TOWN OF FLORENCE
SPECIAL MEETING AGENDA

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON MONDAY, JUNE 23, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. **CALL TO ORDER**

2. **ROLL CALL: Mayor Rankin___; Vice-Mayor Smith___;**
   Councilmembers: Tom Celaya___; Bill Hawkins___;
   Ruben Montaño___; Tara Walter___; Vallarie Woolridge___;

3. **CALL TO THE PUBLIC**
   Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

4. **NEW BUSINESS**

   a. **Discussion/Approval/Disapproval of authorizing the Town Manager to negotiate and enter into a contract for design-build construction services for the proposed Library/Recreation Center/Aquatic Complex with Low Mountain Construction for a cumulative amount not to exceed $390,000 for pre-construction and Schematic Design Services.**

5. **CALL TO THE PUBLIC**

6. **CALL TO THE COUNCIL**

7. **ADJOURNMENT**

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

POSTED THE 20th DAY OF JUNE, 2014, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA AND AT WWW.FLORENCEAZ.GOV.

*****PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.*****

	TOWN OF FLORENCE COUNCIL ACTION FORM	**AGENDA ITEM 4a**

MEETING DATE: June 23, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Charles Montoya, Town Manager

SUBJECT: Design-Build Construction Services for the Library/Recreation Center/Aquatic Complex

☒ **Action**
☐ **Information Only**
☐ **Public Hearing**
☐ **Resolution**
☐ **Ordinance**
- ☐ **Regulatory**
- ☐ **1st Reading**
- ☐ **2nd Reading**

☐ **Other**

RECOMMENDED MOTION/ACTION:

Motion to authorize the Town Manager to negotiate and enter into a contract for design-build construction services for the proposed Library/Recreation Center/Aquatic Complex with Low Mountain Construction for a cumulative amount not to exceed $390,000 for pre-construction and Schematic Design Services.

BACKGROUND/DISCUSSION:

Earlier this year, the Town issued a Request For Qualifications (RFQ) seeking a design-build team for a new Library/Recreation Center/Aquatic Complex. The Town received 21 proposals in response to the RFQ. Staff scored the proposals and selected the top five design-build teams, which were then issued a more detailed Request For Proposals (RFP).

The Selection Committee scored the five proposals submitted and Low Mountain Construction emerged as the most qualified firm for this project. The scoring criteria used by the Selection Committee included experience, budget, understanding of Town's needs, scope of work, schedule, and clarity and succinctness of the proposal.

The design-build team assembled for this project by Low Mountain Construction includes Hidell and Associates Architects, H2O Design, Gilmore Planning and Landscape Architecture, Wood/Patel and Swaback Partners. Hidell is a leader in public facilities, particularly libraries, and H2O specializes in the design and consultation of municipal, commercial and semi-commercial aquatic facilities. Low Mountain was fortunate to secure the services of Wood/Patel and Swaback Partners, both of which were involved with developing the North End Framework Vision Plan for the Town of Florence.

This project consists of all aspects associated with a library, outdoor aquatic complex, space for Parks and Recreation Department programming and offices, outdoor fields

and other government facilities. The project also includes the master planning of the 40-acre site that includes the future development of municipal facilities (Community Center, Town Hall, etc.), schematic layout of interior roadways and site grades, drainage, water distribution, and wastewater collection systems, and a layout that addresses all on-site and off-site improvements required to support the facilities.

FINANCIAL IMPACT:

The initial contract with Low Mountain Construction for design-build services is for an amount not to exceed $390,000 for pre-construction and Schematic Design Services.

The estimated cost of the design and construction of the Library/Recreation Center/Aquatic Complex is currently estimated to be between $12,000,000 and $13,000,000, which would include the pre-construction and Schematic Design Services authorized by this agenda item. A more precise budget will be finalized during the design phase and subsequent negotiations with the Low Mountain Construction design-build team. A contract amendment and/or a second contract with the Guaranteed Maximum Price (GMP) will be brought back to the Town Council for consideration following the schematic design phase.

The Town Manager and the Finance Director have identified funding for the project utilizing funds from several restricted funds, as well as bonds for a portion of the project, leaving the Town in good financial position to complete other projects. These restricted funds can only be utilized for specific uses and all are appropriate for this project.

