

NOTICE AND AGENDA

Notice is hereby given that the City Council of the City of Santaquin will hold a Special City Council Meeting on Wednesday, September 13, 2017 in the Council Chambers, 45 West 100 South, at **6:30 pm.**

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. INVOCATION/INSPIRATIONAL THOUGHT
4. NEW BUSINESS

- a. Presentations/Interviews of Architectural Firms for the Community Cultural Center Project:
 - i. 6:30pm - Method Studio, Inc.
 - ii. 7:00pm - EDA Architects
 - iii. 7:30pm - JRCA Architects
 - iv. 8:00pm - CSRA Architecture
- b. Discussion and Possible Action with regard to the section and/or possible award of Architectural Services for the Community Cultural Center

5. ADJOURNMENT

If you are planning to attend this Public Meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City ten or more hours in advance and we will, within reason, provide what assistance may be required.

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda was e-mailed to the Payson Chronicle, Payson, UT, 84651, posted in 3 places; City Center, Post Office and Zions Bank as well as posted on the State of Utah's Public Website.

BY:

S. Farnsworth
Susan Farnsworth, City Recorder

**MINUTES OF A CITY COUNCIL MEETING
HELD IN THE COUNCIL CHAMBERS
SEPTEMBER 13, 2017**

The meeting was called to order by Mayor Pro Tempore Mandy Jeffs at 6:30 pm. Council Members attending: David Hathaway, Marianne Stevenson and Nick Miller.

Others attending: City Manager Ben Reeves, City Engineer Norm Beagley, Community Development Director Jason Bond, Planning Commission Chair Betsy Montoya, DUP President Mrs. Evans, and other unidentified individuals.

NEW BUSINESS: INTERVIEWS

Presentations and Q&A for Architectural Services in support of the Santaquin Community Cultural Center (Senior Center/Library) by the four firms chosen as finalists:

- 6:30pm – Methods Studios (See Presentation Attached)
- 7:00pm – EDA Architects (See Presentation Attached)
- 7:30pm – JRCA Architects (See Presentation Attached)
- 8:00pm – CRSA Architects (See Presentation Attached)

Discussion and Possible Action Regarding the Award of Architectural Services in support of the design of the Santaquin City Community Cultural Center:

The council and staff discussed the merits and qualities of each of the four firms. The consensus of the council, with the concurrence of staff, was that CRSA had the most experience with projects similar to our proposed project and would be the best fit for our community. The council discussed that the award of this work should be approved in two phases. The first phase would take place before the election to prepare conceptual designs, renderings, and budgets for the bid price of, not-to-exceed, seventeen thousand five hundred dollars (\$17,500). Phase two of this award is contingent upon the approval of the voters. Should the bond pass, CRSA would be paid a not-to-exceed amount of the remainder of their bid price of two hundred fifty thousand dollars (\$250,000) for building design and related costs (i.e. total of phase 1 and phase 2 not to exceed \$250,000). This bid award will not exceed \$250,000 so long as the construction costs of the facility do not exceed \$4.5M. Should the construction cost of the facility, as approved by the council, exceed \$4.5M, the base bid price would be increased by a rate of 6.25% times the construction cost that exceed \$4.5M.

Council Member Miller moved to approve the award of the Architectural Services Contract for the Santaquin City Community Cultural Center to CRSA Architects with full approval for the pre-election work in an amount not-to-exceed \$17,500 and conditional approval, contingent upon the passage of the bond on the November 2017 election, for full design of the facility pursuant to the terms discussed. Council Member Hathaway seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion passed 4 votes in favor of the motion.

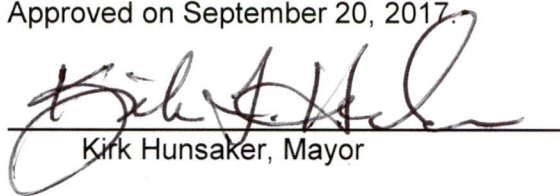
ADJOURNMENT

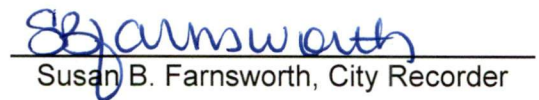
At 8:30 pm Council Member Miller moved to adjourn. Council Member Stevenson seconded the motion. The vote was as follows:

Council Member Hathaway	Aye
Council Member Jeffs	Aye
Council Member Miller	Aye
Council Member Stevenson	Aye

The motion passed 4 votes in favor of the motion.

Approved on September 20, 2017.


Kirk Hunsaker, Mayor


Susan B. Farnsworth, City Recorder

Santaquin City Cultural Center

ARCHITECTURAL SERVICES



EDA ARCHITECTS



Cover Letter



Midvale Senior Center Grand Opening

Dear members of the Selection Committee:

We, at EDA, are pleased to submit our statement of qualifications for the feasibility study, programming, design, and construction administration of the Santaquin Cultural Center. We are prepared to enter into an agreement with Santaquin City, as we fully comprehend and accept the City's terms and conditions for this project.

EDA has undertaken a wide array of library and senior center design across the Wasatch Front and understands the emerging trends and best practices specifically related to these building typologies. Senior center trends, especially among baby boomers, show users seeking out more opportunities for age appropriate recreation and exercise. Trends in library design are leading to decreased physical resource storage space and new ways of interacting with digital information. Increasingly, libraries are used for all types of community gatherings and as a place for life-long learning.

Recent EDA projects include the Weber County North Branch Library, Midvale Senior Center, the Castle Dale Senior Center, the Gallivan Plaza Exhibition & Banquet Hall, the Grand County Community Center, the Taylorsville Community Recreation Center, the Springville Community Center Programming, the Ogden Nature Center, the Lone Peak Community Study, etc.

EDA is devoted to cultivating lasting relationships as we work closely with all project stakeholders to ensure that each task maximizes the opportunities present in your project. We look forward to working with Santaquin City to explore how we might best leverage the opportunities at hand, and we are dedicated to creating an inviting and highly functional building.

Sincerely,

Thomas Brennan

Benjamin Reeves,
City Manager
275 West Main Street
Santaquin City, UT 84655

CONTACT

Thomas Brennan
Principal-in-Charge
tom@edaarch.com
801-531-7600

EDA Architects, Inc
The Boston Building
9 Exchange Pl
Suite 1100
SLC, UT 84111

Second Notification
Individual

Jonathan Hickerson
Program Manager

jhickerson@edaarch.com
801-531-7600 x1319

www.edaarch.com

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Draper Senior Center



OWNER: Weber County Library System

SCHEMATIC DESIGN COMPLETE: September 2010

FINAL CONTRACT PRICE: \$6,600,000 *due to owner added scope

CONTACT PERSON: Layne Long, City Manager, (801) 576-6500

COMPLETION DATE: January 1, 2012

SQUARE FOOTAGE: 19,000 gsf

GENERAL PROJECT TYPE: Civic - Senior Center

ORIGINAL BID PRICE: 6,390,700

EDA PROJECT MANAGER: Thomas Brennan

EDA Architects was retained by Salt Lake County to program and design a new senior center serving senior citizens in the Draper area. The approach that EDA took for this facility was a holistic one, designing the new facility to fit Draper City's vision for the downtown, as well as address the culture and the needs of the user group. A program was developed to address both sides making sure the design complimented the downtown general plan and serve the community. This facility includes studios, community meeting spaces, visual and art performance spaces. This facility is LEED Gold certified.

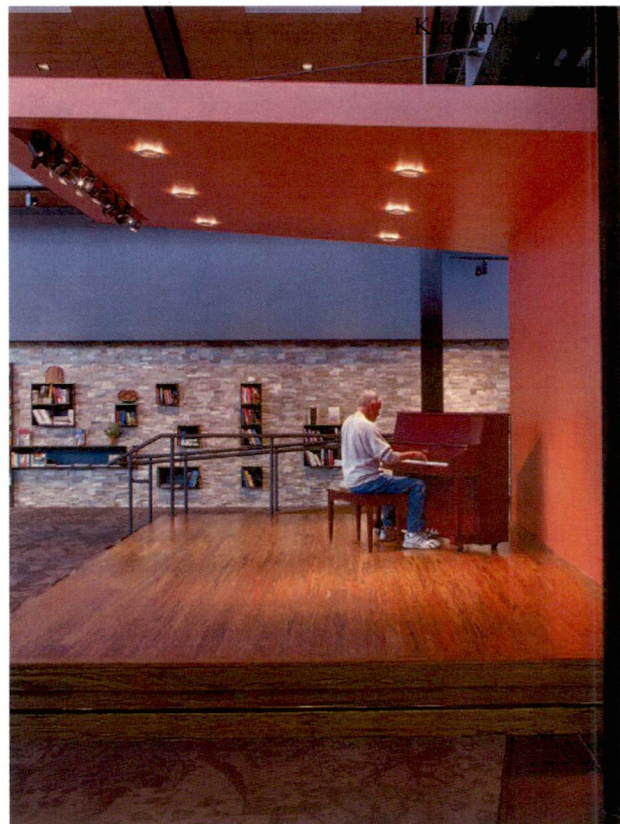
This facility is constructed adjacent to the Draper Library, and a major part of the planning process was optimizing parking and site utilization with respect to library functions, users needs, and site constraints. The result was a building integrated into the community that strengthened relationships between different community programs.

PROJECT RELEVANCE:

Senior Programming Contextual Design Technology Integration Holistic Design
Flexible Space Planning Design for Adults and Seniors Community Center Design
Parking and Transportation Planning Master Plan Integration Multi-purpose Space



The indoor flexible space allows people of all ages to peruse literature offerings or spread out and take on a hobby or group project. The multi-purpose space (shown bottom left), is large enough to host varying types of workouts for all different age ranges and abilities. Local musicians, and even beginners, have access to a piano and stage area that facilitates life-long learning and group entertainment.



Weber County North Branch Library



OWNER: Weber County Library System

SCHEMATIC DESIGN COMPLETE: February, 2009

FINAL CONTRACT PRICE: TBD

CONTACT PERSON: Lynnda Wangsgard Phone: (801) 337-2616

COMPLETION DATE: Estimated April 2018

SQUARE FOOTAGE: 21,625 gsf

GENERAL PROJECT TYPE: Civic - Library

ORIGINAL BID PRICE: TBD

EDA PRINCIPAL-IN-CHARGE: Thomas Brennan

EDA led the North Branch Library through a process to identify opportunities for improvements based on a rigorous evaluation of systems, staff, and resources. The resulting recommendations and implementation plan took the form of a new entry and rear façade, updated seating and quiet study areas, a new collection system, modern computer stations, and comfortable staff workspaces. EDA is responsible for effective coordination of consultants as the design team redesigns and refurnishes the space to brand the library as a place for innovative thinking and quiet reflection.

The design team engaged in collaborative community and user input in order to uncover needs of everyday users and overlay them on best practices for library planning. The team also planned construction services to accommodate an active running library.

The project is currently in the bidding phase and expecting a timely completion.

PROJECT RELEVANCE:

Library Programming Library Design Phased Construction Community Focused Design
Flexible Space Planning Contextual Design Technology Integration Master Planning
Automation Equipment Design for Kids and Adults After Hours Access



Library staff take a tongue-in-cheek approach to interior improvements in these computer rendered views by sending a "loud" message about quiet study areas. The "QUIET" 3-d word installation acts as a novel intervention to set this space apart from other library reading areas.

Below, light filters in through clerestory windows, and a subtle pattern over transparent panels showcase the stairs.



Herriman Library



OWNER: Salt Lake County Library System

SCHEMATIC DESIGN COMPLETE: February, 2009

FINAL CONTRACT PRICE: \$4,318,462

CONTACT PERSON: Jim Cooper,
Director of Library Services - SL
County (801) 944-7504

COMPLETION DATE: June, 2010

SQUARE FOOTAGE: 22,000 sf

GENERAL PROJECT TYPE: Civic -
Library

ORIGINAL BID PRICE: \$3,659,663

EDA PROJECT MANAGER:
Thomas Brennan

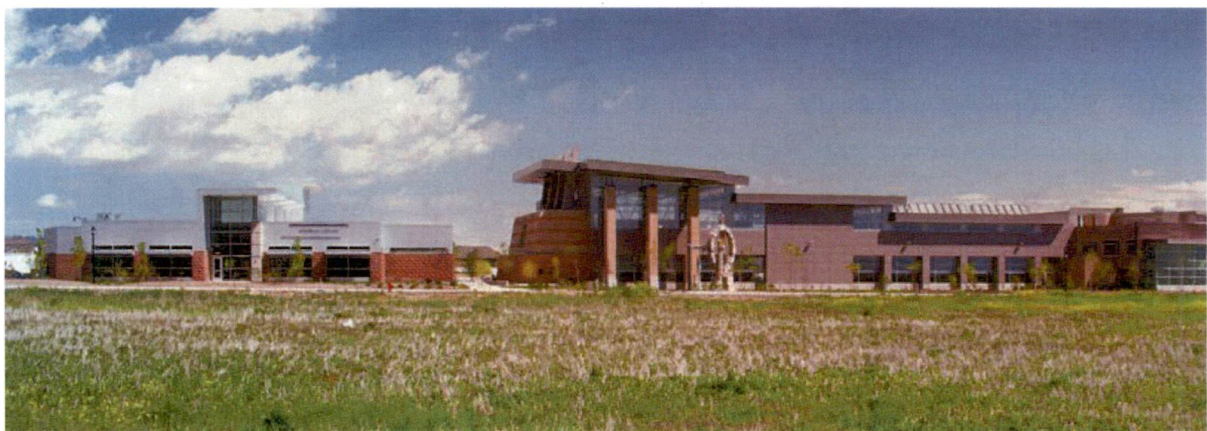
Herriman Public Library was designed to be LEED Platinum, with an emphasis on energy efficiency. The project was also intended to qualify for an Energy Star design label while incorporating cutting-edge energy management and control technology. It was constructed using environmentally responsible techniques and resources, and the building form and orientation adhere to design concepts which minimize energy usage and promote natural daylighting techniques.

The library serves people of all ages with emphasis given to the children and teen areas that are set off by bold colors and specially designed architectural features, like the custom check-out area. Complete with a variety of meeting spaces, the library is a resource for the community extending beyond the traditional role that libraries have previously served.

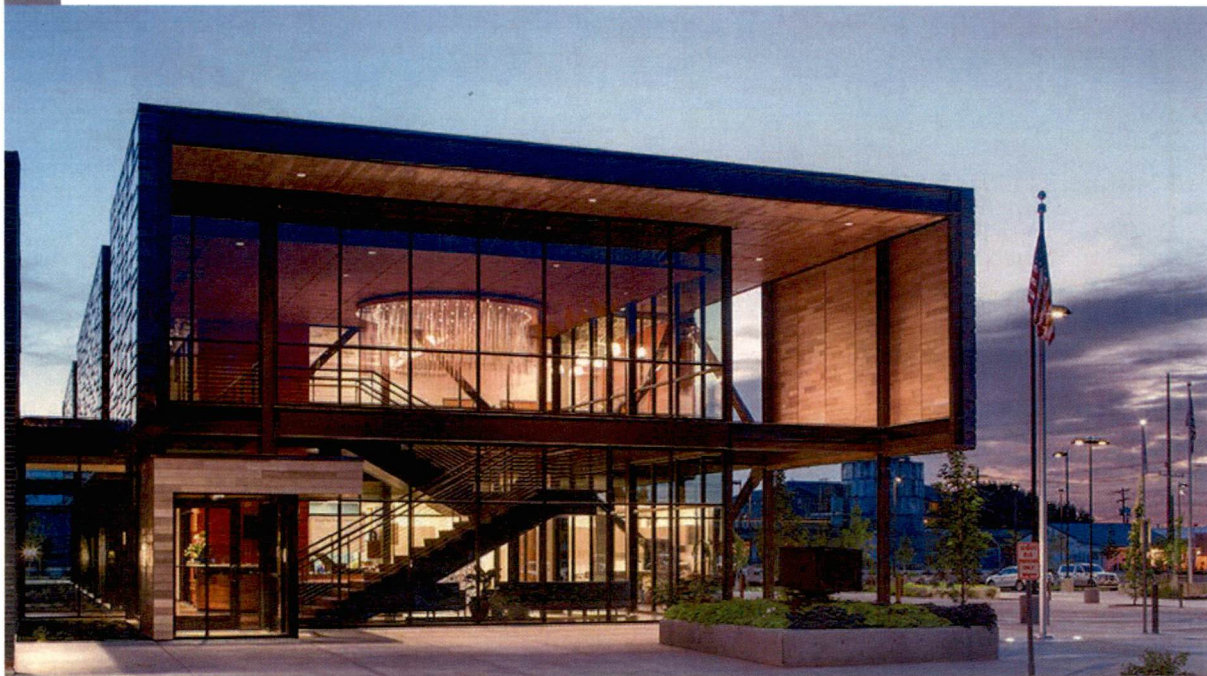
At the bottom of the facing page, the library is seen on the left in context of its surrounding buildings. The library relates to the adjacent J.L. Sorenson Recreation Center (also designed by EDA) through the use of materials, finish heights and setbacks, and a quiet reverence for the sounding landscape. The overhanging fin on the roof blocks sun during hot summer months and creates a distinct shape.

