and Concept Design phase is completed the final project data will be confirmed and established. If the data is significantly different, the AE fees to will be reviewed and renegotiated based of the updated project data.

Estimated Facility Square Footage	65,000 – 75,000 GSF
Estimated Construction Budget [GMP]	\$43,000,000
<i>[Incl. Cost of Building Construction, Fixed Equipment, CM Contingency General Conditions, Insurance/Bonds, General Conditions, CM Fee, Market Conditions Contingency + Escalation]</i>	
Equipment Budgets	
- Furniture / Furnishings / Facility Equipment	\$4,000,000
- Audio Visual Systems, Security & Structured Cabling Systems	\$1,700,000
Total Estimated Construction and Building Systems Budget	\$48,700,000
<u>Owner Allowances, Reserves, Fees, Expenses & Owner Construction Contingencies</u>	<u>\$11,300,000</u>
Total Estimated Project Budget	\$60,000,000

C. Proposed Schedule

City Council Approval of Contracts	May 21, 2019
Notice to Proceed/Contract Execution	May 31, 2019
Community Outreach Session 1 [Rose Health and Wellness Fair]	June 1, 2019
Key Stakeholders Monthly Meeting 1 - Project Kick-Off	June 4, 2019
Existing Facilities Assessment	June 18 – July 31, 2019
Site Analysis	June 19 – July 31, 2019
Rough Order of Magnitude [ROM] Programming	June 19– Sept. 10, 2019
Rezoning Project Requirements Begins	June 28, 2019
T.I.A. Study Begins	June 28, 2019
Project Visioning Period	July 9 – Aug. 30, 2019
Key Stakeholder Monthly Meeting 2	July 9, 2019
Community Meeting 1 - Visioning Session	July 9, 2019
Community Outreach Session 2 [Summer Camp & Eastern Music Festival]	July 10, 2019
Programming Sessions - Focus Groups	July 10-12, 2019
Key Stakeholder Project Tours [3 tours max. within time period shown]	July 15-Aug.16, 2019
Community Outreach Session 3 [Fallen Soldier Event]	July 20, 2019
Community Outreach Session 4 [A Universe of Fun Festival]	July 24, 2019
Community Outreach Session 5 [Dancing & Stories]	July 25, 2019
Community Outreach Session 6 [I AM a Queen Backpack & School Supply Give Away]	August 3, 2019
Key Stakeholder Monthly Meeting 3	August 16, 2019
Community Outreach Session 7 [National Night Out]	August 6, 2019
Community Outreach Session 8 [Biker & Social Club Back to School Supply Giveaway]	August 18, 2019
Key Stakeholder Monthly Meeting 4	September 10, 2019
Community Meeting 2 – Project Update	September 11, 2019
- Greensboro Public Libraries Board of Trustees	
- Greensboro Parks and Recreation Commission	
Key Stakeholder Monthly Meeting 5	October 2, 2019
Detail Programming	September 17 – November 22, 2019
Building Options Development	October 2 – Dec. 10, 2019
Key Stakeholder Monthly Meeting 6	November 5, 2019
Key Stakeholder Monthly Meeting 7	December 10, 2019
Building Options Review	December 10– Jan. 21, 2020
Key Stakeholder Monthly Meeting 8 - Building Options Review	January 21, 2020
Concept Design [Selected Building Option]	February 4 – March 10, 2019
Community Meeting 3 – Project Update	March 17, 2020
Key Stakeholder Monthly Meeting 9 – Conceptual Design Review	April 24, 2020
- Greensboro Public Libraries Board of Trustees	
- Greensboro Parks and Recreation Commission	
Final Draft Advance Planning Package Delivery	May 1, 2020
Final Presentation	May 5, 2020
- Greensboro Public Libraries Board of Trustees	
- Greensboro Parks and Recreation Commission	
Final Advance Planning Package Delivery	May 29, 2020
Through 50% Schematic Design Phase Period	June 1 – July 31, 2020
50% Schematic Design Complete	August 1, 2020

ANTICIPATED FUTURE PHASES

100% Schematic Design Submittal [N.I.C]	October 1, 2020
Schematic Design Phase Review Period [N.I.C]	October 2 – 31, 2020
Design Development Phase Period [N.I.C]	November 1, 2020 – March 31, 2021
Design Development Submittal [N.I.C]	April 1, 2021
Design Development Phase Review Period [N.I.C]	April 2 – 30, 2021

D. Scope of Services – Advance Planning Through 50% Schematic Design Phase

Below are the Advance Planning Through 50% Schematic Design Phase services to be provided under this proposal:

I. Advance Planning Services [Detailed Description Included as Exhibit 'A']

- A. Existing Conditions
 - 1. Facilities and Site Assessment
- B. Information Gathering
 - 1. Visioning/ Information Gathering & Analysis
 - 2. Facilities Benchmarking Tours
 - 3. Community Outreach & Engagement
- C. Programming & Planning Requirements
 - 1. Programming
 - 2. Building & Site Analysis
 - 3. Transportation Planning Requirements
 - 4. Rezoning Planning Requirements
 - 5. Aquatics Planning Requirements
- D. Conceptual Design
 - 1. Building Options [3 Scenarios]
 - 2. Concept Design Development
 - 3. Sustainable Design
 - 4. Renderings
- E. Cost & Schedule
 - 1. Cost Model
 - i. [3] Three Building Options Estimates
 - 2. Phasing and Schedule
- F. Reports
 - 1. Preliminary and Final Reports

50% Schematic Design Services

This proposal includes continuing the design services through the 50% Schematic Design phase of the project. Below are the Architectural, Engineering and Consultant Design services [Basic and Supplemental] provided as part of this proposal.