STAFF RECOMMENDATION:

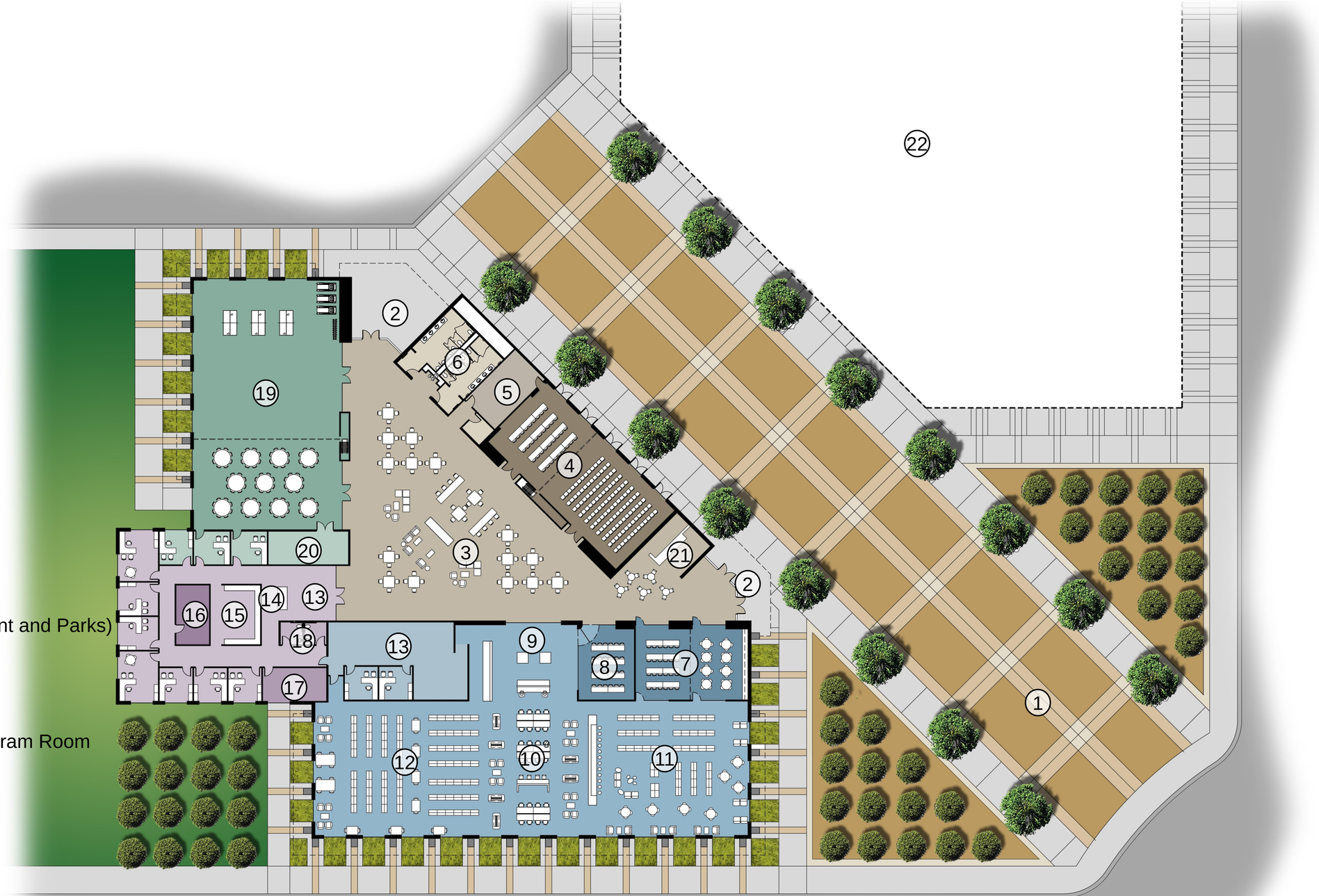
Motion to authorize the Town Manager to negotiate and enter into a contract for design-build construction services for the proposed Library/Recreation Center/Aquatic Complex with Low Mountain Construction for a cumulative amount not to exceed $390,000 for pre-construction and Schematic Design Services.

ATTACHMENTS:

Project Conceptual Drawings

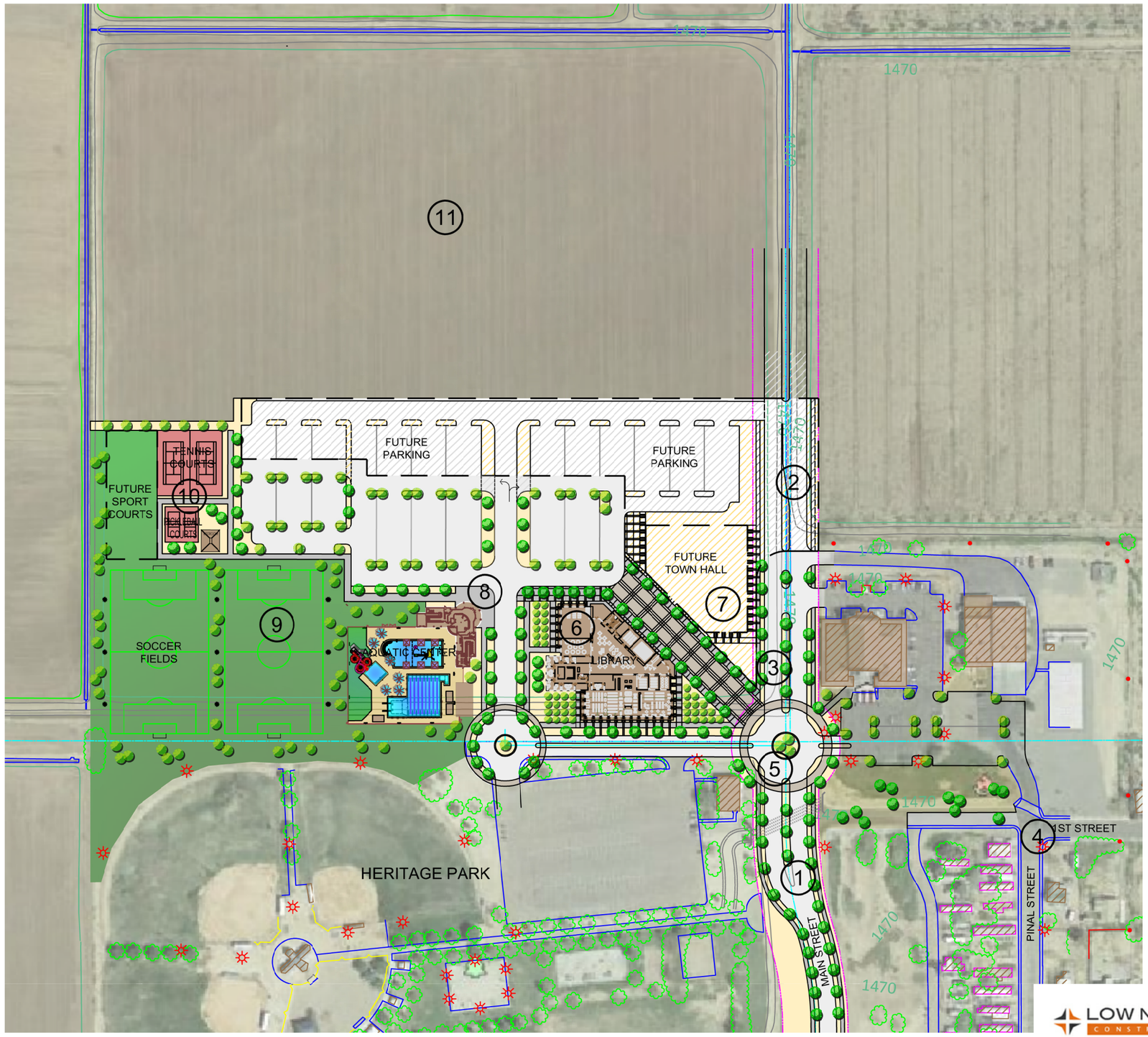
LEGEND:

1. Civic Plaza
2. Entry
3. Interior Plaza
4. Meeting Room
5. Kitchen
6. Public Restrooms
7. Public Program Rooms
8. Computer Lab
9. Library Entry
10. Public Computers
11. Children’s Collection
12. Adult Collection
13. Library Staff
14. Shared Offices (Government and Parks)
15. Shared Work Room
16. Shared Storage
17. Shared Break Room
18. Staff Toilets
19. Parks and Recreation Program Room
20. Storage
21. Coffee / Vending
22. Future Municipal Facility



Town of Florence Library / Parks and Rec / Government Offices Facility
Preliminary Concept Plan

HIDELL ASSOCIATES ARCHITECTS



SCOPE OF SERVICES

THE RFP CALLS FOR A NEW LIBRARY WITH SHARED FACILITIES FOR PARKS & RECREATION STAFF AND EVENTS, A NEW AQUATICS CENTERS, EXPANSION FACILITIES FOR HERITAGE PARK, A MASTER PLAN FOR THE 40 ACRE STUDY AREA, AND FINALLY THE REQUIRED INFRASTRUCTURE TO SUPPORT THE VISION.

MASTER PLANNING ASSUMPTIONS

FIRST AND FOREMOST, THIS PROJECT REPRESENTS A HUGE FIRST STEP FOR THE TOWN OF FLORENCE TO ACHIEVE ITS VISION FOR THE NORTH END FRAMEWORK. WE ALL ACKNOWLEDGE THAT THERE WILL BE OTHER PHASES, BUT THE CITIZENS OF FLORENCE WILL BE LOOKING AT THIS FIRST PROJECT FOR BOTH ITS IMPACT TO THE COMMUNITY AND ITS COST. THAT SAID, THE LOW MOUNTAIN CONSTRUCTION PROJECT TEAM WANTS TO PROMOTE A PROJECT THAT PROVIDES GREAT DESIGN AND EFFICIENT USE OF TOWN FUNDS.