PROJECT RELEVANCE:

Library Programming Flexible Space Planning Historic Renovation Automation Equipment
Construction Phasing Digital Technology Integration Design for Kids, Teens, and Adults
Parking and Circulation Design Contextual Design Sustainable Design Plaza



Midvale Senior Center



OWNER: Salt Lake County

SCHEMATIC DESIGN COMPLETE:
October 2013

FINAL CONTRACT PRICE:
\$4,784,122.26

MANAGER: Ken Donarski, Salt Lake
County Aging and Adult Services
(385) 468-3350

COMPLETION DATE: July 2015

SQUARE FOOTAGE: 20,560 gsf

GENERAL PROJECT TYPE: Civic -
Community Center

ORIGINAL BID PRICE: \$4,760,000

EDA PROJECT MANAGER: Daniel
Rogers

Built on historic Midvale Main Street, the Center anchors the downtown area and sits next to another civic building. The Center artfully balances contextual considerations through the use of copper cladding, a low profile design, and a siloed stair case that references a nearby historic building. The copper materiality references a mining history in the area and the shape of the building takes cues from the downtown character.

The cafe welcomes visitors from Main Street and encourages intergenerational engagement. Furthermore, the cafe acts as an "interior street" connecting visitors to an outdoor plaza, a reading area, and a performance stage. The combination is an inviting and flexible space for multiple demographics: a true community center.

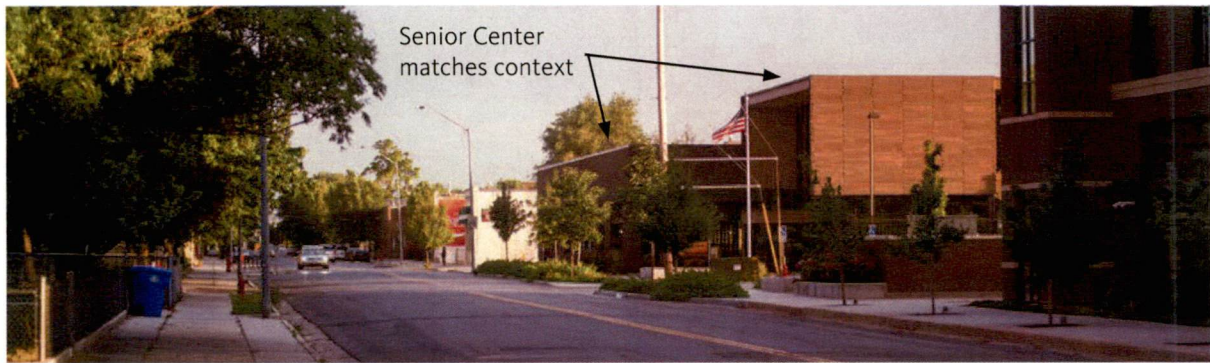
The massing, building orientation, and fenestration are designed to optimize environmental comfort and energy use. Reductions in energy, water, and material use contributed heavily to the success of the building. The site area was reduced by 33% from the initial boundary by developing a shared parking agreement with the neighboring buildings. The building footprint was reduced by utilizing a two-story design, and the program was fine-tuned with the owner to maximize the utilization of all spaces.

PROJECT RELEVANCE:

Community Center Programming Parking and Circulation Design Urban Infill

Flexible Space Planning Contextual Design New Technology Integration Plaza Design

Community Focused Design Design for Adults and Seniors Sustainable Design Cafe Design



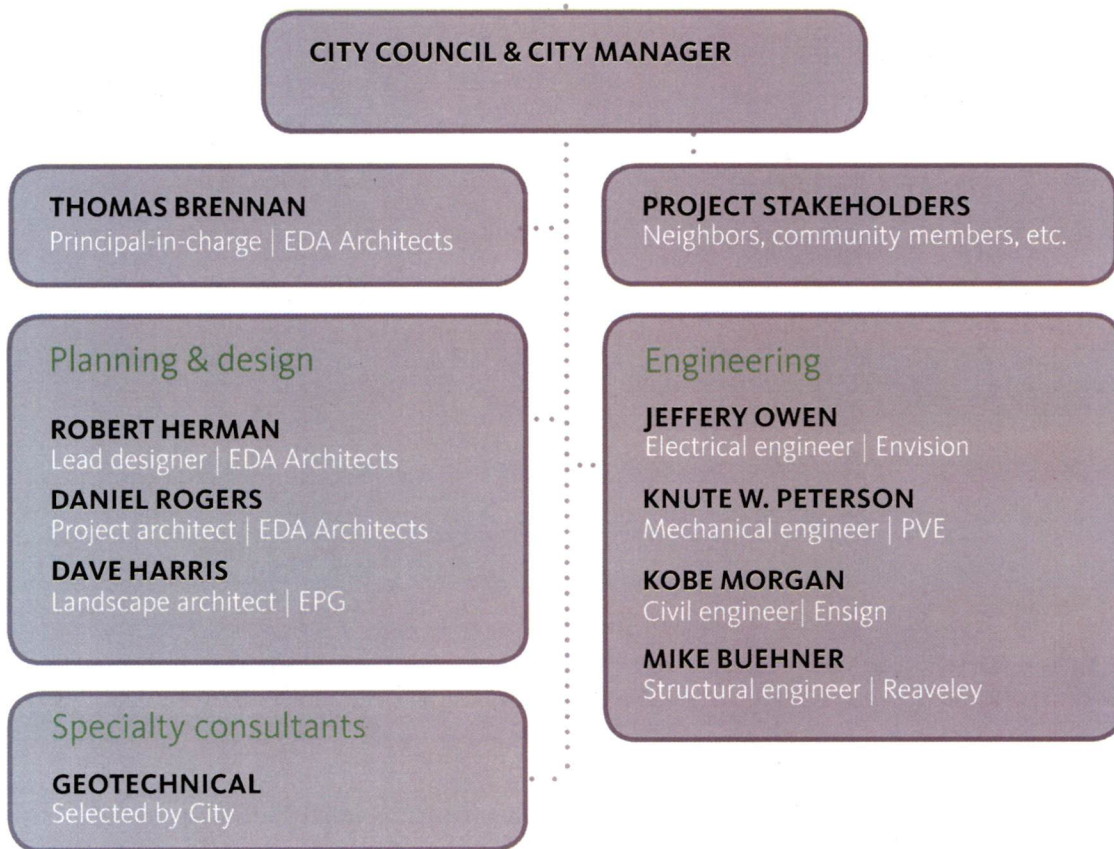
Midvale Senior Center is a modern response to an up-and-coming street and growing program. The building opens up and welcomes visitors as they approach the front and from the side shields users from the sun. The community hall and cafe is built of a brick that matches other structures in the area, and the height of the building is in line with neighboring structures.

This building displays EDA's ability to transform client desires into architectural form. The modern design was the right form for this location, however every place and town has different needs that necessitate an equally different response. EDA creates architecture that is appropriate for its location.



Methodology

ORGANIZATION CHART



EDA has assembled a cohesive team of experts with a proven track record who will not only deliver the project in a timely manner within the budget allocated but will bring a creative spirit to problem-solving and design excellence in execution. This team is motivated by a strong desire to create efficient designs that stand the test of time and instill pride in the users.

EDA oversees the project and ensures high quality through the process by focusing on 6 areas:

Project Kick-off: An initial kick-off meeting with the client and principal stakeholders is conducted to establish and/or confirm project scope, project requirements, schedules, deliverables, and project goals and objectives. EDA and its consultants will participate in the development of these project criteria and parameters.

In-house Project Coordination and Communication: Weekly in-house meetings will be conducted by the EDA Project Manager in coordination with the Project Architect and will include all members of the planning team. Findings and/or actions of these

meetings will be documented and disseminated using relevant project communication, for example, Bluebeam Project Workflow and Collaboration software.

Supervision of Work: EDA's Quality Control process involves regular in-house design and planning reviews by EDA's Director of Design, Director of Operations, Quality Control Manager and other staff as necessary.

BIM Coordination: We will develop our Building Information Modeling (BIM) files to facilitate the clearest communication and understanding between the design, engineering, cost management, and construction teams. In order to do that we will devote time to discussing file naming standards, the level of detail required for each critical component, and agree to an incremental sequence for modeling each system. Our goal is sharing the BIM model with the extended team for takeoffs, schedules, and coordination with specifications and constructibility. The investment of time dedicated to BIM and energy modeling can be leveraged by Santaquin City to set up efficient, long-term maintenance plans that acknowledge as-built conditions and energy performance.

This enables the design team to make critical decisions that support the project vision throughout the design process and mitigate risks. All subsequent work is defined and measured in relation to achieving these goals, thereby, minimizing confusion and conflicts within the contract documents and specifications.

Contract Administration Tools: It is important to document each meeting in detail to provide a record of the progress of the project during construction. We will collaborate with the CM/GC to ascertain specific responsibilities of each team member. We believe the highest level of accountability can be achieved when our extended team agrees on the cornerstones of accountability and communication during the

construction and close-out phases. The measures of performance are proven in the project schedule and made possible by timely responses to requests for information, completing submittals, reviewing change orders, identifying potential coordination issues, proactively resolving conflicts, and adhering to project cost goals.

Staff Education: To ensure high quality professional service and delivery, EDA is committed to the continuing education of its staff on a series of topics, including: health, safety and welfare issues, architectural design, urban design, urban planning, sustainability design, project management, technical design, community planning, and issues related to site development and historic preservation, among others.

Site Selection Criteria

We are thrilled at the opportunity to join this project at the outset and lead the site selection process.

Drivers of a great site are more than just the acreage. A correctly sited building will lead to lower energy bills, greater user comfort, better views, and future expansion options. An appropriately sited building may

even mitigate the risk of car collisions or slip-and-fall accidents in inclement weather. This is a list of drivers we have already thought of, but we find the most important drivers come from talking with the people who will use this building. **Our team will amend this list with more drivers and criteria at the outset of the project after talking with stakeholders and users.**



Easy entry and exit



Public transit and access



Safe pedestrian and bike access



Future development opportunities



Parking, delivery, and emergency access



Lot size : building footprint : building height



Co-location and synergistic relationships



Solar orientation and environmental factors



Existing geotechnical condition of site



Special needs of seniors

Other Considerations

EDA specializes in life cycle cost analysis and developing energy efficient measures (EEM's) for projects. At Lassonde Studios, a University of Utah building, EDA lead a team that identified building elements, analyzed them with respect to energy costs, and calculated monetary savings and payback periods. We found that by adding deep horizontal mullions, we would save over \$120,000 in 4 years, and that is just one example of the money a

few extra steps up front can save. Other areas we analyze are fuel costs, operations and maintenance, replacement costs, resale/disposal, finance charges, and non-monetary benefits and costs.

Developing EEM's for the Santaquin Cultural Center is an innovative way to maximize the dollars spent and ensure that tax payer money is being used efficiently.

Design Process

Goals:

Phase 1 - Feasibility & Site Selection

- Develop realistic cost and conceptual architectural models
- Completely define project constraints and opportunities
- Prioritize project needs, wants, and desires
- Select a site that is mutually beneficial to the community and the proposed senior / community center

Phase 2 - Design & Construction

- Design a center that meets current needs and projected growth
- Architecturally represent community values and acknowledge context in finished project
- Maximize architectural solution that balances program and life cycle costs

* Phase 2 process is not defined in this document and will be developed as next steps at the close out of Phase 1.

Phase 1 Process

1A. The design team will coordinate with the library director, senior center director, and city officials, prior to the kick-off meeting to learn more of the vision for the new facility, identify primary point of contact, and become aware of any local sensibilities that may impact the process.

1B. An introductory half-day meeting with the library director, department heads, and the city manager will take place as the initial activity of the design team's first visit. The purpose of this meeting is to:

- Introduce all players and discuss respective roles
- Discuss communication protocols among members of the teams
- Review the planning process, time line, and provide further clarification
- Identify any additional data to be provided and the means to gather data, i.e. online survey
- Identify peer libraries or community centers for comparison
- Discuss timing, schedules, and process (including role and assistance from library) for engaging with staff, board, stakeholders, and user groups

During the first visit, the design team will tour the existing library and senior center. The tour will focus on the observable functionality existing facilities. Each tour will include time for the design team to observe library users as they use the facility and talk one-on-one with staff about processes and potential efficiencies. The team will employ a checklist of modern public library and senior center space needs to assess the facility. The objective will be to understand current library and senior center users and staff needs as we move forward.

1C. The design team will prepare a precedent analysis and initial findings summary that explains trends in senior center and library design, illustrates concepts by referencing built examples, lists design drivers, and summarizes findings to this point. This deliverable will function as a living document that will guide solicitation of public input.

1D. The design team will attend two community open house meetings and gain valuable insight into the general public's perception of the project and their priorities. Records of these meetings will be distilled by EDA into an initial findings summary. EDA will also be available for phone conversations with the public during this period and/or an online survey could act as a method of contact if the team sees fit.

Each community open house will feature ideas and concepts developed from data acquired at previous meetings. It is advisable to make the first community meeting highly interactive and solicit verbal, written, and even hand-drawn responses from community members. Different modes of interaction ensure everyone's voice is heard and give the team more data points to interpret.

1E. The final deliverables to inform the continuance of the project will be a concise analysis of the three sites with respect to the precedent study, design drivers, site selection criteria, digital conceptual massing models showing program elements on a site, diagrammatic representation of program, prioritized list of amenities, initial cost analysis of development options, preliminary construction schedule, and next steps moving into Phase 2.

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Proposed Project Cost Form

		Amount	
		\$ USD	Time
Architectural			
Total Phase 1 & 2		\$91,200	
Phase 1: Concept Preparation			
Total		\$26,200	4 weeks*
Task 1	Public Input Gathering Meetings (3 meetings)	\$10,200	
Task 2	Prepare Concept Design	\$12,000	
Task 3	Prepare Budget level Project Cost Estimate	\$4,000	
Phase 2: Facility Design			
Total		\$65,000	8 weeks
Task 4	Schematic and Preliminary Design	\$37,500	
Task 5	Interior design	\$8,000	
Task 6	Site Design	\$6,300	
Task 7	Landscape Design	\$3,500	
Task 8	Final Project Plan set	\$14,700	
Engineering - Civil, Structural, Mechanical, Electrical, & Landscape			
Total		\$59,100	--
Task 9	Design and Details of Structural Footings, Foundations and Foundation Walls	\$25,500	
Task 10	Storm Drain Design	\$3,000	
Task 11	Site Utility design (parking, access, water, sewer, irrigation, etc.)	\$6,800	
Task 12	Engineering design and details for interior spaces	\$23,800	
Task 13	Survey for Property Acquisition (by owner - Geotechnical is not included)	\$4,000	
Project Coordination			
Total		\$79,800	--
Task 14	Coordination with City project manager and teams	\$3,000	
Task 15	Assist in Selection of CM/GC	\$2,500	
Task 16	Coordination with CM/GC during design process	\$2,000	
Task 17	Coordination with private utility companies (gas, power, telecom, etc.)	\$2,000	
Task 18	Coordination with CM/GC during bidding process	\$5,000	4 weeks
Task 19	Coordination with CM/GC through project closeout	\$69,000	26 weeks
Project Documentation and Specifications			
Total		\$49,500	12 weeks
Task 20	Preparation of Construction Documents		
*complete by 10/14/17 pending on-time start			
Proposal Totals		\$ USD	Time
		\$279,600	54 weeks

Each person submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.

EDA has adjusted the above table to reflect its proposal of a 7% fee based on \$4 million dollar construction cost. This fee could change based on owner needs or scope requirements. EDA is committed to designing the best project within the agreed upon constraints.



Tom Brennan

8/30/17

FEE PROPOSAL FOR PHASES 1 & 2 (AS OF 9.6.17)

Estm. Construction Budget	\$ 4,000,000	
A/E Fees	6.25%	* fee based on percentage of construction budget
	\$ 250,000	

Phases of Work	% of Work	Fee	Phase
Concept Design Election Materials	7%	\$ 17,500	Phase 1
Task 1 - Public Outreach Meetings		\$ 5,250	
Task 2 - Conceptual Design / Rendering		\$ 7,000	
Task 3 - Cost Estimating		\$ 2,625	
Task 4 - Election Materials		\$ 2,625	
Schematic Design	25%	\$ 62,500	Phase 2
Design Development	20%	\$ 50,000	Phase 2
Construction Documents	25%	\$ 62,500	Phase 2
Bidding & Negotiations	1%	\$ 2,500	Phase 2
Construction Administration	22%	\$ 55,000	Phase 2
	100%	\$ 232,500	P2 Total

Phase Fee Breakdown

PHASE 1 - Scoping, Site Assessment, Concept Design and Schematic Design

CRSA Architects Planners	\$ 12,250
Nielsen Mechanical	\$ -
Nielsen Electrical	\$ -
Reaveley Structural	\$ -
Ensign Site Survey	\$ 2,100
Ensign Civil	\$ 525
Parametrix Cost Estimating	\$ 2,100
CRSA Landscape Architects	\$ 525
Total A/E Fee Phase 1	\$ 17,500

PHASE 2 - Schematic Design, Design Development, Construction Documents and Construction Administration

CRSA Architects Planners	\$ 151,125
Nielsen Mechanical	\$ 23,250
Nielsen Electrical	\$ 20,925
Reaveley Structural	\$ 18,600
Ensign Civil	\$ 6,975
Jedzrewski Commercial Kitchen	\$ 4,650
CRSA Landscape Architects	\$ 6,975
Total A/E Fee Phase 2	\$ 232,500

Estimated Reimbursable Expenses (travel, illustrations, printing)

Phase 1	\$ 3,700
Phase 2	\$ 5,600
Total	\$ 9,300

CRSA acknowledges, both individually and on behalf of the submitting team, that they have inspected the project site and understand that this project may include exposure to natural elements, inclement weather, icy, slippery, and/or wet conditions, uneven surfaces, and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.