II. Basic Services [50% Schematic Design]

- 1] Pre-Construction Construction Management Coordination
- 2] Architectural Design
- 3] Structural Design
- 4] Mechanical/HVAC Building Design
- 5] On-Site Mechanical Site Utility Design
- 6] Electrical Building Design
- 7] Electrical Site Utility Design
- 8] Fire Alarm Design
- 9] Audio Visual Infrastructure & Structured Cabling Infrastructure Design
- 10] Plumbing Design
- 11] Civil Design
- 12] Building Proximity Landscape & Site Lighting Design
- 13] Cost Estimating & Scheduling
- 14] [1 Cost Estimate @ 50% SD Phase]
- 15] Sustainability, Energy Efficient Buildings

III. Supplemental Services [Refer to Attachment "A" for Scope of Work Descriptions]

- A. As-built Documentation [Windsor Recreation Center]
- B. Professional Renderings
- C. Traffic Impact Analysis
- D. Underpass Walkway Widening Design
- E. Rezoning Project Requirements
- F. Aquatics Design [50% SD]
- G. Vibration/Acoustical Design [50% SD]
- H. Lighting Design - Specialty Lighting & Daylighting [50% SD]
- I. Irrigation Design & Documentation [50% SD]
- J. Audio Visual Systems Design [50% SD]
- K. Furniture Specification, Procurement & Installation Oversight [N.I.C]
- L. Early Site Package [N.I.C]
- M. Data Telecommunication Design & Structured Cabling Systems Design [N.I.C]
- N. Security Systems Design [N.I.C]
- O. Signage & Way-finding & Environmental Graphics [N.I.C]

E. Compensation Structure

I. Advance Planning Services	A/E Fees
A. Existing Conditions	
1. Facilities and Site Assessment	\$22,800
B. Information Gathering & Visioning	
1. Visioning/ Information Gathering & Analysis	\$22,800
2. Facilities Benchmarking Tours	\$11,400
3. Community Outreach& Engagement	\$57,000
C. Programming & Planning Requirements	
1. Programming	\$85,500
2. Building & Site Analysis	\$85,500
3. Transportation Planning Requirements	\$11,400
4. Rezoning Planning Requirements	\$11,400
5. Aquatics Planning Requirements	\$17,100
D. Concept Design	
1. Building Options (3 Scenarios)	\$114,000
2. Concept Design Development	\$57,000
3. Sustainable Design	\$5,700
4. Renderings	\$17,100
E. Cost & Schedule	
1. Cost Model (3 Cost Estimates)	\$17,100
2. Phasing and Schedule	\$11,400
F. Reports	
1. Preliminary and Final Reports	\$22,800
Sub -total Fees	\$570,000
Reimbursable Expenses	\$45,000
Total Lump Sum Fee (Advance Planning Services + Reimbursables Expenses)	\$615,000

II. AE Basic Services (50% Schematic Design)	A/E Fees
Schematic Design Phase	\$455,000
Design Development Phase	Not Included
Construction Document Phase	Not Included
Bid & Negotiations Phase	Not Included
Construction Administration & Project Close-Out Phase	Not Included
Sub -total Fees	\$455,000
III. AE Supplemental Services (50% Schematic Design)	
A. As-built Documentation	\$18,000
B. Professional Renderings	\$20,000
C. Traffic Impact Analysis (TIA)	\$48,000
D. Underpass Walkway Widening Design	\$22,000

E. Rezoning Project Requirements	\$13,000
F. Aquatics Design (Through 50% Phase)	\$15,600
G. Vibration/Acoustical Design (Through 50% Phase)	\$9,000
H. Lighting Design - Specialty Lighting & Daylighting (Through 50% Phase)	\$3,300
I. Irrigation Design & Documentation (Through 50% Phase)	\$1,200
J. Audio Visual Systems Design (Through 50% Phase)	\$24,400
K. Furniture Specification, Procurement & Installation Oversight	
L. Early Site Package	Not Included
M. Data Telecommunication Design & Structured Cabling Systems Design	Not Included
N. Security Systems Design	Not Included
O. Signage & Way-finding & Environmental Graphics	Not Included
Sub -total Fees	\$174,500
Reimbursable Expenses (Thru 50% Schematic Design Phase Only)	\$15,000
Total Lump Sum Fee (Through 50% Schematic Design Services + Reimbursable Expenses)	\$644,500
Grand Total Lump Sum Fee (Advance Planning + 50% Schematic Design Services + Reimbursable Expenses)	\$1,259,500

Reimbursable Expenses (Included in Total Fee)

Reimbursable expenses included in the total professional fees listed above are through the 50% Schematic Design phase and include actual expenditures made by our consultants on the project including travel expenses in connection with the project, reproductions, photocopying, photography, handling of drawings, and other documents. Reimbursable expenses beyond 50% Schematic Design, Design Development and the Construction Documents – Project Close-out phases are not included in this proposal.

F. Proposed Design Team

Architectural Team *

Vines Architecture, Architect of Record

530 Hillsborough Street
Raleigh, NC 27603
919-755-1975

EVOKE Studio Architecture, Associate Architect

401 Foster Street, Suite B1
Durham, NC 27701
919-495-6059

** Name of the Team: The architectural team shall be referred to as Vines Architecture in association with EVOKE Studio*

Consulting Team

Event Experts, Public Engagement (WBE)

Pfafftown, NC
336-725-1333

Surface 678, Landscape Architect

215 Morris Street
Suite 150
Durham, NC 27701
919-282-9122

Councilman-Hunsaker, Aquatics Engineer

10733 Sunset Office Dr., Suite 400
St. Louis, Missouri 63127
314-894-1245

Dewberry Engineering, MEP/FP Engineering

2610 Wycliff Road, Suite 410
Raleigh, NC 27607
919-425-7631

MMSA, Inc., Structural Engineering

30 Patewood Drive
Suite 100
Greenville, South Carolina 29615
864-331-1201

J Waller & Associates, Civil Engineering (MBE)

7-L Dundas Circle
Greensboro, North Carolina 27407
336-632-0011

Davenport, Traffic Consulting (MBE)