Kathryn Phadon

8/29/2017



Santaquin City Cultural Center

Proposal To Provide Architectural Services | August 30, 2017





ARCHITECTS
577 South 200 East
Salt Lake City, Utah 84111
801.533.2100
www.jrcadesign.com

ARCHITECTURE | INTERIORS | PLANNING | SUSTAINABLE DESIGN

August 30, 2017

Benjamin Reeves, City Manager
Santaquin City
275 West Main Street
Santaquin, Utah 84655

RE: Santaquin City Cultural Center

JRCA is pleased to present our qualifications for design of the new Santaquin City Civic Center. Our firm focuses on working with municipalities to meet community needs within the built environment. More than just design, we understand public funding, and the underlying political landscape that can affect the success or failure of projects.

We have assembled an experienced team who has a successful history of working together. While project has similarities to other projects we have worked on, we provide a unique solution for each and every client, allowing us to address your specific needs and reflects the nature and character of your community.

The JRCA team offers the following advantages:

- A highly qualified team that has worked together
- A history of successful municipal projects across the state
- Experience working in bond campaigns
- A successful design process that delivers high quality projects
- Experience working with the CM/GC process
- A shared enthusiasm to operate the best project possible

We believe our clients can speak to the experience and benefits of working with the JRCA team and invite you to contact them.

If you have any questions, please feel free to contact me.

Sincerely,

Gordon A. Clark, AIA
Vice President
gac@jrcadesign.com
801-533-2100 | Ext 106

Springville Civic Center and Library

JRCA Architects worked with Springville City on replacing their entire downtown civic center. JRCA master planned redevelopment in a phased process. Three major challenges were addressed.

- First, existing open/green space needed to be replaced and/or preserved.
- Second, a distinct look and feel need to be established by each facility.
- Third, city government could not shutdown during the construction phase of the work.

By examining the project as a whole, JRCA was able to sequence the work such that all facets of city government did not move until the new space was constructed. The sequence included land acquisition as well.

Facilities included city administration, council chambers, community multi-purpose rooms, courts, dispatch, fire station, police, library, more open space than originally existed, and an outdoor splash pad.

During the course of construction, JRCA assisted with design and construction of a satellite fire station, and master planning of public works and electrical service centers.

This project was done in collaboration with CRSA.



Project Name: Springville Civic Center and Library

General Project Type: Master planning, Programming, Government Center, Multi-use Public Space, and Library.

JRCA Project Manager: Gordon Clark

Civic Center Design Complete: March 19, 2008

Library Design Complete: July 16, 2010

Civic Center Construction Complete: September 14, 2009

Library Construction Complete: October 26, 2011

Design Cost Civic Center: \$1,001,046

Construction Cost Civic Center: \$13,832,142

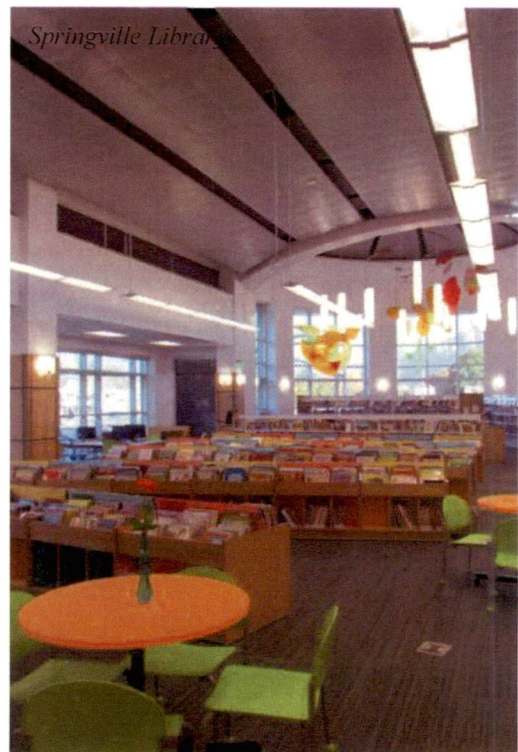
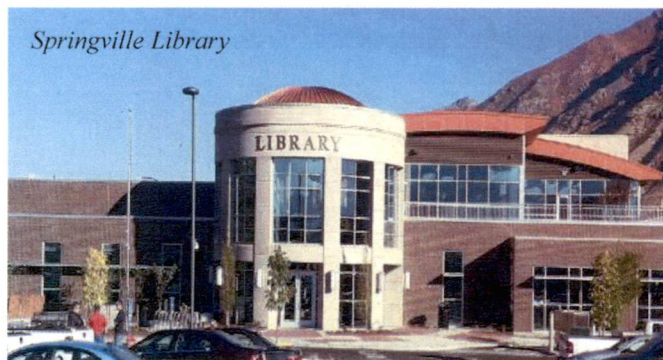
Design Cost Library: \$521,000

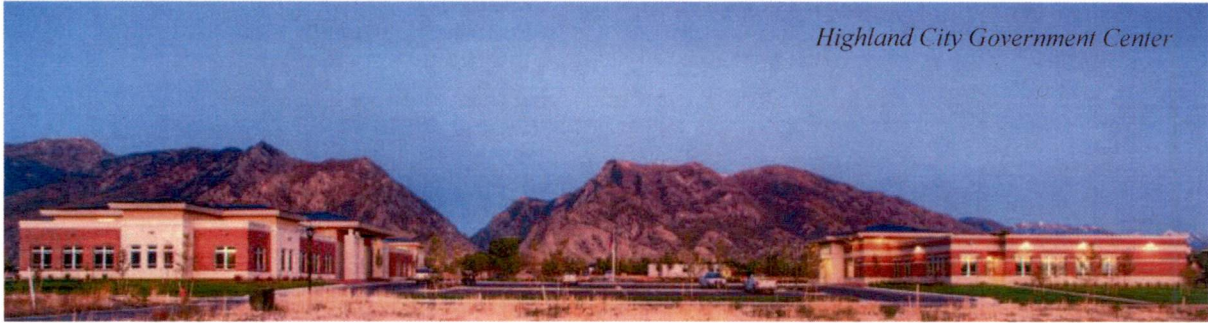
Construction Cost Library: \$8,567,344

Services: Master planning, programming, design, contract administration

Client Name: Springville City

Reference Contact: Police Chief Scott Finlayson | 801-489-9421





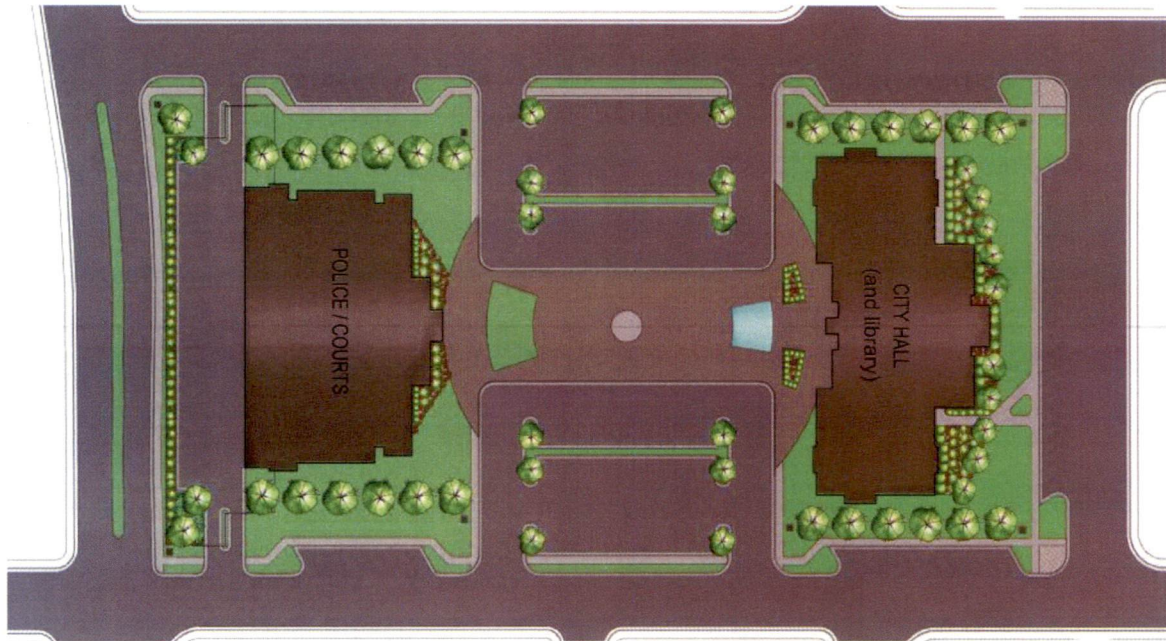
Highland City Government Center

Highland City had been operating in an out of date facility for years. Their intent was to establish a new city government center to include municipal administration, courts, police, library, and multi-purpose space for citizens to use.

The site chosen for the center was directly south of a park in Highland City. Due to funding sources, a two-building scheme was developed, including courts and police occupying one end of the site and the municipal facility located at the other with a central plaza.

Highland City wanted a modern building that would still have a formal dignity to it. The other request was to have light in the building so it would appear very open. JRCA responded with a series of clerestories running through the building that would stream natural light to just about all portions of the facility.





Project Name: Highland City Government Center

General Project Type: Municipal Administration, Public Safety, Courts, Library

JRCA Project Manager: Gordon Clark

Design Complete: March 26, 2007

Construction Complete: July 23, 2008

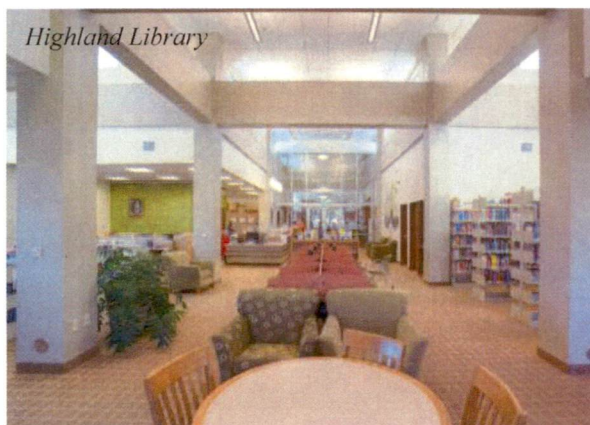
Design Cost: \$554,000.00

Construction Cost: \$8,321,880.00

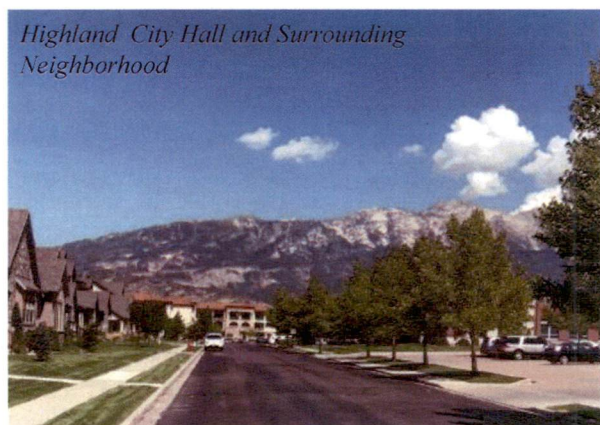
Services: Programming, contract administration, design,
and construction administration

Client Name: Highland City

Reference Contact: Jody Bates | 801-772-4505



Highland Library



Highland City Hall and Surrounding Neighborhood



Pleasant Grove Fire Station

Pleasant Grove Public Safety Building and Fire Station

The JRCA Team was recently selected to design the Pleasant Grove Fire Station and Public Safety Building. The site selected is the current location of their fire station and city administration facility.

The city desired that an early historical image be implemented on these facilities. This stylistic approach will complement the early historical character of this part of the city.

One of the unique features of the public safety building is the inclusion of a flexible multi-purpose room. This 2,600-square foot room is fitted with a dias at one end and is divisible into smaller sections. It can be configured for both small and large council meetings. In a second configuration, the room functions as a justice court. The other end of the room is outfitted so that it can function as the city's emergency operation center. It can also be subdivided for small and larger meeting rooms. Adjacent to the multipurpose room is a serving kitchen. The multipurpose room is available to host outside events and receptions as well.



Pleasant Grove Public Safety Building

Pleasant Grove Public Safety Building



Project Name: Pleasant Grove Public Safety Building and Fire Station

General Project Type: Municipal Services

JRCA Project Manager: Gordon Clark

Design Complete: November 10, 2017

Construction Complete: TBD

Design Cost: \$637,231

Construction Cost: \$ 12,204,808 (current budget/estimate)

Services: Design, contract administration

Client Name: Pleasant Grove

Reference Contact: Scott Darrington- City Administrator | 801-785-5045

This project is being delivered by the CM/GC method with Big-D Construction

Pleasant Grove Fire Station





Kaysville Public Safety Building & Library

Kaysville City Public Safety Building

Kaysville City needed to replace their aging and inadequate public safety facilities. These facilities are located on a central block directly adjacent to a historical library and city hall, both of which have utilized a signature local stone that compliments the historical massing of these buildings. Kaysville City wanted a facility that would complement the visual character of these historic facilities while still providing state of the art law enforcement amenities. An important element in the current law enforcement practice is having a community meeting room available to the public.

JRCA responded with design that is modern but retains the historical material palette of surrounding facilities. The use of smaller scale elements in the building façade brings down the scale of the building to blend well with the surrounding residential scale. JRCA has been retained by the city to renovate the historic library into additional administrative space.



Kaysville Public Safety Building

Kaysville Public Safety Building



Project Name: Kaysville City Public Safety Building

General Project Type: Municipal Public Safety

JRCA Project Manager: Danny Fuchs

Design Complete: February 27, 2014

Construction Complete: February 26, 2015

Design Cost: \$260,962

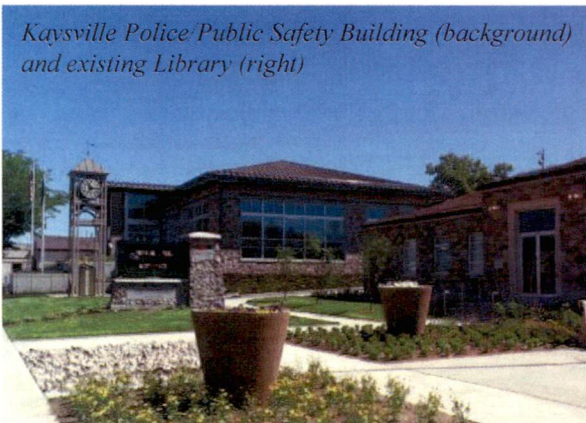
Construction Cost: \$4,533,094

Services: Programming, Design, Contract Administration

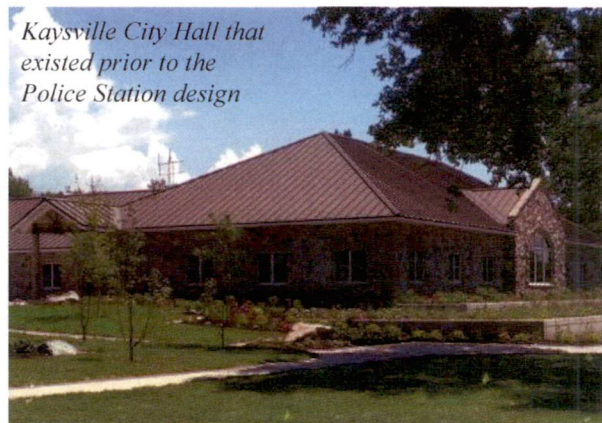
Client Name: Kaysville City

Reference Contact: Chief Sol Oberg | 801-546-1235

Kaysville Police Public Safety Building (background) and existing Library (right)



Kaysville City Hall that existed prior to the Police Station design



JRCA Architects has a long history of providing municipal facilities planning efforts, like what has been identified in your RFP. As you review the submitted projects we have presented you with noted similarities to your own projects. Each of these projects had specific input from the community regarding what they felt was the essence and character of their community. Each of these examples illustrates how these concepts are addressed.

Based upon the comments already received at your previous open houses, we will meet with the city's project team to assess comments, review operational issues, space needs, and site planning. We believe it is essential to view the project in terms of the whole development of government services core in the city. A master plan should be developed to provide guidance through the coming years. With proper planning, city government can benefit from having 'right sized' facilities that maximize utilization and community enrichment.

We would suggest that a slight adjustment be made prior to the open house meeting. We will need to identify two or three resident champions who support the development of the new facility. Each of these champions should be well known and trusted members of the community. They should be the type of person who is outspoken and willing to share their position openly. Having resident champions provides trust in decision-making for those who do not have the time to study the issues completely.

The open house meeting will provide the element of public involvement. Everyone needs to have the feeling that the process is transparent and most importantly, that they have had the opportunity to express their viewpoints. Having this last meeting is essential because it demonstrates that the design of the facility is responding to the consensus viewpoint and input. Our design team is skilled in listening and developing a responsive design that balances all viewpoints.

One of the aspects of a successful bond campaign is to overcome objections. The main reason bond campaigns fail is that two to three weeks before the bond election, the fear of uncertainty will be "this hasn't been researched or thought through."

Through our well-documented process and supporting detailed cost projection from our cost estimator, we document the need, the size, the quality and the cost of the facility. No one can say the city hasn't done their homework.



One of the most important skill in this process is that of communicating spatial concerns to the public. Many individuals do not relate to plans very well, we utilize three-dimensional modeling and rendering to communicate ideas and concepts to an inclusive public forum.