119 Brookstown Avenue, Suite PH1
Winston-Salem, North Carolina 27101
226-744-1636

**Sextant Group, Audio Visual
Technology/Acoustics**

92 Cornerstone Drive, Suite 204
Cary, North Carolina 27519
919-489-1498

Cumming, Cost Estimating

4000 Westchase Blvd., Suite 100
Raleigh, North Carolina 27607
864-269-2445

G. Assumptions, Clarifications, Terms & Exclusions

- This proposal does not included scope of work beyond the 50% Schematic Design, Design Development and the Construction Documents – Project Close.
- All site topographic and boundary survey services will be solicited, administered and provided by the Owner through the City's On-Call procurement process. Topographic and planimetric mapping accuracy will be suitable for design purposes. Cost will be the responsibility of the Owner. Owner will be invoiced for work directly by surveyor and the cost will be the responsibility of the Owner.
- Provision of all geotechnical subsurface investigation report and services (signed and sealed) for the proposed site will be solicited, administered and provided by the Owner. Cost will be the responsibility of the Owner. Owner will be invoiced for work directly by the geotechnical engineer.
- Rezoning or Special Use Permits submissions and approvals are included in this proposal.
- Each Cost Estimate will be structured to reflect phasing and add alternates.
- No environmental assessment or audits will be provided by the designer. Any environmental work required for the development of the project will be the responsibility of the Owner.
- No wetlands delineations, surveying or permitting is included in this proposal.
- Traffic and transportation requirements due diligence assessments are included in the proposal. The Traffic Impact Analysis [TIA] for the development of the project is included in this proposal.

- This project will not pursue LEED certification, but the project will be planned and designed as a sustainable project and targeting to meet LEED standards without actual LEED certifications. If it is later determined to design a LEED certified building, the Owner will pay all LEED certification fees either directly or as a reimbursable expense if the Designer advances payments as a convenience to the Owner for expediting the project approvals and certifications.
- The Owner will pay all regulatory permitting/filing/recording fees, either directly or as a reimbursable expense if the Designer advances payment to regulatory agencies as a convenience to the Owner for expediting the project approval.
- Hazardous Material Surveying and Abatement Assessment and Design are not included as part of this proposal. The Hazardous Material Survey will be the responsible of the Owner and the designer highly suggest the survey be conducted to determine the estimated abatement removal cost as part of the total estimated project cost.
- Special services above Advance Planning and 50% Schematic Design required to support fund raising and bond approvals are considered Option Services.
- Presentations will be made to both the Library Trustees and the City of Greensboro Parks and Recreation Department Commission.

Exclusions

- AE services beyond 50% Schematic Design, Design Development, Construction Documents, Bidding, Construction Administration Phase and Project Cost-Out Design Services
- Enhanced Operational & Building Commissioning
- Hazardous Material Design and Abatement Assessment
- Sound and/or Paging System
- Sound Masking System
- Design Basis Threat Assessment
- Off-site Grading
- Environmental Assessment and Findings of No Significant Impact
- Construction Administration Services
- Design and Documentation for Major Road and Drive Relocation
- Digital Graphic Content Development
- Individual Digital Screen Graphics Content and User Interface Designs
- Acquisition of New Photography or Securing of License Rights for Existing Photography
- Off-site Mechanical System Distribution Design
- Planning and Design of Structured Parking Decks or Facilities
- Design Services for Temporary Upfits or Renovations
- Commissioning and Artist / Artwork Piece Coordination
- Stream/Wetland Determination/Delineation
- Phase I and/or Phase II Environmental Site Assessment [ESA]
- Brownfield Remediation
- Geotechnical Engineering/Preliminary Soil Borings (By Owner)
- Historical/Archeological Survey
- Topographic, boundary, and/or tree surveys (By Owner)
- Level A and/or B Subsurface Utility Engineering Test Holes.
- Deed or Title Search
- Plat Preparation and Legal Descriptions
- Fire Flow Testing

- Off- site storm water evaluation & design is not included in the basic services. Similarly, off-site roadway, utilities [water, sewer, sanitary sewer, electric, gas, and communication], pedestrian or
- Traffic improvements are not included in the basic services. All of these services can be provided as an additional service if needed.
- Cisterns, Water Reclamation and Irrigation Design
- Fountain, Water Feature Designs
- Public Art
- Site Signage Design
- Entitlements, beyond those listed above [i.e. rezoning, annexation, Major Site Plan, etc.]
- Permit Fees
- Arc Flash Hazard Labeling
- Commissioning Services
- Special Inspections
- LEED Certification
- Energy Modeling or Life Cycle Cost Analysis
- Any and All Legal Counsel Fees Associated with Rezoning Submittals, Representation and Approvals

H. Optional Services

Optional services are those services not included in the basic and supplemental services described above, but often augment the basic and supplemental services for master plans that precede a request for funding via a referendum and/or donor fundraising activities. Optional services are also those services, which may be added by The City of Greensboro Parks and Recreation Department either at the onset of the project or at any point during this study.

These include the following:

Donor/Fundraising Activities: When donor support is considered as a potential additional funding mechanism for the project, optional services have included frequent donor presentations both at the institution and or at the donor's place of residence throughout the country as well as visuals developed specifically for the prospective donor.

Other optional services include professional renderings above the 3 included in the proposal, animations and other visuals used to convey pertinent imagery to key constituents to support fundraising activities. Additional rendering cost will be \$5,000.00 per each additional rendering.

50 – 100% Schematic Design, Design Development, Construction Documents, Bid/Negotiations, Construction Administration and Project Close-Out phase are considered Optional Services to this proposal.

Existing Documentation Required for the Project

As part of this planning study Vines Architecture in association with EVOKE Studio and its Consultants will require the City of Greensboro Parks & Recreation Department and Greensboro Public Libraries [Owner] to provide documentation of facilities and operational data. These materials will be used to develop the overall advance planning facility master plan and final report. While the scope of the work may utilize the information provided by the owner, it will not be the responsibility of our team to verify or certify the accuracy of existing information and materials provided by the owner as part of this study.

We trust that this proposal responds to the project requirement and your request. We look forward to any questions or comments that you may have.

Sincerely,

VINES ARCHITECTURE, INC.