JRCA Architects has put together a team of consultants to assist us in the planning and design of the new facilities. Our team consists of the following consultants and JRCA personnel:

- Principal in Charge – James Child, AIA, JRCA
- Project Architect – Gordon Clark, AIA, JRCA
- Project Manager – Scott Holmes, AAIA, JRCA
- Interior Designer – Annette Coleman, JRCA
- Structural Engineer – BHB Consulting Engineers
- Mechanical and Plumbing Engineer – WHW Consulting Engineers
- Electrical Engineers – Envision Engineering
- Civil Engineers - Horrocks Engineers
- Cost Estimating (Schematic Phase) – ProCost

JRCA utilizes our own in-house capabilities for landscape architecture and interior design. Our team has a successful track record and has worked together on several other municipal and governmental projects. Our team will utilize the Revit three-dimensional building information modeling platform. This system allows multiple individuals to concurrently access the design model. It allows each design discipline to see the status of the entire project and to coordinate elements within the building. We also can run clash detection on the model to pin point and resolve conflicts at the design stage.

We conduct weekly consultant design meetings to insure progress is on schedule and resolve any issues face-to-face. Periodically, through the design phase we have a senior design associate, not associated with the project, conduct an independent design review. This fresh set of eyes helps us provide better clarity in the documents.

We have worked in the CM/GC delivery system several times before. We will have input from the CM to provide further clarity to the documents during design. This is extremely valuable when it comes to constructability issues, we will also have cost reviews by the CM/GC to guide the design.

Throughout the construction of the project, we work with the CM/GC to insure proper coordination and understanding of the documents. We review physical mockups of systems with the CM/GC and you, the Owner. These mockups prove that the subcontractors and CM understand the systems and how they are coordinated. This coordination of mockups helps keep the project on schedule as well, because the Contractor must think through the system entirely to build the mockup.



Proposed Schedule

Thu Sept 7	Selection
Mon Sept 11	Meet for review of current project status
Wed Sept 13	Draft of concepts and visualization meet with "champions"
Sat Sept 16	Open house
Tues Sept 19	Meet with city to assess direction based upon open house findings*
Tues Sept 26	Budget projection
Tues Oct 3	Site study and initial massing study entire build-out* Project Specific Study
Sun Oct 10	Preliminary plans and elevations budget refinement*
Tues Oct 17	Response poll
Tues Oct 24	Any Refinements issued*
Tues Oct 31	Response poll
Tues Nov 7	Election day
Tues Nov 21	Issue solicitation for CM/GC Selection
Tues Nov 28	Full semantic design completed including cost estimate
Tues Dec 12	Select CM/GC
Tues Jan 9	Design development complete with CM/GC cost estimate
Tues Feb 20	Contract documents ready for permits
Tues Feb 27	Permit— CM/GC bidding
Tues Mar 13	GMP from CM/GC
Tues Mar 20	Council approval
Wed Mar 21	Construction Begins
Tues Nov 21	Construction Complete
Sat Dec 1	Move-in/Occupancy

*Information At This Time Released To The Public

Appendix A:

Proposed Project Cost Form for Santaquin City Cultural Center

		Amount	
		\$ USD	Time
Architectural	Total Phase 1 & 2	99,745	18 wks
Phase 1: Concept Preparation	Total	23,000	5 wks
Task 1	Public Input Gathering Meetings (Assume 3 meetings)	5,000	
Task 2	Prepare Concept Design	16,000	
Task 3	Prepare Budget level Project Cost Estimate	2,000	
Phase 2: Facility Design	Total	76,745	13 wks
Task 4	Schematic and Preliminary Design	25,433	
Task 5	Interior design	19,074	
Task 6	Site Design	2,000	
Task 7	Landscape Design	4,238	
Task 8	Final Project Plan set	26,000	
Civil Engineering	Total	20,300	5 wks
Task 9	Design and Details of Structural Footings, Foundations and Foundation Walls	6,500	
Task 10	Storm Drain Design	1,800	
Task 11	Site Utility design (parking, access, water, sewer, irrigation, etc.)	1,800	
Task 12	Engineering design and details for interior spaces	6,000	
Task 13	Survey for Property Acquisition	4,200	
Project Coordination	Total	30,000	63 wks
Task 14	Coordination with City project manager and teams	5,000	
Task 15	Assist in Selection of CM/GC	1,000	
Task 16	Coordination with CM/GC during design process	6,000	
Task 17	Coordination with private utility companies (gas, power, telecom, etc.)	4,000	
Task 18	Coordination with CM/GC during bidding process	7,000	
Task 19	Coordination with CM/GS through project closeout	7,000	
Project Documentation and Specifications	Total	84,775	6 wks
Task 20	Preparation of Construction Documents	84,775	
Proposal Totals		\$ USD	Time
		234,820	63 wks

Each person submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.


Architectural Firm Representative

8/30/12
Date



ARCHITECTURE • PLANNING • INTERIORS

649 E SOUTH TEMPLE • SLC, UT 84102 • 801.355.5915 • www.crsa-us.com

August 30, 2017

Mr. Benjamin Reeves
Santaquin City Manager
27 West Main Street
Santaquin City, Utah 84655

Re: Santaquin City Cultural Center

Selection Committee:

Santaquin City has grown significantly since 2000, more than doubling its population. This growth and the resultant growth in tax base, has allowed the City to provide more community services for its citizens. A new multi-use cultural center, including library and senior center, will be a wonderful addition to the community that can fully represent Santaquin's values.

Kathy Wheadon, Laura Smith, Ken Wheadon, Kelly Gillman and our engineering team of Reaveley Engineers, Nielsen Engineering and Ensign Engineers bring impressive and very relevant experience. We have extensive work within Utah County, we have provided designs for many libraries and senior centers with commercial kitchens. We routinely provide site planning, historic preservation, architecture and engineering services. Consider the experience and portfolio the CRSA Team brings:

- **Experience in Utah County** - our firm has worked all over Utah County, including providing design services for UVU's Library in Orem, the Springville Library and Civic Center, the Lehi Revitalization and Land Use Plan, American Fork City Hall, among many other projects.
- **Contextual/Site Design Experience** - As the first firm in the region to specialize in historic preservation, many of CRSA's new building designs have been adjacent to, in historic districts, and sometimes even connected to existing structures. These designs can represent the flavor of the district- like in Magna our Senior Center and Library designs reflect Magna's mining heritage, or can be near replicas (such as the St. George Library) which is located on a block of important historic civic buildings.
- **Senior Center Experience**- Liberty Senior Center, Magna Senior Center, Northwest Senior Center, Columbus Senior Center, Davis Senior Center- we understand the nuances of design for lively older individuals and have designed facilities that are multi-use, full of natural light and vibrant materials.
- **Library Experience**- CRSA has designed literally dozens of library projects. Each project is unique, and each project reflects the values of the community it serves. Besides the work included in this proposal, we have designed all seven libraries in Washington County, libraries in Utah County, Salt Lake County, Davis County, Summit County, and in Southern Idaho.
- **Ballot Experience** - CRSA has helped several communities prepare for ballot initiatives and can provide helpful visuals and related information to encourage taxpayers that this projects is worthy endeavor and will provide necessary resources, broad experiences and safe places for all of Santaquin's citizens.

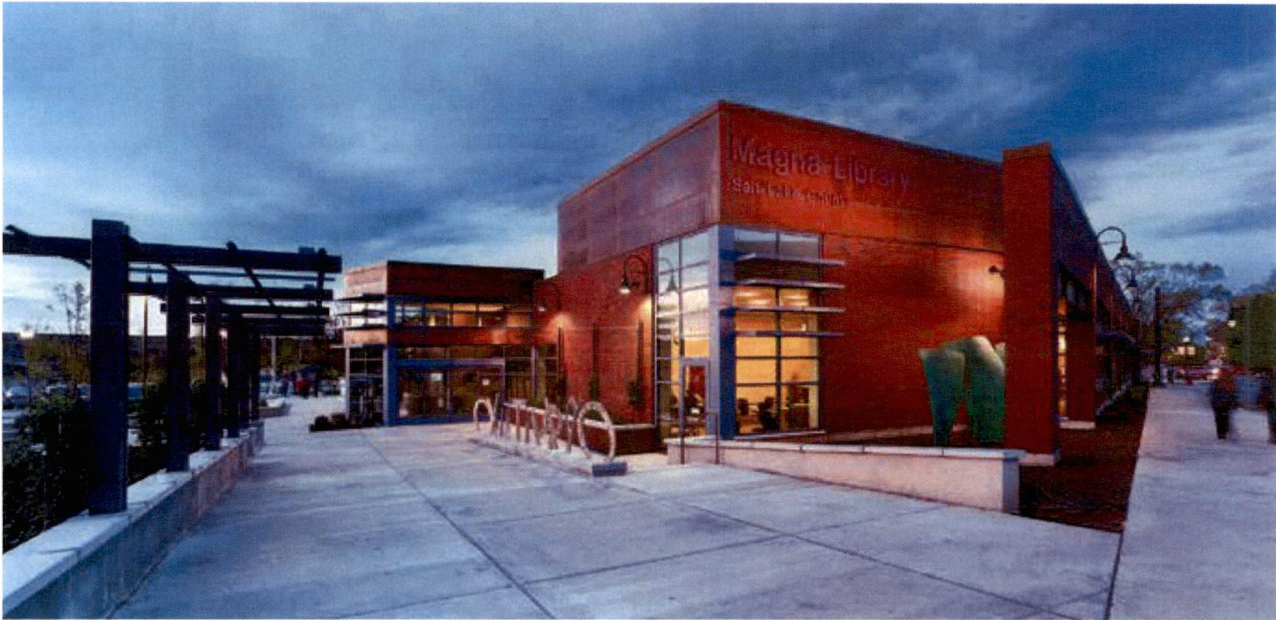
We recognize this project represents a significant investment of your City's resources. We are eager to help you consider the best way to proceed. I will be the Principal-in Charge for this project and primary contact, so please do not hesitate to call me if you would like a list of references, links to more project images or a tour of one of our buildings.

Sincerely,

Kathleen Wheadon
Principal-in-Charge
Kathy@crsa-us.com
801-355-5915

MAGNA LIBRARY

Magna, Utah



CLIENT

Salt Lake County Library Services

CONTACT

John Bergen, Project Manager, Salt Lake County (801) 468-2573

SCOPE OF SERVICES

Facilities Programming, Site Development, Architectural Design and Construction Services, Interior Design

DESIGN START DATE:

COMPLETION DATE

2011

SQUARE FOOTAGE

20,000 SF

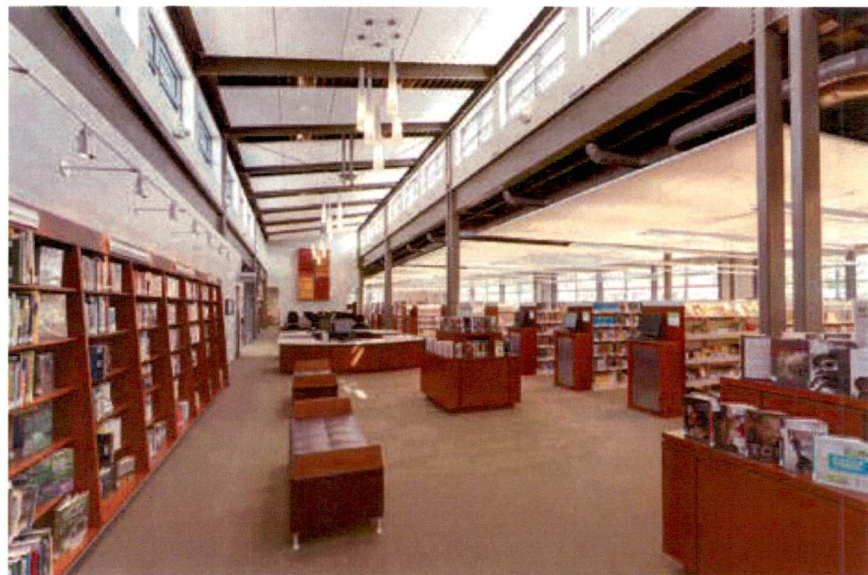
CONSTRUCTION COST

\$3,800,000

PROJECT MANAGER

John McConkie/David Scott

CRSA provided architectural programming, design, and construction services for a new County Library in Magna. Designed to enhance the walkable nature of a historic commercial district, the library sits at street edge and acts as a beacon for patrons. The facility optimizes the public's ability to access the library's diverse collection as well as the many programs and activities that take place in the library. The interior spaces are designed for maximum flexibility in the future. The library is required to attain LEED® Gold Certification.

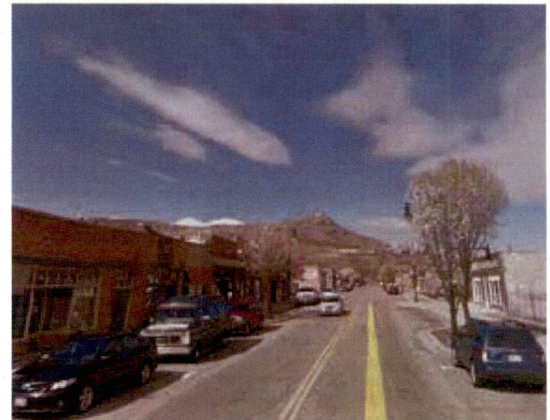




Children's Section



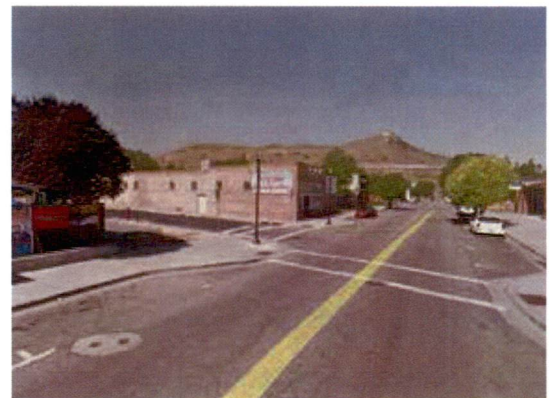
Rendering



Magna Context



Rendering



Magna Context

MAGNA SENIOR CENTER PROGRAMMING AND DESIGN

Magna, Utah



CLIENT

Salt Lake County Aging Services

CONTACT

Salt Lake County (801) 468-2573

SCOPE OF SERVICES

Facilities Programming,
Architectural Design and
Construction Services

DESIGN START DATE:

COMPLETION DATE

2010

SQUARE FOOTAGE

20,000 SF

CONSTRUCTION COST

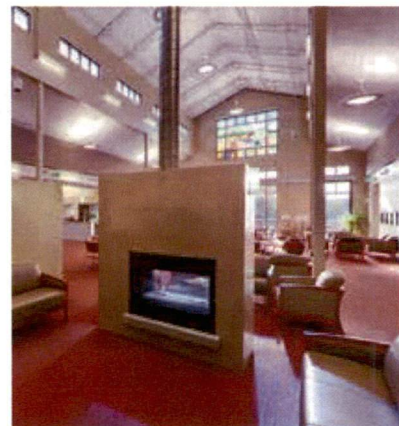
\$4,500,000

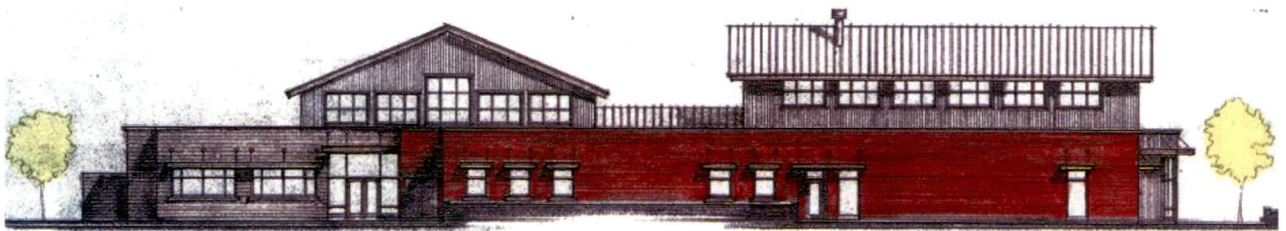
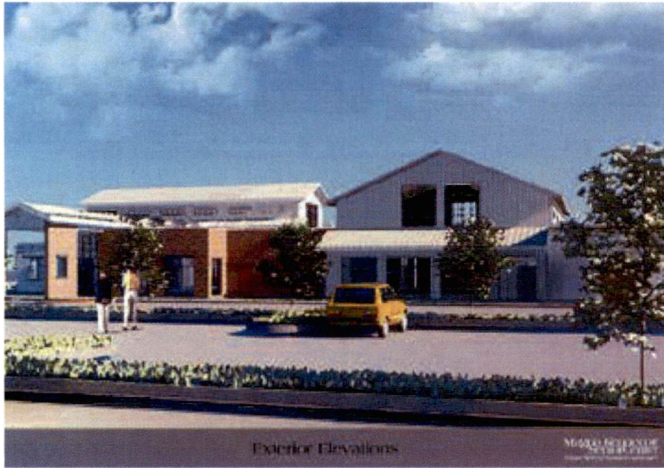
PROJECT MANAGER

Ken Wheadon

CRSA completed programming for this new 20,000 sq. ft. Senior Center for Salt Lake County. The firm then completed architectural design and construction services for the facility. The building resembles a contemporized mining structure, reflective of Kennecott's presence in the community and the City's mining architecture and history. The project was designed to obtain LEED® Gold Certification.