Victor Vines, AIA, LEED AP
President

cc: Jeff Schroeder
Teri Canada
Edwin Harris
William Askey
File

Vines Architecture
EVOKE Studio
EVOKE Studio
EVOKE Studio

EXHIBIT 'A'

Advance Planning and Supplemental Services Description

Below are the detailed descriptions of services included under the proposed Advance Planning Services:

A. Existing Conditions

1. Facilities and Site Assessment

- a) Existing Building Conditions Assessment
 - i. Analyze existing quality of two existing facilities by means of walk-throughs of each building with representatives of the Facilities Division and review of existing floor plans. The design team will perform a "light" condition assessment of the Windsor Community Recreation Center and Vance Chavis Library with a main focus on the architectural and programming areas of the facility. This "general and light" approach is specifically limited in scope; at such time as any phase of work to retain the existing buildings as part of the newly envisioned project is initiated, a more detailed building survey will be required. The City Parks and Recreation facilities department will be responsible for providing as-built documents of the Windsor Community Recreation Center and Vance Chavis Library buildings to the designer.
- b) Building Engineering Systems Assessment
 - i. Perform a "light" Facility Assessment/Analysis of the existing building engineering systems.
 - ii. Assessment will include determination of existing building engineering system deficiencies. Building construction codes and energy conservation code compliance issues will be identified. Engineering system improvements and/or replacements will be identified if buildings are retained. Existing Code Compliance Reports and pertinent existing HVAC system assessments will be reviewed.
 - iii. Review the most current building as-built documents to determine accuracy with regards to the building engineering systems. Inaccuracies will be identified and documented based on actual building observations. Meet with the building systems/engineering personnel (one meeting) to discuss system deficiencies. Comments received will be documented and incorporated into the building Facility Assessment.
 - iv. Preliminary sustainable considerations of the existing structures will be explored and presented as pros and cons to support achieving a sustainable project.
- c) Site Specific Utilities Assessment
 - i. Assist in the site analysis pertaining to building engineering systems. Assistance will include identification of building utility loads (storm water, domestic water, power, telecommunications, chilled water, steam, and condensate return).
 - ii. Review available City mapping of the proposed site area and attend a meeting with the City of Greensboro Water Resources Department to determine the City's requirements for the project as it relates to stormwater management and the relocation of any public utilities, namely water, sewer, and storm sewer, impacted by the proposed development.

- iii. Determine if relocations will be required for the additional utilities based on the preliminary Windsor/Chavis footprint/location and available utility mapping in the subject area.
- iv. Investigate all existing site utilities in the vicinity of the New Windsor Chavis complex and their impact on the development of this project.
- v. Develop preliminary cost estimates for utility relocation plan of each initial concept to understand the site cost for the new facility and complex.

B. Information Gathering & Visioning

1. Visioning/Information Gathering & Analysis

- a) Project Kick-off Partnering Session
 - i. During the Project Kick-off Partnering Session, the design team will have an open discussion with the Identified Planning Committee and our team to discuss all perspectives of the project and what is known to date about what the design team should and should not consider when conducting the Advance Planning Study. The members of the Planning Committee and Facilities know the building and the expectations better than most of the design team at this time. The goal is to have a frank discussion about what each of us together will be exploring to deliver a successful project.
 - ii. Present a draft project work-plan and schedule for the delivery of the Advance Planning Study.
 - iii. Tour the two existing facilities in their entirety with the complete Project Management Team and Design Team. This includes all back of house and operational areas.
 - iv. Conduct a debriefing session with the Project Management Team after this session at the next planning meeting.
- b) Partners and Stakeholders and Associated Meetings
 - i. Various meetings and work sessions will be conducted with the identified Project Partners and Stakeholder Groups. For efficiency proposes some meetings, work sessions and presentations will be conducted in groups that are similar in nature, such as Neighborhood Associations, Churches, Daycare Centers, etc.
 - Windsor/Chavis Advisory Committee [Internal Representatives]
 - Windsor Recreation Center Facilities Staff
 - City of Greensboro Parks and Recreation Department Commission Members
 - Greensboro Public Library Board of Trustees
 - Windsor/Chavis Advisory Committee
 - City of Greensboro Parks and Recreation Department
 - Greensboro Public Library
 - City of Greensboro Planning Department
 - Greensboro Housing Authority

- City Agencies Key Representatives
- City of Greensboro Professional Planning, Design and Construction Staff
- Greensboro IT
- Economic Development
- Residents/Groups
 - i. Sadie Blue
 - ii. Black Child Development
- Neighborhood Associations
 - i. Dudley Heights
 - ii. Ole Asheboro Neighborhood Association
 - iii. Old L. Richardson Neighborhood
 - iv. Willow Oaks Neighborhood Association
 - v. Ray Warren Homes Advisory Council (GHA contact)
- Churches
 - i. St Mary's Catholic Church
 - ii. New Zion Missionary Baptist Church
 - iii. St Stephen United Church of Christ
 - iv. Union Memorial United Methodist Church
 - v. New Goshen United Methodist Church
 - vi. New Light Missionary Baptist Church
 - vii. Mt Zion United Methodist Church
 - viii. Mt Olivet AME Zion Church
 - ix. Mt. Zion Baptist Church
 - x. Shiloh Baptist Church
 - xi. Prince of Peace Lutheran
 - xii. Providence Baptist
- Daycare Centers
 - i. Kids Inc.
 - ii. Bennett College/Martin Dixon Intergenerational Center
 - iii. Hayes-Taylor YMCA Kiddie College
 - iv. Ray Warren Head Start
 - v. Willow Oaks Head Start
 - vi. Shiloh Head Start
- Colleges
 - i. NC A&T State University
 - ii. Bennett College
- Other Building Users

c) Visioning, Project Goals and Metrics for Success

- i. As Parks and Recreation and Greensboro Public Libraries considers the potential impact this new facility can have on the community it will serve, the process of Strategic Visioning has been found to be critical in determining the best course of action to move forward. While many needs may exist, this exercise is used to determine a priority of implementable action items. Visioning is about action and creating a roadmap for the future. It is a focused effort to inform and educate the client on what the new Center should be for its users. In its ideal form, strategic visioning is about unleashing and encouraging individual passion for action of the not so obvious. A fundamental tenet is its commitment to liberate the creative energy for excellence by looking beyond the now toward the future. Finally, the Visioning phase is about identifying action steps that will move the whole organization directly toward the ideal image of the future joint-use facility. Therefore, the primary result of the strategic visioning is inspired action and implementation. How will this new Center exist as a home within the community of Greensboro?