Magna Senior Center includes an administrative suite, a large commons/lounge area, class and crafts rooms, exercise rooms, a stage for performances, a billiards room, a dining hall and kitchen, a computer room, an audio-visual room, and many outdoor activities areas with gardens and games. The design explicitly incorporates accessibility requirements in every component and in support of all activities which occur in this facility.

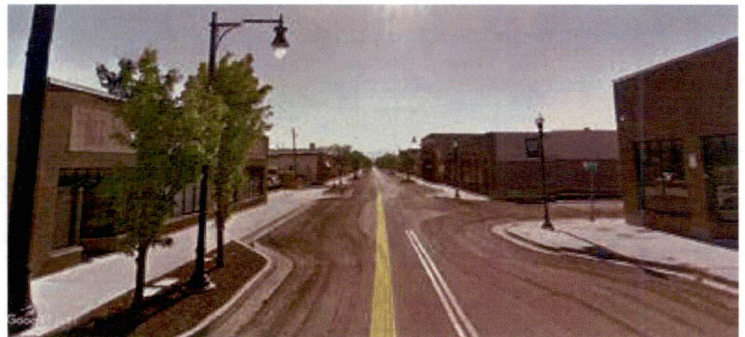




Schematic Design



Magna Context



Magna Context



ST. GEORGE MAIN BRANCH LIBRARY

St. George, Utah



CLIENT

Washington County Library System

CONTACT

Brenda Brown, Former Director
(435) 634-5737

SCOPE OF SERVICES

Space Planning, Site Development,
Architectural Design and
Construction Services,
Interior Design

DESIGN START DATE:

COMPLETION DATE

2006

CONSTRUCTION COST

\$5,248,000

SQUARE FOOTAGE

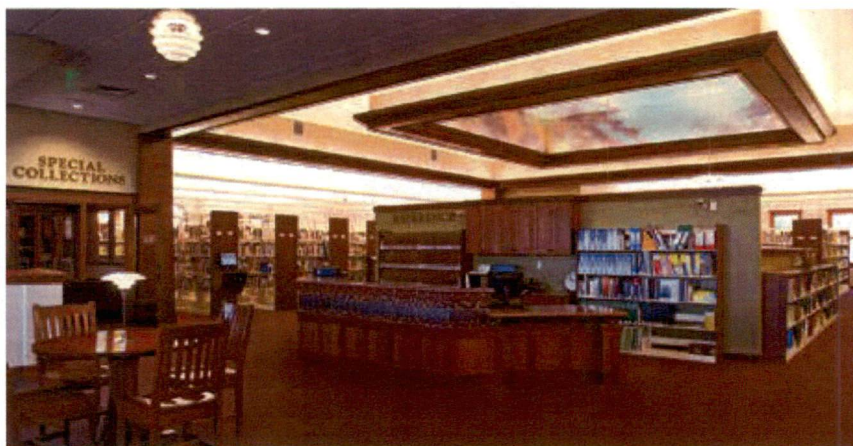
30,000 SF

PROJECT MANAGER

Ben Rogers

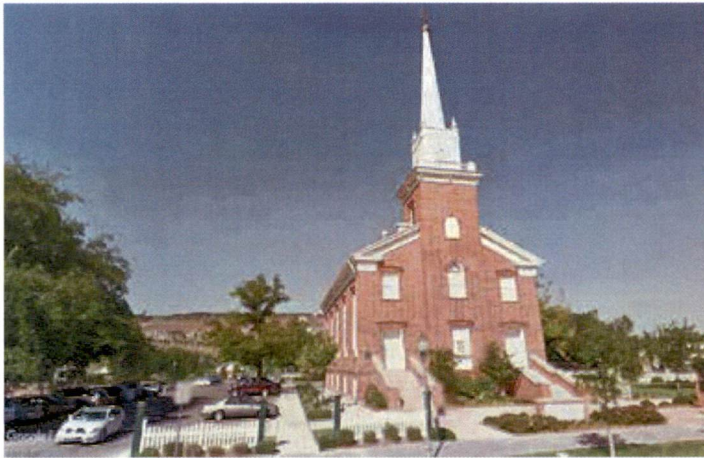
St. George needed a new library to serve an expanding population. Services provided to the public have changed and the collection has grown. In addition, the current library sits in the middle of an historic city block but does not represent the architectural aesthetic of the block. After many studies, the County decided to build a new library. The look and feel of the new library is consistent with other buildings on the block and the surrounding community. It belongs to the community it serves.

The facility provides community rooms of varying sizes to handle the many programs provided by the library. The library hosts story time, toddler and preschool education, young adult programs, adult literacy, speakers, guest artists, and other events. The building will handle the changing technological needs of the library and community. A café is included in the library to provide an opportunity for leisurely reading and browsing.

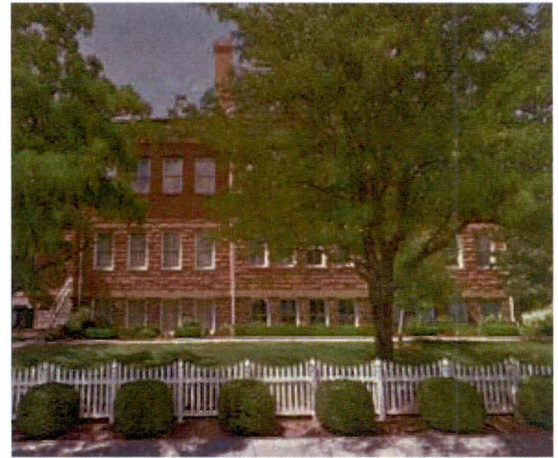




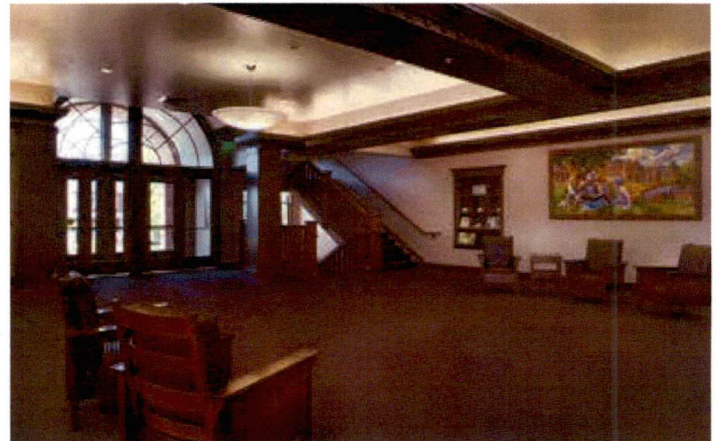
Rendering



St. George Context



St. George Context



DAVIS COUNTY SENIOR CENTER

Clearfield, Utah



CRSA provided programming and design and construction services for the new Davis County Senior Center located adjacent to the CRSA designed new Davis County Health Department Building. These projects start Clearfield City's long-range master plan for the development of a civic and office building complex to establish a high density, mixed-use downtown core. The existing context was not a design driver, rather a short-term placeholder for future uses.

The Senior Center includes an a large commons/lounge area, class and crafts rooms, exercise rooms, a stage for performances, a billiards room, a dining hall and kitchen, a computer room, and audio-visual room. In addition, there are a number of classrooms for fine arts and crafts, exercise and health clinic outreach space. The design explicitly incorporates accessibility requirements in every component and in support of all activities which occur in this facility, including an outdoor patio and gardening areas.

CLIENTS

Davis County

CONTACT

Barry Burton, Director of Planning
Davis County
(801) 451-3284

SCOPE OF SERVICES

Facilities Programming, Master Planning, Site Development, Architectural Design and Construction Services, Landscape Architecture, FF&E, Signage, Art

DESIGN START DATE

August 2008

COMPLETION DATE

December 2010

CONSTRUCTION COST

\$2,259,500

SQUARE FOOTAGE

14,500 SF

PROJECT MANAGER

Ken Wheadon

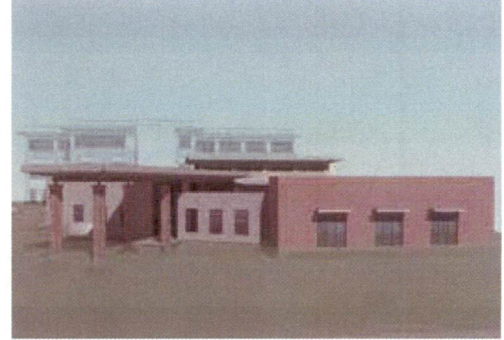




Exterior Conceptual Rendering



Aerial Schematic Renderings



Aerial Schematic Renderings



ORGANIZATIONAL CHART



TEAM ROLES & RESPONSIBILITIES

Our team is constructed of these specialty groups:

Architectural Planning and Design - Led by **Kathy Wheadon** and **Laura Smith**, this team will weave together the many diverse sets of project goals into a seamless project plan that both establishes a civic resource for generations to come, and respects the urban fabric by respectfully developing design concepts that are appropriate. Kathy and Laura both have lengthy histories working on civic library projects including the Magna Library, St. George Library, Glendale Library, among with CRSA's thirty year library, senior center and community center portfolio including over two dozen such projects. We will start by understanding project context, holding a Leadership Summit to develop project Mission, Vision Goals and Objectives, inventory space needs and organizational objectives, review planning documents, and listening to individual and collective goals from the City. We will take these project fundamentals and weave them into a series of design concepts that represents the broad planning goals, and spark the interest of constituents. **Ken Wheadon, Project Architect**, will lead the technical project implementation by engaging our team of specialty consultants to develop every aspect of project design, from building orientation and landscape design to materiality and interior finishes. Ken's experience on the Magna Senior Center and Davis County Senior Center will lend expertise to the project and ease decision making processes.

Preservation Planning & Coordination - **Steve Cornell, CRSA Preservation Studio Leader**, will take on the historic site assessment, document the design drivers of any affected historic properties and work closely with the Architectural Planning and Design Team and City Staff. His time will be spent understanding site and building priorities and preservation goals and help develop numerous strategies for success. If needed, he will assist with renovation/restoration planning and design.

Site Design & Precinct Coordination - Led by Kelly Gillman, this team will develop site planning and building siting in accordance with civic development guidelines. Their work will address site access, vehicular and pedestrian circulation, parking, transit, fire vehicle access, and site ADA issues. For each design concept they will identify physical restraints, challenges and opportunities unique to this site. These include existing buildings, slope, climate, solar aspect, views, park and urban identity and context, aesthetics and cultural amenities. In addition, the team will manage planning issues related to site utilities, storm water and view corridor management.

Engineering Coordination - Laura Smith and Ken Wheadon will direct the work of our highly experienced team of consulting engineers. We are please to have the opportunity to work together again, as a team with decades of joint projects we feel we offer an efficiency and professionalism unrivaled in our industry. **Koby Morgan, Ensign Engineers**, will lead our civil engineering team and offer survey services. Ensign's work sets the foundation for underground utilities and site development. **Mike Buehner** will lead the **Reaveley Engineers**, structural engineering effort. Their firm has designed over 20 libraries and community centers throughout Utah and recently completed the Marmalade Library. **Nielsen Engineering - Mechanical and Electrical Engineers** have provided systems design for community facilities in Utah, Wyoming and Idaho. Both Gordon and Michael has deep library and community center portfolios and understand issues of managing building climate, access to daylight and views, and will employ method of system selection that will ease longterm operations and maintenance cost. **Ric Jedziewski** has 30 years experience in the development, design and execution of complex food facilities, including kitchens that serve as distribution points for Meals on Wheels, Senior and Childcare programs, summer enrichment kitchens and has design spaces used for education and instruction.

METHODOLOGY

SPECIALIZED EXPERIENCE

Contextual Community Facilities Design

Community input will help us determine how your community values are reflected in the new Community Center. In the first 30 days we will define the appropriate landscape and architectural expression for the context.

The Santaquin Community Center requires a refined approach to achieve elegance out of a set of complex elements. We have assembled an experienced design team to address all the programmatic elements. Our collective experience includes over 20 Libraries and 12 Senior Centers.

TEAM PROJECT APPROACH

The Santaquin Community Center will start with a fast paced programming and design effort. To get materials in your hands that will make an impact in the November election you need a nimble team to take ownership of the project, build enthusiasm and communicate compellingly.

In addition to being a skilled programmer and talented designer, Kathy Wheadon brings the remarkable ability to help a team coalesce their vision and translate programmatic elements into innovative design. Kathy will serve as the ever-engaged project leader, coordinating with the Santaquin user groups, consultants and all stakeholders. She will be supported by a team of specialists leading the Architectural Design (Laura Smith and Ken Wheadon), Historic Preservation (Steve Cornell) and Site Planning and Design (Kelly Gillman).

Collaborative Process

Great user-centric environments are achieved through the collaboration of many disciplines and an acute awareness of which boundaries should be rigid and which should be fluid. We help clients by guiding a highly informed process of discovery and evaluation. This helps everyone on the team make smart decisions, and it promotes an atmosphere of good will, candor, and respect upon which long-term relationships thrive. The Community Center's success will be measured by its ability to be functional, dynamic, interactive and ultimately well utilized.

Team Management & Organization

Your design team must understand the Santaquin context and opportunities for architectural expression all while ensuring that the budget can accommodate the project's goals. We bring a set of "best practices" to ensure management continuity, communication consistency and budget/schedule sensitivity.

Conceptual Site Planning, Cost Estimation and Control

During the first two weeks of the project we will build upon current working information and space needs, extract the best and essential features of the context, bring exceptional preservation chops, understand what is necessary to ensure facility functionality, and provide both functionality and adaptability that is appropriate and contextual. We will provide the time throughout the planning phases to test ideas, explore material qualities and see what various planning options will look like through 3D modeling of site and building. The resultant design document must be a resilient framework to inform future decisions while allowing for future phases.

Distinguishing the Community Center will require:

- **Effective Scoping, Site Assessment and Concept Design Review** Our first job will be to organize and understand the underlying existing and proposed project conditions and lead an open dialog that will establish the priorities, adjacencies and best allocation of resources to meet program requirements (space allocation, historic preservation goals, site development).
- **Focusing on Community Facilities** With this initial research and documentation in hand, we will consider how to most efficiently, economically and creatively organize the facility to best serve the staff, users and the community. We will consider how you work along with community expectations, how much space you have and how much will you need, the capacities of building systems to serve your programs and thoroughly explore what may be needed for programs you have yet to envisioned.
- **Community Outreach** Key to this effort is building on our understanding of the surrounding context, delving deeply into existing conditions and then planning for the future with Santaquin City's input.

Managing Scope, Schedule and Budget

In order to avoid incrementally expanding the project, the Santaquin Community Center will require a customized plan that carefully balances priorities, builds consensus, and dedicates time together to make well-informed decisions. The design team will bring well-researched options throughout the planning and early design process.

This project must balance scope, schedule and budget. As we work toward defining a built project, we are gathering data regarding existing and proposed conditions, presentation goals, coordinating with site utility and systems, and understanding broad code implications to make smart

METHODOLOGY

planning and thus budget decisions.

The most critical, and difficult, part of the design process is to maintain the balance between the scope, schedule and budget. For most projects, budget is the most fixed and schedules tend to be more malleable, but frequently are constrained by annual budget cycles and administrative approvals processes. The most flexible part of any program is almost always the scope: the features and components that make up the finished building and site. It is possible to trade-off quality for quantity, to a certain degree.