During the process many items and priorities will be discussed. The planning committee will be asked to take part in an exercise that evaluates the current quality and function of spaces within the existing Recreation Center and Library. Next, the group will evaluate, based on the institutional mission and shared aspirations, where it desires to be in those key areas. The exercise will explore where gaps exist between today's operation and future needs of the new Center. The strategic visioning will be used in developing the new expanded building programs through establishing priorities. For the strategic visioning process to be successful, the steering committee will need to identify approximate goals for their theme and then "unpack" those goals into manageable action step.

The vision session also seeks to answer a series of questions.

1. Is the goal SPECIFIC?

- Does the goal answer the question: "What is the specific end result that is desired, and can resources be dedicated to improve the need?"
- Does the goal qualify or quantify so that there is no room for misunderstanding?

2. Is the goal MEASURABLE?

- If a goal cannot be measured, it cannot be managed.
- Does the goal express what will be different once it is achieved?

3. Is the goal ATTAINABLE?

- Is this goal one that the team believes is a reachable goal, yet challenging?
- Are the names of the departments responsible for the goal's accomplishment listed?

4. Is the goal RELEVANT or REALISTIC?

- Does the goal directly support a specific aspect of the vision of improving the quality for the user?
- Will it produce an outcome that will meet community/owner performance expectations?
- Will people be willing and able to work on this goal?

5. Is the goal trackable and TIMEBOUND?

Does the goal have a start date and a completion date?

- Can the goal be broken down into milestones and metrics to check progress along the way?
- Does the goal enable timely feedback and corrective action, if needed?
- And finally, does the goal have the “X” FACTOR?
- Are the people involved personally committed to accomplishing the goal?

ii. Specific tasks include:

- Conduct a visioning session with the Project Planning Committee identifying the Project’s “Destination Value,” outlining the Owner’s expectations and aspirations for the project, identifying the project’s key stakeholders and framing initial project concepts to respond to that vision.
- Conduct vision-based focus groups “Sky’s the Limit” to evaluate the ultimate opportunities of the Facilities.

d) Provide Input on Social Media Campaigns

- i. Work with the Owner to communicate with and to the facility users, other stakeholders and the Greensboro community about the development of the New Center through its Social Media accounts Facebook, Twitter, YouTube, Flickr, iTunes, Blogs, Instagram and Pinterest with a focus on using Facebook, Twitter and Instagram based on these platforms being what the City mainly uses.

e) Competitive Context & Benchmarking Analysis

- i. Identify and conduct research on competitor facilities and model programs at other locations and present findings through case studies and project precedents.
- ii. Identify recreation center and library program trends.

f) Data Collection, Background Research and Analysis

- i. Review the existing facility project history, the City of Greensboro Parks & Recreation Masterplan and any ongoing and/or previously prepared studies. Greensboro P&R Management Team will be responsible for providing the designer all documentation requested to conduct the analysis of all existing data available.
- ii. Review the library’s needs based on their specific research and vision for the space.
- iii. Review community demographics provided by the Owner.
- iv. Review the overall City of Greensboro planning documentation and the potential impact on the new Facility.
- v. Review the overall City of Greensboro Parks and Recreation comprehensive system-wide Plan2Play planning documentation and the potential impact on the new facility and the new facility’s impact to the plan.
- vi. Analyze current program and service offerings of the Rec. Center and Library and the departmental and organizational structures to gain an understanding of existing usage and demand patterns, associated costs and fees, and expressed interests in new or expanded services.

- vii. Examine Parks & Recreation and Greensboro Public Library policies and procedures of all related programs and services. Provide an evaluation of existing operations/programs/services.

2. Facilities Benchmarking Tours

- a) Visit up to three (3) other Recreational Centers and Library joint-use facilities with the Design Team designated representatives and Owner Planning Committee members. Travel, lodging and other associated cost for the Owner's representative's participation is not included under this proposal.
- b) Identify and conduct research on similar facilities and model programs and present findings through case studies and project precedents.
- c) Provide benchmark comparison results.

3. Community Outreach and Engagement

a) Community Engagement Event Set Up

- 1. Plan and execute community-focused events. Meeting setup including enough table, chair and display space; logistical planning for best flow; food/beverage; equipment and human talent in the form of greeters, surveyors, parking assistants, etc. as needed.
- 2. Graphic design-signs, post cards, fact sheets, etc.
- 3. Distribution of information – neighborhood canvassing (residential, religious, retail sites), press releases to print media, public service announcements to radio/tv, opportunities for live remotes with radio/tv (as budget allows). Set the stage by giving potential attendees talking points/things to consider pre-meeting.
- 4. Audio, Video recordings and/or live stream of meetings/events
- 5. Develop engaging exercises for each community meeting.

b) Community Engagement Sessions

- 1. **Type 1 - Community Engagement – Open to All (2 Meetings Total)**
Goals: Overall Design Visioning/Consensus Building/Develop Project Champions
- 2. **Type 2 - Community Engagement – Key Stakeholders and Influencers (2 Meetings Total)**
Goals: Focused Design Vision/Decision Making/Convey Main Ideas to other Stakeholders
- 3. **Type 3 - Recreation Center, Library, and Parks Department Heads (3 Meetings Total per Department)**
Goals: Departmental Requirements/Space Needs/ General Program
- 4. **Type 4 - Recreation Center, Library, and Parks Staff (1 per Department)**
Goals: Departmental Requirements/Space Needs/ General Program]

Engagement Session Scope of Work

Pre-Engagement Session

- a. Assist Owner Team in confirming and contacting stakeholders and influencers

- b. Coordinate trips to other cities
- c. Coordinate tours of similar buildings
- d. Tour documentation
- e. Support for Visioning [Specific to Meeting Discussions]

- f. Site Investigation/Evaluation
- g. Historical Research
- h. Program Assessment
- i. Visitor Experience Sketches/Narratives
- j. Development of Participant Exercises

Engagement Session

- a. Presentation Documents
 - I. Site Documentation/Photos
 - II. Historical Data/Archives/Photos
 - III. Visitor Experience Sketches/Narratives
 - IV. Sketch Renderings
 - V. Site and Building Models
 - VI. Vision Statement
- b. Full Meeting Facilitation
- c. Full Meeting Documentation – Video/Photos/Written Material

Post Engagement Session

Meeting Documents
 Meeting Minutes
 Rendering Update
 Model Update
 Drawings/Diagrams
 Photos
 Vision Statement
 Building Options
 Concept Design Development

5. Type 5 – Community Design Update Presentations

Goals: Inform Community of the development of the designs being propose for the project

Design Presentations to the Community

- a. As the Conceptual Designs of the project are developed the design team will present up to 3 presentations to the Community during the Advance Planning phase.

c) City of Greensboro Planned Community Events – Outreach Alignment Sessions

- 1. Identify City of Greensboro Community planned events and plan up to 3 Community Outreach sessions aligned with the City events as part of our Engagement services.
- 2. The agenda of these community engagement sessions would be tailored to be compatible with the City event based on location, expected attendance and targeted neighborhoods and populations.

d) Online Community Engagement

1. Create a Windsor-Chavis database including:
 - a. Active facility users – afterschool, sports, computer lab, seniors, bridge, neighborhood groups, room renters, reading circle, county users
 - b. Neighborhood – identify & include #households within a 20-mile radius of site
 - c. Unique players – nearby schools & colleges, travel/tourism reps, school district members, planners and professionals from other parks, chamber of commerce officials, police department, historic registry reps, environmental justice, ADA-compliance reps
 - d. Stakeholders – city/county officials and dept heads, design team
2. Create Email Campaigns
 - a. Disseminate information, assess current/best uses library, park and rec
 - b. Queries and/or contests to reach new audiences (to ensure we’re not hearing the same voices repeatedly)
 - c. Develop & administer online survey tool
 - d. Oversee collating and reporting all survey responses, along with a summary report for stakeholders
3. Create a Windsor-Chavis Website
 - a. Oversee ongoing updates of information and images (i.e. digital newsletter)
 - b. Create Windsor-Chavis social media presence
Use Facebook & Twitter to create unique Windsor-Chavis content and cross-marketing content to capitalize on existing reach of GSO Parks/Rec and Library accounts, news media, etc.
 - c. Conduct periodic live on-site videos and explore live streaming options for public information-sharing meetings.
 - d. Advertise this number in marketing campaigns. Capture incoming messages in summary reports.
 - e. Continuous data capture & ROI analysis
 - f. Assess audience – how they are receiving information, level of interest and participation, geographic area

e) Community Engagement Final Document to Include:

1. Project Overview & Project Vision
2. Design Objectives
3. Site Documentation/Photos/Narratives
4. Historical Data/Archives/Photos
5. Visitor Experience Sketches/Narratives
6. Preliminary Program
7. Blocking and Stacking Diagrams
8. Sketch Renderings
9. Images of Site and Building Models
10. Preliminary Estimate of Probable Costs

11. Concept Options
12. Final Concept
13. Meeting Minutes/Photos
14. Tour Photos/Notes
15. List of Project and Engagement Participants

C. Programming & Planning Requirements

1. Programming

- a) Rough Order of Magnitude (ROM) Initial Building Program Development
 - i. Develop a written building program overview for the new Facility (includes interior and exterior program areas). The overview program will determine the appropriate size for each area and department and a comparison to the existing spaces.
 - ii. Confirm square footage of activity spaces and related support spaces based on demand as calculated by research and data collected from the visioning session[s].
 - iii. Conduct a ROM program review meeting with the City P & R's "planning committee" to reconcile program and budget.
 - iv. Develop a space program that includes individual room square footages, primary adjacencies and special requirements [MEP, equipment, structural loading, etc.].
- b) Facility Detail Space Program
 - i. Building and Spatial Requirements: Generic layouts of the major collection, workplace, activity spaces, meeting and special event spaces will be developed to establish capacities, general function and NSF.
 - ii. Develop a comprehensive space list of all spaces required for the new Facility and its expansion.
 - iii. Develop a comprehensive exterior space list of all spaces required outside the new Facility.
- c) Adjacency Studies
 - i. Develop adjacency diagrams from the ROM Space List Program to confirm adjacency requirements.

2. Building & Site Analysis

- a) Gather all site documentation from the City including drawings showing land contour and trees, photography, written data, and planning reports. The City of Greensboro Parks and Recreation Department will provide all documentation to the designer.
- b) Inspect the proposed site and other adjacent sites and buildings in the proximity of the proposed site to analyze and develop a partial site plan, which addresses the "stitching and connectivity" opportunities that the new facility, can address. The goal is to ensure there is a broader comprehensive understanding of how the new facility can positively impact its neighbors and surrounding communities.

- c) Determine if relocations will be required for the additional utilities based on the preliminary building expansion footprint/location and available utility mapping in the subject area.
- d) Assess existing parking areas and requirements, land use adjacencies, landscaping and overall site utilization.
- e) Investigate all existing site utilities in the vicinity of the identified site and their impact on the development of the new facility.
- f) Evaluate site[s] for regulatory constraints (zoning, use, etc.) physical characteristics, historic and environmental issues, subsurface investigations, flood plain, etc...

3. Transportation Due Diligence Requirements

- a) The design team will provide a transportation needs assessment for the proposed development. This will include trip generation of proposed development, identification of areas that will need to be analyzed for roadway improvements.
- b) The design team will prepare for and attend up to two (2) design workshop/meetings with the City of Greensboro regarding transportation due diligence services.