As a result of our process, stakeholders define project goals, prioritize their importance, they understand how goals relate to the magnitude order costs in each and every meeting. Keeping the estimated costs and scope both within the pre-established limits is an ongoing balancing act with the CMGC that requires the following measures to monitor and control:

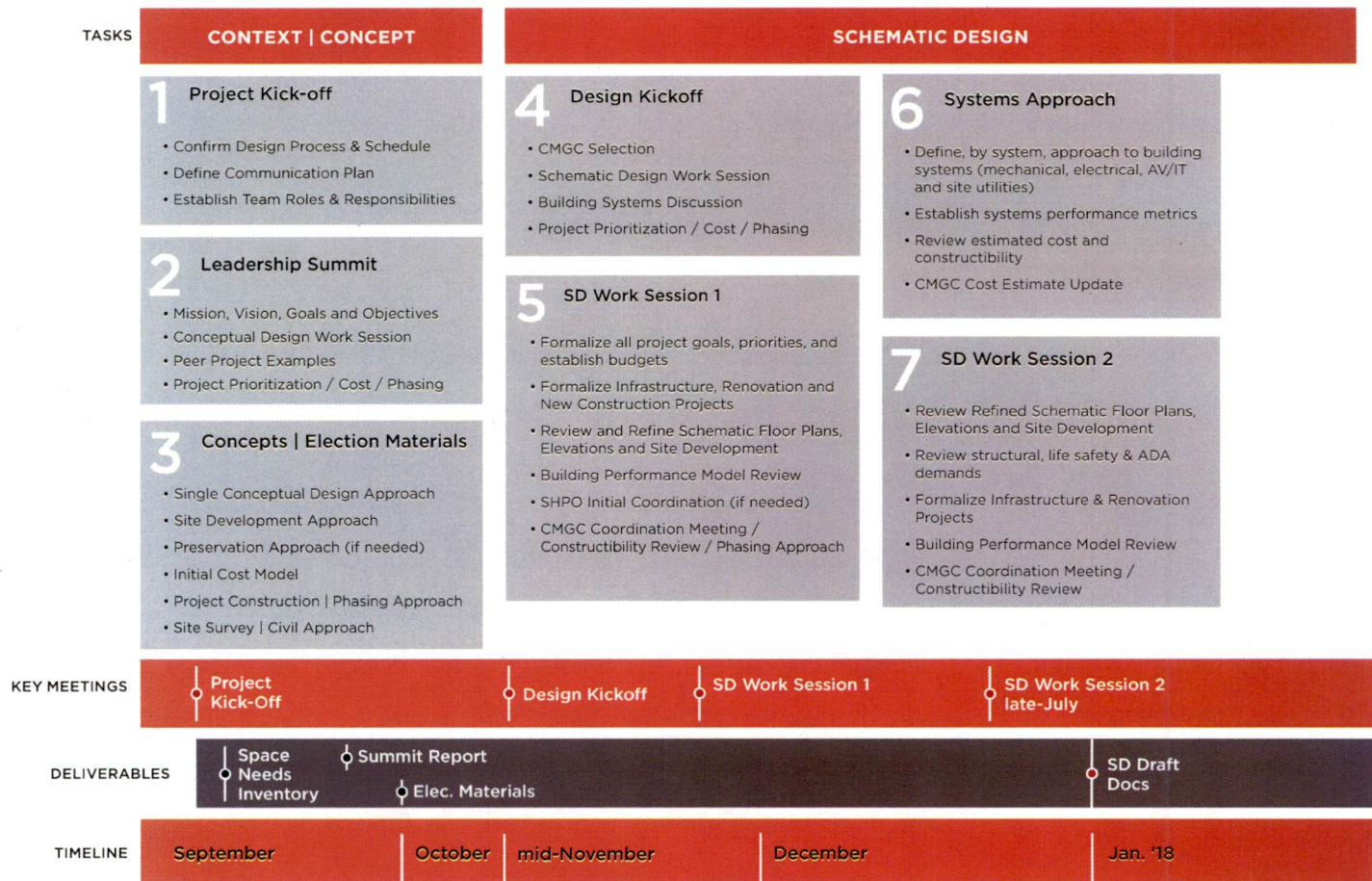
- Establishment of “space types” and projected space needs during the first few design workshops.
- Quantifying specific square footages and costs for each space type. This allows the project team to

quickly determine the highest and best use.

- During the process there may be “trades” between scope features based on shifting of priorities.
- Cost estimates will be provided at each meeting, rather than at the end of the schematic design. If the estimate exceeds the allowable budget, the project team will be informed and adjustments will be evaluated to respect the project priorities.
- The CRSA team will constantly be thinking about value-engineering opportunities. Based on our experience with systems analysis and life cycle costing we will always present the best balance between quality, budget and functionality, sustainability, as well as innovation.

Cost Estimating

The CRSA Team has included two cost estimating specialists – a professional cost estimator (like our partner Parametrix) during the first 30% of the project and an independent cost estimator associated with a construction firm. As the Santaquin Community Center anticipates a CMGC joining the team, we anticipate utilizing Parametrix plus the CM/CG,



through the Schematic Design phase to collectively focus on cost plus constructibility issues. In addition, we run a live cost estimate from kickoff to close out of the phase, instead of depending on order of magnitude takeoffs.

Communication Plan

The single most important driver during a complex planning process is clear communication. CRSA, through Project Manager Laura Smith, will implement our system that identifies the stakeholders and reporting needs - including the schedule, the budget and variances. We post documentation of all meetings, schedules, project deliverables and conversations, so that the Santaquin Community Center team is always up-to-date where we are in the planning process, always has the ear of the planning team and always has a voice.

Quality Control

CRSA has committed the necessary resources to meet all of Santaquin's expectations for service in the planning and design of the Community Center. From Scoping, Site Assessment and Conceptual Design review through Schematic Design we will provide the resources needed to

creatively create an exceptional facility integrated within the City's context and with appropriate structures. Our team has crafted a detailed week-by-week schedule to do what is needed to deliver a successful project to Santaquin and its residents.

Our QA/QC process will ensure that the Santaquin Community Center deliverables will contain the most accurate, most consistent and most up-to-date construction information. Our process involves the following:

- Maintaining the project team shown in the proposal. There is nothing more beneficial to the project's quality than the institutional knowledge of a consistent team.
- Weekly in-house team meetings to review work completed, plan and coordinate upcoming work, and document quality.
- Weekly consultant /CMGC coordination meetings to review the integration of systems into the architectural design elements.
- Weekly uploads of meeting minutes, construction drawings, and 3D BIM coordination models for clash detection and systems review.

SCHEMATIC DESIGN

8 100% SD Review

- Review Cost Estimate / Constructibility Reporting
- Page Turn with Santaquin City, Design Team & CMGC to Review of SD documents
- Review SHPO Coordination (if needed)
- Constructibility Approach Review
- Initial Review with Building Official

DESIGN DEVELOPMENT

9 Design Development Work Session 1

- Review Materials & Finishes, Systems, Site
- Review Structural and Envelope Demands
- Review Phasing, Staging & Review Comments
- CMGC Coordination / Constructibility Review

10 100% Design Development Review

- Review Cost Estimate / Constructibility Report
- Page Turn with Guest House, Facilities & Shops to Review of SD documents
- Review SHPO Coordination (if needed)
- Cost Estimate Review

BP1 Renovation Option or as desired by CMGC

- Review Cost Estimate / Constructibility Reporting
- Page Turn with Santaquin City & CMGC to Review of Bid Package 1 documents

CONSTRUCTION DOCUMENTS

12 Construction Document Work Session 1

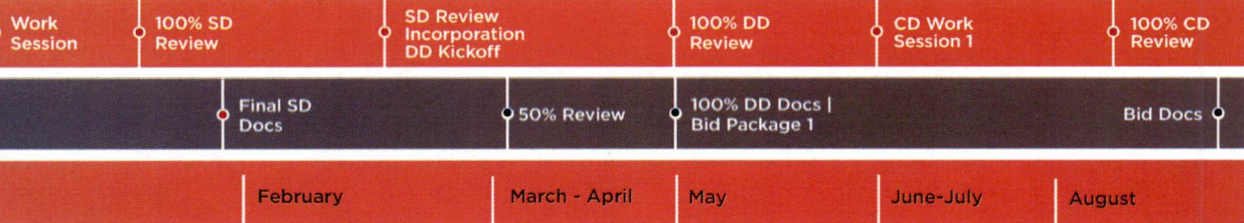
- Formalize all Exterior Design & Site Design
- Incorporate Review Comments
- CMGC Coordination / Constructibility & Cost Review

13 100% Construction Document Review

- Review Cost Estimate / Constructibility Report
- Page Turn with Santaquin City & CMGC to Review of CD documents
- Review SHPO Coordination (as needed)
- Updates to Construction Phasing & Staging Plan

BP2 New Construction or as desired by CMGC

- Review Cost Estimate / Constructibility Reporting
- Page Turn with Santaquin City & CMGC to Review of Bid Package 2 documents



FEE PROPOSAL FOR PHASES 1 & 2

Total Project Budget \$ 4,000,000
 Estm. Construction Budget \$ 2,920,000

A/E Fees 8.50% * fee based on percentage of
 \$ 248,200 construction budget

Phases of Work	% of Work	Fee	Phase
Concept Design Election Materials	7%	\$ 17,374	Phase 1
Task 1 - Public Outreach Meetings		\$ 5,212	
Task 2 - Conceptual Design / Rendering		\$ 6,950	
Task 3 - Cost Estimating		\$ 2,606	
Task 4 - Election Materials		\$ 2,606	
Schematic Design	25%	\$ 62,050	Phase 2
Design Development	20%	\$ 49,640	Phase 2
Construction Documents	25%	\$ 62,050	Phase 2
Bidding & Negotiations	1%	\$ 2,482	Phase 2
Construction Administration	22%	\$ 54,604	Phase 2
	100%	\$ 230,826	P2 Total

Phase Fee Breakdown

PHASE 1 - Scoping, Site Assessment, Concept Design and Schematic Design

CRSA Architects Planners	\$ 12,162
Nielsen Mechanical	\$ -
Nielsen Electrical	\$ -
Reaveley Structural	\$ -
Ensign Site Survey	\$ 2,085
Ensign Civil	\$ 521
Parametrix Cost Estimating	\$ 2,085
CRSA Landscape Architects	\$ 521
Total A/E Fee Phase 1	\$ 17,374

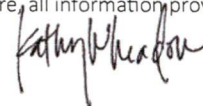
PHASE 2 - Schematic Design, Design Development, Construction Documents and Construction Administration

CRSA Architects Planners	\$ 150,037
Nielsen Mechanical	\$ 23,083
Nielsen Electrical	\$ 20,774
Reaveley Structural	\$ 18,466
Ensign Civil	\$ 6,925
Jedzrewski Commercial Kitchen	\$ 4,617
CRSA Landscape Architects	\$ 6,925
Total A/E Fee Phase 1	\$ 230,826

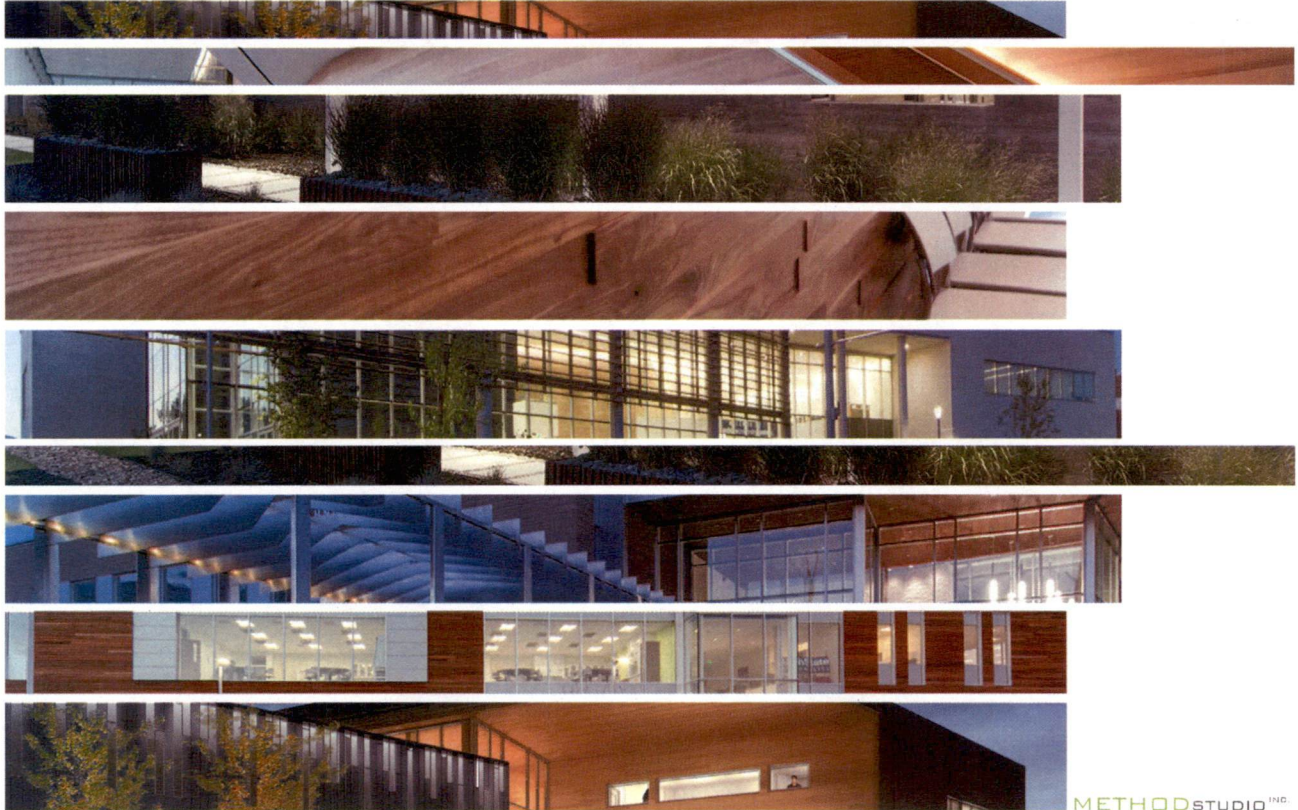
Estimated Reimbursable Expenses (travel, illustrations, printing)

Phase 1	\$ 3,700
Phase 2	\$ 5,600
Total	\$ 9,300

CRSA acknowledges, both individually and on behalf of the submitting team, that they have inspected the project site and understand that this project may include exposure to natural elements, inclement weather, icy, slippery, and/or wet conditions, uneven surfaces, and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.



8/29/2017



METHODSTUDIO^{INC.}

SANTAQUIN CITY CULTURAL CENTER

SOLICITATION FOR ARCHITECT / ENGINEER SERVICES | AUGUST 30, 2017 | SANTAQUIN, UTAH

August 30, 2017

Benjamin Reeves, City Manager
275 West Main Street
Santaquin City, Utah 84655

Re: Santaquin City Cultural Center

Dear Mr. Reeves,

It is with commitment and enthusiasm that we submit our qualifications for the Santaquin City Cultural Center. We bring a breadth of experience in cultural centers, senior centers, libraries, and public gathering spaces throughout the state and region. We are excited about your City Cultural Center.

Method Studio understands your project goals of creating a multi-use community center with a primary focus on seniors and summer day camp activities for children. Secondly, the facility will accommodate many other uses for the community. Method Studio has worked with numerous government.

METHOD STUDIO

925 South West Temple
Salt Lake City, UT 84101
801.532.4422 o
www.method-studio.com

PRIMARY CONTRACT:

Rob Beishline, Principal
rob@method-studio.com
801.597.9655

Specifically, the Method Studio team brings the following relevant expertise to the project:

- **Extensive experience in cultural centers throughout the state. Most of these facilities include the exact components of your project including senior center, commercial kitchen, fitness and classrooms, event space and library facilities. We are known as specialists in the design of these types of projects and creating gathering spaces to promote community.**
- **Extensive demonstrated success delivering in a CM/GC delivery method on directly related facilities.**
- **A focus on sustainable design with a breadth of experience delivering highly efficient, sustainable buildings.**
- **A 97% repeat client base with enthusiasm and commitment to build a strong working relationship with you**

Our team brings experience specifically suited for this project and the community it will serve. We are prepared to deliver with the resources and commitment to meet your deadlines. Our commitment is one of design excellence, collaboration and service, through which we know we can achieve all of your highest expectations.

Sincerely,



Rob Beishline AIA, LEED AP
Principal in Charge

RECENT SIMILAR PROJECTS

Method Studio brings a long history of public projects with a focus on civic and community centers. A summarized list of recently complete related projects include:

Summit County Library + Community Center, Kamas, UT, 18,000 SF
Senior Center, library, event/multi-purpose space, meeting rooms, offices

Brigham City Senior + Community Center, Brigham City, UT, 37,000 SF
Senior center, exercise, community gathering, offices, multi-use

Grand County Community + Senior Center, Moab, UT, 13,000 SF
Multi-purpose rooms, offices, clinic, storage, meeting rooms, kitchen

Cedar City Library, Cedar City, UT, 30,000 SF
Meeting rooms, offices, library, conference rooms, storage

Grand County Library, Moab, UT, 13,000 SF
Meeting rooms, offices, conference, storage, library

Uintah Civic Center, Uintah, UT, 5,600 SF
Offices, meeting room, basement, storage and sheriff's patrol room

Draper City Amphitheater & Community Ctr., Draper, UT, 6,500 SF
Offices, stage, conference/meeting room, pavilion, dressing/prep rooms, storage

Holden Town Hall, Holden, UT
Multi-purpose rooms, offices, storage

Ivins Civic Center Master Plan & Design Standards, Ivins, UT
City offices, retail, storage and design guidelines, break room

Ivins Public Works Building, Ivins, UT
Offices, restrooms, storage, bays

Roy City Center Remodel/Addition, Roy, UT, 15,000 SF, \$2.5-million
Offices, sheriffs dept., meeting rooms, storage, typical support spaces

Monroe Library and Civic Center, Monroe, UT

Library, offices, meeting rooms, conference rooms

Taylorsville City Center, Taylorsville, UT

Offices, meeting room, basement, storage, sheriffs office and courts

South Jordan Community + Senior Center, South Jordan, UT

Multi-purpose rooms, offices, storage, meeting rooms, kitchen, stage

Taylorsville Community + Senior Center, Taylorsville, UT

Multi-purpose rooms, offices, storage, meeting rooms, stage

West Jordan Cultural Facility Feasibility Study, West Jordan, UT

Research and Pre-programming



SUMMIT COUNTY LIBRARY + COMMUNITY CENTER KAMAS, UTAH

Method studio worked closely with Summit County and Kamas City to develop a future municipal square integrating their search and rescue building with a public park, new branch library, senior center, and department of health offices. The project included site planning efforts to insure the functional circulation of the search and rescue vehicles withing the site, while maintaining park connections and public outdoor spaces. The County Services Building will continue the street side appeal that historic Kamas features while providing ample parking for the building and development of the future park. The design of the County Services Building is set to capture the spirit of the area as a gateway to the outdoor experience in the nearby Uinta Mountains. Design and color palette features of the two-story building aim to emulate the gradual climb from the valley floor to the peaks of these mountains.

Many sustainable features have been implemented in the project design, including LED lighting, a solar photovoltaic array, high-efficiency HVAC equipment, and daylight harvesting.

The project is currently under construction, with an estimated completion date of November 2017.