4. Rezoning Due Diligence Requirements

- a) The design team will identify all rezoning requirements for the proposed development as outlined in the Request for Proposal. The design team will meet with the City of Greensboro Planning Staff to obtain a Preliminary Opinion of Zoning and discuss proposed long-term Comprehensive Land Use and Transportation Plans for development of the property. We will identify potential project concerns as well as design measures to address any issues as part of the AP Study.
- b) The design team will prepare for and attend up to three (3) design workshop/meetings with the City of Greensboro regarding rezoning requirements.

5. Aquatics Requirements

- a) Design services includes planning a single in ground pool that will be cross utilized by the community. The scope of services shall include:
- b) Meet with the Owner and Community to present the wide variety of aquatic features available to be integrated into the aquatics preliminary design. Facilitate discussion on the aquatic's features including to what demographic group the features are best suited.
- c) Provide two or three preliminary concepts of the pool which meet the programmatic requirements desired based upon Client and Community input while complying with budget requirements, physical requirements and footprint limitations. Present preliminary aquatic concepts to the Owner and Community and solicit feedback for each concept.
- d) Meet with Client and City for coordination and to assist with design considerations for the support spaces:
 - Locker Rooms
 - Offices
 - First Aid Room
 - Pool Storage
 - Concessions
 - Pool Mechanical and Maintenance

- e] Review feedback on the preliminary concepts and finalize into a single conceptual layout.
- f] Provide materials including cost estimate for inclusion in the final Advance Planning presentation package.

D. Conceptual Design

1. Conceptual Design Development

- a] Building Options Analysis & Development [Three Scenarios]
 - i. Bring the data from the program, building analyses and site evaluation together in a series of options for implementing facility requirements, including:
 - the location of programmed spaces and activities
 - the renovation/reuse and/or expansion of existing buildings if utilized
 - the siting of new construction
 - the creation of new outdoor spaces and the enhancement of existing, parking vehicular and pedestrian circulation
 - ii. Generate options for the enhancement of the facility and pathways as it relates to the new complex.
 - iii. Develop blocking and stacking scenarios to test adjacency requirements of the program within the overall new complex.
 - iv. Review blocking and stacking scenarios with user the group and receive input the preferred option to be further refined and developed under the Preferred Conceptual Design Options.
- b] Concept Design [Preferred Option]
 - i. Once the Building Options are developed [1] one preferred option will be agreed on by the design team and planning committee. The preferred option will be further developed, and the following deliverables will be included to represent the concept:
 - Design Narrative
 - Building Systems Narratives
 - Site Plan [Single Line]
 - Floor Plans [Single Line]
 - Conceptual Vignette[s], Rendering[s]

2. Sustainable Design

- a] Produce a sustainability principles framework document and suggest a feedback-loop based schedule and plan for sustainability goals and milestones. The intent is that this framework document would become a reference guide and/or tracking tool for decision-making throughout the rest of design and construction and would incorporate the sustainability goals. This document would be aligned with the City of Greensboro Parks and Recreation Department sustainability goals, local ordinances, and COG Parks and Recreation's sustainability planning documents as appropriate.
- b] Suggest sustainability goals with specific metrics that embody the aspirations of the client and the design team. Metrics will be approved by the client and might include carbon, capital cost, operational cost, GHG, energy use intensity [EUI], potable water use, occupant comfort, and others related to environmental, social, and economic sustainability considerations.

- c) Work with the client to create sustainability goals for the project that embody the aspirations of the design team.
- d) Deliverables:
 - i. Prepare Sustainable Design concept narrative including preliminary point summary.

3. Renderings

- a) The design team will develop three (3) architectural renderings for the preferred conceptual design in order to present the facility's proposed exterior and interior experience. Images will be presented in electronic format and three (3) printed copies of each of the renderings for display.

E. Cost & Schedule

1. Cost Models

- a) Prepare Rough Order of Magnitude (ROM) estimates of each building option representing the total project cost for the project (whether new buildings, additions, renovation or site improvements). This cost will be based on the three building options developed and include: new construction and/or renovation, furniture, fixtures, technology systems, site development and soft costs. Each cost model will be used to inform the project and define all project budget components.
- b) In an effort to avoid designing a project that is unattainable based on future funding, the design team will provide updated ROM estimates of planning options as they are developed.
- c) All cost models will include escalation in the project estimates to reflect the projects being constructed in the future assuming time will be needed to secure all funding required.
- d) Conduct meetings with the owner for budget review and approval.
- e) Prepare ROM Cost Estimate of the 50% Schematic Design representing the total project cost for the project at that point (whether new buildings, additions, renovation or site improvements). This cost will be based on the preferred single design and completed at the 50% SD phase. Included will be new construction and/or renovation, furniture, fixtures, technology systems, site development and soft costs. Each cost model will be used to inform the project and define all project budget components as the 50% SD phase.

2. Phasing and Schedule

- a) Prepare a project timeline and overall project schedule for the entire project using Microsoft Project formatting which identifies milestone design and construction delivery dates. The schedule will include owner and regulatory review times and any special start or phasing requirements. A master schedule will be provided if the outcome of this project is contingent upon the starting or completion of other related projects.
- b) Conduct meetings with the owner for schedule approval.