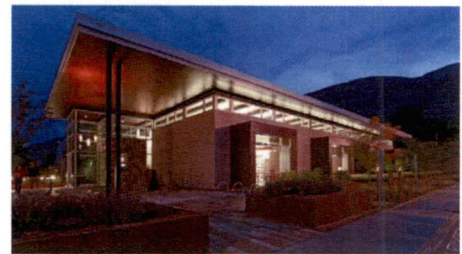


Project Type	Community Center/ Library
Project Manager	Rob Beishline
Design Completed	November 2016
Construction Completed	November 2017
Design Cost	\$250,000
Construction Cost	\$5 Million
Services Performed	Programming, Design Construction Document Construction Administration
Client Name	Summit County
Reference Name	Mike Crystal
Reference Phone No.	(435) 640-5515

DAVIS COUNTY LIBRARY & ADMIN. BUILDING FARMINGTON, UTAH

Rob Beishline was the lead designer and project manager on this project while associated with another firm.

This facility for Davis County houses multiple functions including their headquarters branch library, and offices for the County recorder, clerk, treasurer, attorney, planner, assessor, and council. It also includes multi-function meeting rooms and an auditorium to serve County residents. The library houses technical services and processing wing that serves all branches in the Davis County Library system. The project included demolition of existing structures and phased construction to maintain ongoing operations.



Project Type	Library / Administrative
Project Manager	Rob Beishline
Design Completed	January 2011
Construction Completed	November, 2012
Design Cost	\$1 Million
Construction Cost	\$18 Million
Services Performed	Programming, Design Construction Document Construction Administration Adjacent Historical Building
Client Name	Davis County
Reference Name	Chris Sanford
Reference Phone No.	(801) 451-3051

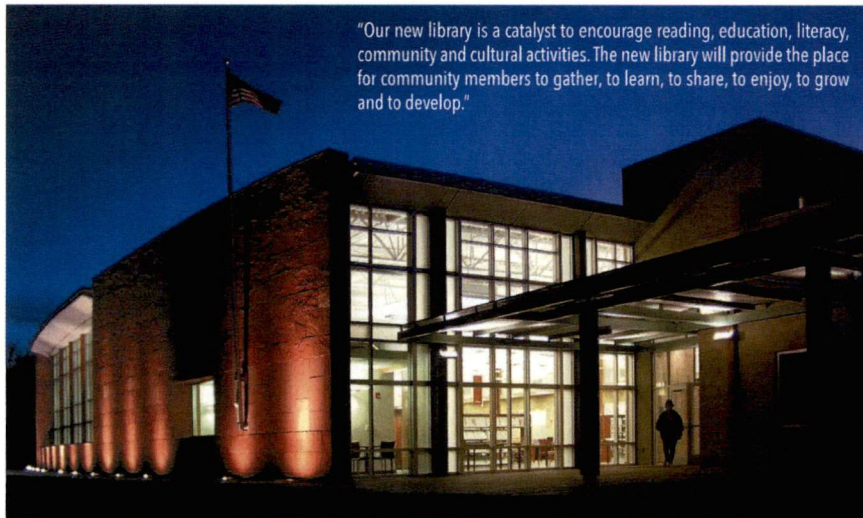
CEDAR CITY LIBRARY

CEDAR CITY, UTAH

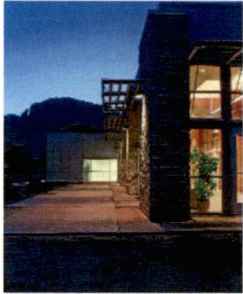
The Method Studio team provided strategic planning and design support that resulted in a **successful bond election** to secure funding for the project. The 33,000 SF rural library is sited as an extension of the city park blending seamlessly indoor with outdoor, interior with exterior and warmly named "Library in the Park." The library embraces its park setting offering programs that foster seamless integration. The building sets the tone and elements for the future city campus establishing a strong community presence.

The library has received an overwhelming positive response from the community. The design and construction team delivered 3,000 additional square feet within the original construction budget with a civic-minded energy-efficient structure that responds to community objectives, integrates with the park and surrounding red hills and sets the tone for future development.

* This project was completed by Rob Beishline and Becky Hawkins when leaders at another firm. Becky was Principal-in-Charge and design team member and Rob was one the lead designers and technical architects.



Project Type	Library
Project Manager	Becky Hawkins
Design Completed	July 2002
Construction Completed	September 2003
Design Cost	\$250,000
Construction Cost	\$3.4 Million
Services Performed	Programming, Design Construction Document Construction Administration
Client Name	Cedar City
Reference Name	Steve Decker
Reference Phone No.	(435) 586-6661



GRAND COUNTY COMMUNITY & SENIOR CENTER MOAB, UTAH

Our team members worked closely with Grand County to develop a new Community Senior Center located in Moab, Utah. The first task was developing the master plan and site plan in conjunction with the county's landscape/planners and the hospital group. The site, when completely developed will contain the Center, a hospital and numerous other developments. As such, our workshops have included a number of entities including the county, seniors group, recreation representative, the city, additional landowners and other members of the community.

The architectural concept for the community center was developed around the theory of respecting and honoring the natural surrounding, becoming a "beacon" for the community" and a reflection of Moab's rare and unique culture. It serves as a gathering place embracing intergenerational issues and fostering the mingling of senior, adults and children in one collective place.



There is sensitivity to the Moab culture, a resident's voice expressing "wistful nostalgia" through the use of natural and familiar materials such as rock, corrugated metal, and wood and an inviting entryway that reaches out, draws in and welcomes the community. The 16,000 SF center provides multi-purpose areas, offices, lobby, meeting rooms, commons, recreation space, kitchen, storage, health/exam rooms, indoor/outdoor connection and typical support spaces.

Outdoor space and creating a "welcoming, inviting" beacon for the community was a primary objective. Additionally, catering to both the 30-40 year old age group and the seniors was key. Siting of the building takes advantage of the beautiful views and allows the integration of indoor/outdoor programming.



Project Type	Community / Senior Center
Project Manager	Rob Beishline
Construction Completed	Summer, 2007
Design Cost	\$150,000
Construction Cost	\$2.5 Million
Services Performed	Programming, Design Construction Document Construction Administration
Client Name	Grand County
Reference Name	Vice Chair
Reference Phone No.	(435) 259-1342

METHODOLOGY OF ARCHITECT

Design Philosophy + Approach

Our design philosophy is based on creating places appropriate to their community and context. Places that are special, and that uplift, create community, and respect heritage. We think these are values the Santaquin community shares.

As we approach new projects, we ask questions. We listen. We research and study learning all we can about the vision and ultimate goals for the development. We learn about the history of the area, about the community spirit, and demographic. We do this by immersing ourselves in that community, asking questions and working collaboratively with the city and community members. Our projects are not a reflection of a particular design aesthetic. Building upon the principles noted above, we aspire to create places unique to their context.

Our definition of success is an environment that inspires and stands the test of time. That members of that particular community feel comfortable in and are proud of. Spaces that respect and honor heritage, yet look to the future. This can be done through massing, materials, and scale. It acknowledges that the spaces between and surrounding buildings are as important as the building itself. It considers human scale and walkability, and how people will interact and use the space. It carefully considers and incorporates sustainability providing health and value to the city. Ultimately, it reflects the people's voice, the founding fathers vision and building community and value for the future.



Our "listen first" approach combined with our proactive management, will help the Santaquin community achieve your goals and objectives for the new cultural center. Together, we will deliver strong and effective architectural and design services through a focused approach to the cultural center project. Our team knows how to work efficiently while maintaining the highest commitment to design.

Methods, Equipment, Software

Method Studio uses leading edge tools and **building information modeling (BIM)** throughout the design, and construction process that will bring great value to the project. We consider architecture as the marriage of art with building science. We approach all of our projects systematically and we utilize **REVIT** and whole building energy simulation, daylight simulation and physical modeling, thermal comfort prediction, and computational fluid dynamics modeling, as part of our design process. We and our consultants have these tools in house and we are fluent with them. These tools allow us to explore alternatives faster and allow us to demonstrate issues to help expedite the decision-making process. Our clients have also benefitted from the use of BIM because they are able to visualize and understand the proposed program solutions quickly and effortlessly. All of our consulting engineers utilize BIM software and are committed to its use on this project as we understand the importance of coordinating in 3d all utilities, building systems and structure. A tool we find beneficial is **3d modeling** in Revit, so users can visualize the various spaces as well as assist the design team members to accurately measure and understand program areas.

We use **Bluebeam software**, and ensure that everyone involved is marking up the same set of drawings. This helps minimize surprises, and, ultimately, reduce owner-directed changes. When the owner deems a change necessary, we'll explore all options and the related cost/schedule impacts prior to providing a Proposal Request and prior to recommending approval of any changes. We'll work closely with the contractor during construction, to log/track/manage RFIs, ASI, PRs, PCOs and CO pricing throughout the duration of construction. We are committed to providing timely and thorough responses to each—and we'll work tirelessly to keep the entire design team on track so as to limit and schedule slip and unnecessary cost impact.

Firm Organization, Roles and Decision-Making Authority

Method Studio's design team organization is detailed on pages 9 through 12. We have provided resumes of key team members who will support the delivery of an outstanding cultural center project. Our efforts will apply the talents, collective knowledge, and experience of our core team of professionals. Rob Beishline, principal in charge is a proven leader whose award-winning, community-based design mindset is ideal for this project. His



approach is one of collaboration and open, ongoing communication with Santaquin, our consultants and the contractor. We will roll up our sleeves together to listen and establish overall goals and vision. We will work hard to provide innovative solutions utilizing an alternatives based design that allow us to review a variety of concepts; then study and refine them, while moving toward the appropriate solution for this project.

Quality Control Procedures

QA/QC—We've found that assigning an independent set of eyes not working on the project results in a better end design and ensures quality of work. That's why we run every project through a QA/QC protocol before it goes to bid, the better to ensure we have excellent quality construction drawings. We also keep a close eye on the project during construction and will advocate for Santaquin to maintain your schedule and budget.

Cost Control Procedures

Our team focuses on managing expectations, will design to the available budget, and will help The City of Santaquin to understand the possibilities and limitations within the available budget as early as possible in the process. Key is defining the complete scope of work with our team of engineers as early in the process as possible – and providing an accurate cost estimate accordingly, starting with a cost model in programming and updating this at each design phase. We are committed to being efficient with all design solutions.

However, we understand that as the project develops, it may become necessary to re-evaluate or reprove a design solution. If changes are necessary, we will create action plans and cost impact analysis, identifying potential risks to the project success. We will develop an initial cost model with our team cost estimator, Kris Larsen, and review it thoroughly with Santaquin stakeholders. This process has proven highly successful on multiple civic and institutional projects throughout the state.

Exploration is not just a design effort but it's a management effort as well. Our team will manage the design of the project with a constant eye on the balance of quality, cost and schedule. The importance, complexity and schedule of this project demand that a dynamic process be efficient and fluid. Understanding and maintaining clear lines of communication ensures that all team members and stakeholders are nimble and specific with responses and decisions. As we explore alternative design solutions we will identify, isolate and create action plans for potential risks to the project success. Managing budgets in this economic environment involves several components including applying our in-depth knowledge of the market place.

Accomplishing Objectives, Mitigating Risks

The Santaquin Cultural Center project scope must be programmed to include a senior center, commercial kitchen, classrooms, dining area, library, exercise room, event spaces. The city owns several parcels so there are options. Our team will develop a program that meets the City's goals.

There are several potential project sites including the existing repurposed junior high school building, which is to be partially demolished. It currently houses the senior center, museum, and civic offices. The museum wing will stay. The preferred site option is the empty lot adjacent to the current city library. Another option, for the is the site of the current fire house on 1st South and Main. Each of these sites has advantages and limitations. We will work quickly to test fit concepts and costs to develop a value proposition voters will favor. We have helped other public entities successfully pass bonds and will use our experience to help Santaquin similarly. Time is of the essence, with November approaching fast.

Preliminary Project schedule

The project schedule comprises two phases, the first of which (conceptual design) has a budget. To deliver the renderings and develop a palatable budget before the general election in November will require all hands on deck. With just 30-40 days for conceptual

design, including two town hall meetings, as well as three stakeholder meetings with city representatives, we will need to begin immediately upon award. Our team will schedule these events immediately in order to develop this information to support the Bond initiatives for the November election. Once the Bond passes, we will proceed to Phase II, construction documents and then construction administration. Method Studio will work with the City's stakeholders to expedite the project's construction.

Because demolition, shifting of the library, senior center, and city offices are part of the proposed scope, it will be important to be flexible as the design hardens. We will collaborate with stakeholders to arrive at a schedule that works with the ongoing operation of these departments, the city, the seasons, and other variables that are sure to arise during the project's duration.

Description of Method Studio's Subconsultant Management Plan

Method Studio prides itself in its pursuit of the best, most informed, collaborative, and effective design process. Our team, including our consulting engineers, is composed of bright, creative, experienced individuals with proven success in programming, design, and project management of collegiate recreation, health and wellness, and education projects with similar size, complexity and importance to your project – and we know how to have a little fun too! We each bring personalities, experience, skills and talents that are complimentary to one another, providing a well-rounded and balanced team. We are proud of the energy and enthusiasm we bring to each and every project, each and every meeting.

The importance, complexity and schedule of the Cultural Center project demand clear lines of communication between the Design Team and our selected subconsultants. While open communication ensures that all team members and stakeholders are nimble and specific with responses and decisions, it is critical that main points of contact are identified for the overall project, and that they have time and resources to make critical, timely decisions, and document and oversee the flow of information between all concerned parties. We have hand picked the subconsultants whose performance is reliable and whose fees mesh with our budget approach. These subconsultants are well known to us. After all, we'll be working closely for more than two years and we want the journey to be a pleasant, efficient, and effective one. All members of the team will have access to the same model and drawing set throughout the project to ensure systems don't clash and schedules are met. They'll be included in weekly meetings. Open communication is our hallmark and we'll ensure that everyone is on the same page so that expectations can be met.

Additional Items Santaquin City Should Consider

It will be important to manage expectations. The list of desired amenities and features for this project is long, and there are a great many unknowns including the Santaquin community's willingness to bond, site, budget, phasing, construction schedule, and to name a few. We suggest that it will be critical to get an experienced firm such as ours on board as quickly as possible. We have guided other cities through the challenges of making their community's dream a reality and this experience will inform our approach at every step. We'd be honored to assist.



ORGANIZATIONAL CHART



Santaquin City Cultural Center



ROB BEISHLINE -
Principal-In-Charge / Project Manager
METHOD STUDIO, INC.

ARCHITECTURAL



SHAWN BENJAMIN -
Project Architect
METHOD STUDIO, INC.



BECKY HAWKINS - AAIA
Programming & Interiors
METHOD STUDIO, INC.

CONSULTANTS

REAVELEY ENGINEERS

MARK HARRIS
Structural Engineer

VAN BOERUM & FRANK ASSOCIATES

JEFFREY WATKINS
Mechanical Engineer

SPECTRUM ENGINEERS

DAVE WESEMANN
Electrical Engineer

FORSGREN ASSOCIATES

DAVE WALDRON
Civil Engineer

JEDRZIEWSKI DESIGNS

RIC JEDRZIEWSKI
Kitchen Consultant

CONSTRUCTION COST CONTROL

KRIS LARSON
Senior Cost Estimator

The proposed Method Studio team has been selected specifically for the Santaquin City Cultural Center project, and offers the ideal blend of expertise, affinity for technical detail, and great synergy working together—which will result in a successful project. We have successfully completed a number of outstanding cultural facility projects that were successful both budget- and schedule-wise.

In addition, this team has depth of experience in lodging-type design and understands the special challenges and requirements unique to cultural centers and libraries. We are confident we can complete the preparation of a site plan, building concept and budget for your ballot initiative in October 2017.



ROB BEISHLINE, AIA, LEED AP
Principal in Charge / Project Manager

Rob brings a wealth of experience from his past design and planning successes. He has worked with numerous city and community groups, both in architectural design, and planning. He brings a solid understanding of the rigors of the design process, as well as working with the general public and local governments. He led the design efforts for the Grantsville City Library and Davis County Headquarters Library, which both received design awards from AIA Utah.

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Brigham City Community Center Programming, Brigham City, UT
Riverton Senior Center, Riverton, UT*
Midvale Senior Center Public Art Installation, Midvale, UT*
Park City Library, Park City, UT
Cedar City Library in the Park, Cedar City, UT*
Grand County Library, Moab, UT*
Grantsville City Library, Grantsville, UT*
Davis County Admin Building, Farmington, UT*
Uintah City Hall, Uintah, UT
Salt Lake County Public Works Administration Building, Midvale, UT
North Ogden City Public Works Masterplan, North Ogden, UT
Salt Lake County Sanitation Building Design, Salt Lake County, Midvale, UT
Salt Lake County Public Works Building Addition/Remodel, Midvale, UT
Salt Lake County Public Works Complex Structural Analysis, Midvale, UT
Salt Lake County Public Works Master Plan, Midvale, Utah
Ivins City Public Works Building, Ivins, Utah
Salt Lake City Fire and Police Station 03, SLC, UT
Salt Lake City Fire Station 14, Salt Lake City, UT

**Completed Prior to Joining Method Studio*

FIRM ROLE
Principal
2 years with Method Studio

EDUCATION
Master of Architecture,
University of Utah

Bachelor of
Architecture,
University of Utah

AFFILIATIONS
American Institute of
Architects (AIA)

EXPERIENCE
16 years



SHAWN BENJAMIN, AIA, LEED AP
Project Architect

Shawn brings extensive public city center, and library experience. Shawn's strengths lie in design, project management and construction administration. Shawn has over 15 years of leading projects of all sizes and scopes. He and the leadership of Method Studio have worked together for over 12 years and naturally succeed well together. Shawn has precise attention to detail and a focused work ethic that ensures correct procedures and timely scheduling to completion of each project of which he is a part.