F. Reports

1. Preliminary and Final Reports

- a) Following each major task of the Advance Planning phase, the designer shall prepare a report (copy of Presentations and Meeting Minutes) including bulleted list of key discussions, topics, and directives of pertinent facts that provide clarification in developing the final report of the study. These draft reports will be reviewed by the owner and comments from those reports will be incorporated into the Final Report.
- b) Develop / QC of final reports including;
 - Executive Summary
 - Existing Conditions Due Diligence Assessment
 - Proximity Planning / Site Analysis
 - Strategic Visioning
 - Benchmarking
 - Community Outreach & Engagement Results
 - Rough Order of Magnitude (ROM) Initial Building Program Development
 - Facility Detail Building Program
 - Transportation and Zoning Due Diligence Assessment
 - Building Options Analysis / Recommended Concept Design
 - Conceptual Design
 - Project Cost Models and Project Timeline / Schedules
 - Written Analysis Supporting Conclusions and Recommendations

AE Supplemental Services - Services Description

Below are the detailed descriptions of services included under the proposed 50% Schematic Design Services:

A. As-Built Architectural Documentation – Windsor Recreational Center

The designer will provide architectural as-built drawings of the existing Windsor Recreational Center Facility to be use in the planning and design of the new facility. These documents will be used to confirm building size, construction type and assemblies and placement on the site to accurately convey the existing conditions for possible renovation but most likely will be used for demolition requirements.

B. Professional Renderings

The design team will develop three (3) architectural renderings for the project in order to present the building's proposed exterior and interior experience. The exterior views will be developed at the end of the 50% SD phase. The final images will be presented in electronic and hard copy format.

C. Traffic Impact Analysis (TIA)

A traffic study will be conducted to identify potential traffic impacts due to the proposed site. The scope of the study includes the following services:

1. Task 1 – Traffic Data Collection and Study Intersection Information

The transportation consultant will conduct 2-hour (AM and PM peak) directional turning movement counts at the following intersections (TBD). The traffic data will be balanced and reviewed by a licensed professional engineer.

2. Task 2 – Transportation Impact Analysis (TIA)

- a) The transportation consultant will coordinate with the client to establish a thorough understanding of the project.
- b) The transportation consultant will coordinate with the City of Greensboro and NCDOT to discuss the project, obtain information, and finalize scope.
- c) Trip Generation: The transportation consultant will calculate the amount of weekday daily, weekday AM peak hour traffic, and weekday PM peak hour traffic that could be generated by the proposed site utilizing the trip generation formulas in the Institute of Transportation Engineers [ITE] *Trip Generation Manual, 10th Edition*.
- d) Trip Distribution & Assignment: The transportation consultant will determine site trip distribution percentages based on existing traffic patterns at the study intersections and engineering judgement. These trip distributions will be approved by reviewing agencies that require approval. Then, the transportation consultant will assign site-generated traffic to study intersections and site driveways utilizing trip distribution percentages.
- e) Level of Service [LOS] Analysis: The transportation consultant will analyze the following traffic conditions at the study intersections during the weekday AM and weekday PM peak hours:
 - Existing Conditions
 - Future No Build
 - Future Build
 - Future Build with Improvements (if necessary)
- f) Level of Service [LOS] analyses will utilize Synchro Version 9.1 and SimTraffic software. If any of the study intersections are projected to experience an unacceptable LOS for future-year conditions, the transportation consultant will provide mitigation recommendations necessary to achieve an acceptable LOS.
- g) Turn Lane Analysis: The transportation consultant will evaluate the need to provide ingress turn lane improvements at the proposed access point[s] based upon criteria set forth by the NCDOT driveway manual.
- h) The transportation consultant will prepare a Traffic Impact Analysis documenting the study findings with graphical aides and an appendix of supporting data. The transportation consultant will provide a draft copy to the client for review. Once any comments from the client have been addressed and upon receiving client approval, the final report will be submitted to the reviewing agencies.
- i) The results of the analysis will be documented in a report, sealed by a licensed Professional Engineer, and submitted to City of Greensboro and NCDOT for their review and approval.
- j) This task includes submittal of five [5] hard copies of the traffic impact analysis reports along with two [2] CDs containing the traffic impact analysis pdf report and synchro analysis files.

D. Underpass Walkway Widening Design

- a) The designer will provide study options to explore widening and other modifications to the underpass walkway tunnel.
- b) Structural engineering options will be developed to support widening options.

- c) Cost analysis will be provided and will be structured as an add alternate to the base cost of the project.

E. Rezoning Project Requirements

- a) Attend a Pre-submittal conference with the City of Greensboro Planning Department to determine the best zoning for the site that accomplishes the desired project outcomes.
- b) Prepare and submit the re-zoning application and the supporting documentation to the City of Greensboro Planning Department. The Owner shall be responsible for all application fees.
- c) Prepare a conceptual site plan that depicts the request zoning and site requirements that will become a condition of the site's zoning designation.
- d) Submit the Conceptual site plan to the City of Greensboro Technical Review Committee (TRC) approval. This includes responding to any comments in order to obtain approval.
- e) Prepare and mail out the neighborhood meeting notices.
- f) Conduct/attend the required neighborhood meeting. Upon the completion of the neighborhood meeting complete and submit the required neighborhood summary sheet.
- g) Attend the City of Greensboro Planning Board meeting and present the zoning case to Board.
- h) Attend the City of Greensboro Zoning Commission meeting and present the zoning case to Commission.
- i) Attend City Council Meeting and present the zoning case if necessary.

F. Aquatics Design (50% SD Phase)

- a) Provide required 50% SD level design and documentation for Aquatics Design as determined in the Advance Planning phase for the project.
- b) Fees indicated are for 50% SD phase only.

G. Vibration/Acoustical Design (50% SD Phase)

- a) Provide required 50% SD level design and documentation for Vibration/Acoustical Design as determined in the Advance Planning phase for the project.
- b) Fees indicated are for 50% SD phase only.

H. Lighting Design - Specialty Lighting & Daylighting (50% SD Phase)

- a) Provide required 50% SD level design and documentation for Lighting Design - Specialty Lighting & Daylighting as determined in the Advance Planning phase for the project.
- b) Fees indicated are for 50% SD phase only.

I. Irrigation Design & Documentation (50% SD Phase)

- a) Provide required 50% SD level design and documentation for Irrigation Systems as determined in the Advance Planning phase for the project.
- b) Fees indicated are for 50% SD phase only.

J. Audio Visual Systems Design [50% SD Phase]

- a) Provide required 50% SD level design and documentation for Audio Systems Design as determined in the Advance Planning phase for the project.
- b) Fees indicated are for 50% SD phase only.

END OF PROPOSAL