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Grand County Library, \$2.5 million, Moab, UT
Grand County Community + Senior Center, Moab, UT
Cedar City New Public Library Cedar City, UT
The Center for Story and Art, Orem City + Library, Orem, UT
Monroe Library, Monroe, UT
Hemming Historic Village, Rexburg, ID
This is the Place Heritage Park Multipurpose Center, Salt Lake City, UT
Uintah City Hall, Uintah, UT
Park City Library, renovation, Park City, UT
South Jordan Community Center, South Jordan, UT
Taylorsville Community Center, Taylorsville, UT
Duchesne City Center, Duchesne, UT
Moroni City Hall, Moroni, UT
Elmo City Center + Fire Station, Elmo, UT
Springville Senior Housing, Springville, UT
The Center for Story & Art and Art Gallery, Orem, UT
American Fork Senior Housing, UT
Taylor Gardens Senior Housing, Salt Lake City, UT
DHI Computing Services remodel, Provo, UT
Horizon Corporate Headquarters + Training Center, Sandy, UT
Horizon Office Building + Training Center, Fruit Heights, UT

FIRM ROLE
Vice President
5 years with Method Studio

EDUCATION
Master of Architecture,
University of Utah

Bachelor of
Architecture,
University of Utah

AFFILIATIONS
American Institute of
Architects (AIA)

EXPERIENCE
16 years



BECKY HAWKINS, AIAA
Programming and Interiors

Becky brings 30 years experience in the programming and design industry with a focus on community, senior center & institutional projects and libraries. Becky understands the key factors in designing for public entities and brings a collaborative, energetic, focused approach to each of her projects. She is a skilled facilitator and excellent programmer and designer bringing long-standing working relationships with her clients.

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Taylorsville Senior Center, Taylorsville, UT
Grand County Community Recreation + Senior Center, Moab, UT
South Jordan Community Center, South Jordan, UT
Cedar City Library in the Park, Cedar City, UT
Mesa County Public Library Remodel, Grand Junction, CO
Orchard Mesa Branch Library, Orchard Mesa, CO
Monroe Library, Monroe, UT
Uintah City Hall, Uintah, UT
Park City Library, renovation, Park City, UT
Mountain View Library, Mountain View, WY
Grand County Library, Moab, UT Orem Children's Library, Orem, UT
Wee Care Children's Center, Utah Valley University, Orem, UT
The Front Climbing Gym, Ogden, UT
The Center for Story and Art, Orem City + Library, Orem, UT
Springville City Center and Library Master Plan, Springville, UT
Draper City Amphitheater & Multipurpose Center, Draper, UT
Kooshareh City Center Feasibility Study, Kooshareh, UT
Hemming Historic Village, Rexburg, ID
This is the Place Heritage Park Multipurpose Center, Salt Lake City, UT

FIRM ROLE
Founding Principal
10 years with Method Studio

EDUCATION
Management / Communication, University of Utah
Interior Design, University of Utah

Independent Studies,
Harvard
University, Graduate
School of Design

EXPERIENCE
30 years



MARK HARRIS, SE, LEED AP
Principal Structural Engineer

Throughout Mark's 28-year career he has been instrumental in the success of many community, libraries, and senior center projects. His portfolio includes replacement, remodel and new civil facilities. Mark brings a fresh outlook and considers the unique program requirements, criteria and budget limitations of each project.

SELECTED PROJECT EXPERIENCE

Grand County Library - Moab, UT
Marmalade Library - Salt Lake City, UT
Monroe City Library - Monroe, UT
Morgan County Library & Addition - Morgan, UT
Tooele City Library - Tooele, UT
American Fork Library - American Fork, UT
Lehi Library Addition - Lehi, UT
Library at the Park - Cedar City, UT
The Grand Center - Moab, UT
Riverton Senior Center - Riverton, UT
Springville City Civil Complex - Springville, UT
Salt Lake County Public Works Office Building Addition - Salt Lake City, UT
Salt Lake County District Attorney Bldgs - Salt Lake City & West Jordan, UT
Roy City Center Remodel & Addition - Roy, UT
Sandy City Hall - Sandy, UT
Tooele City Hall - Tooele, UT
Intermountain Healthcare Draper Clinic - Draper, UT
Intermountain Healthcare Kaysville Clinic - Kaysville, UT
Intermountain Healthcare Park City Clinic - Park City, UT
University Health Sciences Madsen Health Center Renovation - SLC, UT
Utah State Developmental Center & Safe Housing Prog. - American Fork, UT
McKay Dee Hospital Behavioral Health Addition - Ogden, UT
Forensic Mental Health Facility - Provo, UT

FIRM ROLE
Principal
28 years with Revealey Engineers

EDUCATION
Master of Civil Engineering, Brigham Young University

Bachelor of Civil Engineering, Brigham Young University

AFFILIATIONS
Structural Engineers Association of Utah (SEAU) - Member & Past President

American Institute of Architects, Utah - Allied Member

EXPERIENCE
28 years



JEFFREY WATKINS, PE
Principal Mechanical Engineer

Jeff is VBFA's Vice President/COO, with 25 years of mechanical engineering experience. Jeff's areas of expertise include the mechanical design of complex community facilities including clinics, libraries, schools, hospitals, jails, office buildings and recreational facilities.

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
LDS Church History Library Storage, SLC, UT
Springdale Branch Library, Springdale, UT
Washington County Library, Washington, UT
Whitmore Library, Salt Lake City, UT
East Millcreek Community Center, SLC, UT
HCA St. Mark's Senior Center, Salt Lake City, UT
HCA St. Mark's Senior Clinic, Salt Lake City, UT
Intermountain TOSH Senior Clinic, SLC, UT
Holladay Library HVAC Studies, Holladay, UT
West Valley Library HVAC Studies, West Valley, UT
Kearns Library HVAC Studies, Kearns, UT
Tyler Library HVAC Studies, Midvale, UT
Hunter Library HVAC Studies, West Valley City, UT
Tenth East Senior Center HVAC Studies, SLC, UT
Liberty Senior Center, Salt Lake City, UT
Sandy Library Rooftop Unit, Sandy, UT
HCA St. Mark's Behavioral Health, SLC, UT
Summit County Hospital, Coalville, UT

OTHER RELATED EXPERIENCE

Herriman Library, Herriman, UT
Marmalade Library, Salt Lake City, UT
Draper Senior Center, Draper, UT
Sorenson Unity Center Generator, SLC, UT
Grand Building Restroom Renovation, SLC, UT
Blue Rock Family Dental, Tooele, UT
Dr. Foulk Fertility Clinic, Pleasant Grove, UT
Mountain West Home Health and Hospice, Tooele, UT

FIRM ROLE
Principal
25 years with VBFA

EDUCATION
Bachelor of Science, Electrical Engineering, University of Utah

AFFILIATIONS
Member, Institute of Electrical and Electronics Engineers Inc.
Member, Illuminating Engineering Society

EXPERIENCE
25 years



DAVE WESEMANN, PE, LEED AP
Principal Electrical Engineer

Dave has a vast project history including civic and community facilities for a wide range of clients. His project leadership, attention to detail and schedules, and ability to coordinate various services with the electrical design are hallmarks of his work.

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
East Millcreek Community Rec. Center, Senior Center, & Library, SLC, UT
Davis County Senior Center, Clearfield, UT
Cedar City Library in the Park, Cedar City, UT
Monroe City Library, Monroe, UT
Salt Lake County West Jordan Library Complex, West Jordan, UT
Weber County Library New Headquarters, Roy, UT
Weber County Library Pleasant Valley Branch, Washington Terrace, UT
Weber County Library Server Room A/C, Ogden, UT
Weber County Main Library Renovation, Ogden, UT
West Jordan Library Complex, West Jordan, UT
Weber County Library Feasibility Study, Ogden, UT
Snow College Library, Ephraim, UT
Utah State University Eastern Blanding Campus Library and Classroom Bldg, Blanding, UT
Utah State University Merrill Library Replacement, Logan, UT
Salt Lake City Library Block Central Plant Pump Replacement, SLC, UT
U.S. Geological Survey Sample Library Expansion Add'l Services, Denver, CO
Cultural Arts Facility, West Jordan, UT
Utah Cultural Celebration Center at the Riverfront & Amphitheater, West Valley, UT
Davis County Health Department, Clearfield, UT
Utah County Health and Justice Building, Provo, UT
Utah Dept. of Human Services Cannon Health Building Security

FIRM ROLE
President / Principal
27 years with Spectrum Engineers

EDUCATION
Bachelor of Science, Electrical Engineering, University of Utah

AFFILIATIONS
Member, Institute of Electrical and Electronics Engineers Inc.
Member, Illuminating Engineering Society

EXPERIENCE
25 years



DAVE WALDRON, PE, SE
Principal Civil Engineer

Dave's experience includes numerous remodels of libraries, civic centers and public works buildings, including property survey, site layout, building and drive placement, setting finish floor elevations, receiving docks, shops areas, parking lots, vehicle movement, sewer systems, storm drain studies, coordination with design teams, permitting assistance, emergency generators, and screen walls.

FIRM ROLE
Senior Civil Engineering Manager
7.5 years with Forsgren Associates

EDUCATION
Master of Science, Civil Engineering, Utah State University
Bachelor of Science, Civil Engineering, Utah State University

AFFILIATIONS
Member, American Society of Civil Engineers

EXPERIENCE
22 years

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Carl Winters Library Remodel & Expansion, Park City, UT
Salt Lake County Heavy Maintenance Facility, Midvale, UT
Weber Morgan Health Department, Ogden, UT
Daniel LDS Church Meeting House, Daniel, UT
Deseret Dairy Milk Dryer Remodel & Expansion, Salt Lake City, UT
Silcox Dental Office, Millcreek, UT
Fine Arts Building Truck Access, Salt Lake City, UT
Ft. Carson B7418 Remodel, Ft. Carson, CO
Springville City Hall and Fire Station, Springville, UT
American Fork Fire Station, American Fork, UT
Unified State Lab, Midvale, UT
Salt Lake County Public Works Building, Midvale, UT
Lyman Wyoming Library, Lyman, WY
Riverton Senior Center, Riverton, UT
Davis County Children's Justice Center and County Offices, Farmington, UT
WSY Elizabeth Hall, Ogden, UT
Snow College Library, Ephraim, UT
UVU Pope Science Building Addition, Orem, UT
USU Tooele Addition, Tooele, UT
Hill AFB B125 Remodel, Hill Air Force Base, UT
Hill AFB B850 Remodel, Hill Air Force Base, UT
Hill AFB New Office Building Program, Hill Air Force Base, UT



RIC JEDRZENSKI
Kitchen Consultant

Ric has extensive experience in the design, development and execution of complex commercial kitchen projects. After graduating in 1980 from the University of Connecticut with a Bachelor of Science in Interior Design, Ric has been involved as the principal Food Facility Designer on a variety of challenging and complex projects throughout Utah.

FIRM ROLE
Owner
32 years with Jedrzenski Designs

EDUCATION
Bachelor of Science, University of Connecticut
United States Air Force Academy, Colorado Springs

AFFILIATIONS
Member, Institute of Electrical and Electronics Engineers Inc.
Member, Illuminating Engineering Society

EXPERIENCE
32 years

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Midvale Senior Center, Midvale, UT
Provo Senior Center, Provo, UT
Draper Senior Center, Draper, UT
Carbon County Senior Center, Price, UT
Wasatch County Senior Center, Heber City, UT
Green River Senior Center, Green River, WY
Hope Community Center, Ogden, UT
Neighborhood House, Salt Lake City, UT
South Lincoln Senior Center, Training and Event Center, Kemmerer, WY
Madison Carriage Cove Short Stay Rehabilitation, Rexburg, ID
Elko Sports Complex, Elko, NV
Seasons Assisted Living Facility, Ogden, Utah
Sunrider Assisted Living Facility, St. George, Utah
Northern Utah State Veterans Nursing Home, Ogden, Utah
South Lincoln Senior Center, Training and Event Center, Kemmerer, WY
Park Avenue Assisted Living Facility, Salt Lake City, Utah
Granger High School, Granite School District, UT
Layton High School, Davis School District, UT
Draper High School, Canyons School District, UT
Orem High School, Alpine School District, UT
Clayton Junior High School, Salt Lake School District, UT
Herriman High School, Jordan School District, UT
Herriman Juniot High School, Jordan School District, UT



KRIS LARSON
Senior Cost Estimator

Kris is the most experienced cost estimator in Utah who has provided solid cost data for hundreds of projects of all sizes. He will ensure Santaquin's cost information is accurate for budgeting purposes.

FIRM ROLE
Owner
13 years with Construction Cost Control

EDUCATION
Bachelor of Science, Economics, University of Utah
Associate of Science, Ricks College

AFFILIATIONS
American Society of Professional Estimators (ASPE)

National NW Governor

EXPERIENCE
17 years

SELECTED PROJECT EXPERIENCE

Summit County Library + Community Center, Kamas, UT
Green River Community Center, Green River, UT
Kimball Junction Library, Park City, UT
Draper Senior Center, Draper, UT
Park City History Museum, Park City, UT
Mountain View Community Center, Mountainview, UT
Davis county Administration Building/Library, Farmington, UT
Church Office Building Wellness Center - SLC, UT
Springville City Community Park Phase 2, Springville, UT
U of U Eccles Tennis Center Expansion, SLC, UT
SJ Daybreak Park, South Jordan, UT
Central Utah Water Conservancy
South Jordan Civic Center, South Jordan, UT
Utah Cultural Center, WVC, UT
Rowland Hall Sports Complex, SLC, UT
WSU Athletic Academic Center, Ogden, UT
Ogden Ice Sheet and Training Facility, Ogden, UT
Pleasant Grove City Center, Pleasant Grove, UT
Carson City Center, Carson City, NV
Herriman Recreation Center, Herriman City, UT
Springville City Community Park Project, Springville, UT
Kamas UDOT Maintenance facility, Kamas, UT
Summit County Health Department, Park City, UT
Summit County Justice Center, Coalville, UT
Dixie ATC Campus Masterplan, St. George UT
Toole Applied Technology Center, Tooele, UT
Ogden Weber Applied Tech Center, Ogden, UT

Appendix A:

Proposed Project Cost Form for Santaquin City Cultural Center

Method Studio believes that additional information is appropriate for your Appendix A – Proposed Project Cost form. For this reason, we have provided a supplemented version of the form. We base our fees for the design services of municipal buildings on a percentage of the total construction costs. Typically these costs are identified after the concept phases of the work. We have assumed a construction cost of \$4,000,000 for phase 2 of the project. Fees would be adjusted accordingly if project construction costs are determined to be different than \$4,000,000.

		Amount	
		\$ USD	Time
Phase 1: Concept Preparation			
	Public Input Gathering Meetings (Assume Three Meetings)	\$ 4,800	4 weeks
	Prepare Concept Design	\$ 4,800	3 weeks
	Prepare Budget Level Project Cost Estimate	\$ 800	2 days
Phase 2: Schematic Design		\$ 54,000	8 Weeks
	Includes schematic level interior design, site design, landscape design, schematic design documents, and coordination with City, utility companies, and CM/GC. Includes schematic level civil engineering structural engineering, mechanical and plumbing engineering, electrical engineering, and kitchen design		
	Engineering Includes:		
	Civil Engineering (Site Design, Storm Drain, Grading, Utilities, Survey)		
	Structural Engineering (Footings, foundations, structural frame)		
	Mechanical Engineering (HVAC, Plumbing)		
	Electrical Engineering (Power, lighting, fire alarm, data, communications)		
	Landscape Design (Planting, irrigation)		
	Kitchen Design (Commercial kitchen, code compliance, & specifications)		
Design Development		\$ 54,000	8 weeks
	Includes DD level interior design, site design, landscape design, DD documents and specs, and coordination with City, utility companies, and CM/GC. Includes DD level civil engineering, structural engineering mechanical and plumbing engineering, electrical engineering, and kitchen design.		
Construction Documents		\$ 104,000	14 weeks
	Includes fully engineered, permit-ready construction drawings and specifications with architectural (interior and exterior), landscape, civil, structural, mechanical, plumbing, electrical, and kitchen drawings.		
Bidding		\$ 13,000	4 weeks
	Includes aiding the City in preparing bid documents and coordinating with the CM/GC, issuing bid addenda, answering questions, and submitting supplementary documents as needed to secure accurate bids.		
Construction Administration		\$ 39,000	40 weeks
	Includes meetings on jobsite every 2 weeks during project construction, coordinating with City, building official, contractor, and subcontractors to respond to information requests, submit supplementary drawings, review project submittals, approve payment applications, and process change orders as directed by the City. Includes project closeout coordination with contractor and record drawings of the final project.		
Proposal Totals		\$USD	Time
		\$ 274,400	81 Weeks

Each person submitting a proposal specifically acknowledges, both individually and on behalf of the submitting entity, that they have inspected the project site and understand that this Project may include exposure to natural elements, inclement weather, icy, slippery and/or wet conditions, uneven surfaces and other possible hazardous conditions associated with building construction. Furthermore, all information provided with a submitted proposal is a true and accurate representation of ability to perform the work outlined.



Architectural Firm Representative

30 August 2017

Date