IN ORDER TO SATISFY THE CONDITIONS OF RESPONDING TO THE RFP, THE PROJECT DESIGN TEAM (PDT) DECIDED THAT A CONCEPTUAL MASTER PLAN WAS NECESSARY TO ALLOW THE TEAM MEMBERS TO RELATE THEIR PROJECT COSTS TO CERTAIN ASSUMPTIONS FOR PLACEMENT AND ORIENTATION, AND FOR EFFICIENT USE OF PROPERTY AND CONSTRUCTION FUNDS. WHILE THE FOCUS OF THE RFP IS ORIENTED AROUND THE FIRST PHASE IMPROVEMENTS, THE PDT ALSO CONSIDERED OTHER "OUTSIDE" INFLUENCES THAT COULD IMPACT THE DESIGN, BUT THAT COULD ALSO FACILITATE FUTURE EXPANSION.

SOME OF OUR ASSUMPTIONS INCLUDE:

1. WITHIN THE TOWN OF FLORENCE, MAIN STREET IS THE PRIMARY VEHICULAR CIRCULATION ROUTE FOR NORTH-SOUTH TRAFFIC. MAIN STREET EXTENDS SOUTH AND LINKS WITH BOTH STATE HIGHWAYS 87 AND 287.
2. THE EXTENSION OF MAIN STREET TO THE NORTH AND EVENTUALLY EAST TO STATE HIGHWAY 79 WILL ESTABLISH THIS ROADWAY AS THE PRIMARY TRADE ROUTE INTO DOWNTOWN FLORENCE FROM THE AREAS BOTH NORTH AND SOUTH OF FLORENCE.
3. THE MASTER PLAN SHOULD EMBRACE MAIN STREET AS BOTH A MAJOR ARTERIAL AND AS THE MAJOR PEDESTRIAN CORRIDOR THAT LINKS THE DOWNTOWN CIRCULATION NETWORK WITH THIS FIRST PHASE OF DEVELOPMENT AND ALL FUTURE PHASES.
4. EAST - WEST CIRCULATION IN FLORENCE IS NOT WELL DEFINED. IF THE HIGHWAY TRAFFIC ALONG STATE HIGHWAY 79 COULD BE ORIENTED TO USE EAST RUGGLES STREET AND EAST BUTTE STREET, THERE COULD/SHOULD BE FEWER CONFLICTS WITHIN THE RESIDENTIAL AREAS, AND ULTIMATELY MORE RELIANCE ON MAIN STREET.
5. BECAUSE OF THE PROXIMITY WITH OLD DOWNTOWN, EXISTING TOWN HALL AND HERITAGE PARK ALL OF WHICH ARE LINKED BY MAIN STREET, THE PDT WANTED THE ORIENTATION FOR THIS CONCEPT PLAN TO BEGIN AT THE INTERSECTION WHERE ALL THESE DESIGN ELEMENTS COME TOGETHER. THE TRAFFIC CIRCLE CAME ABOUT AS AN ALTERNATIVE TO A STANDARD INTERSECTION WITH TRAFFIC SIGNALS AND PROVIDES:
   - A.) A COMMUNITY FOCAL POINT AND VISUAL REFERENCE FOR TOWN HALL, THE LIBRARY AND HERITAGE PARK.
   - B.) A PROVEN TRAFFIC CALMING FEATURE.
   - C.) A PUBLIC ART SCULPTURE WITHIN THE CIRCLE.
   - D.) AN APPROPRIATE FOCAL POINT FOR AN ENTRANCE FEATURE TO ACCESS THE 40 ACRE MUNICIPAL COMPLEX. THE PEDESTRIAN CORRIDOR CAN PROVIDE ACCESS TO THE LIBRARY AND NEW TOWN HALL WHILE ALSO PROVIDING A FIRE LANE FOR EMERGENCY ACCESS.
   - E.) AN OPPORTUNITY TO RE-EVALUATE THE SURFACE DRAINAGE COLLECTING IN THIS CORE AREA.
   - F.) AN OPPORTUNITY TO ATTRACT NEW INTERESTS FOR COMMERCIAL DEVELOPMENT ALONG THE MAIN STREET CORRIDOR.
6. THE LIBRARY AND SHARED FACILITIES FOR PARKS & REC STAFF ARE LOCATED WHERE THEY MAY HAVE EASY VISUAL ORIENTATION TO THE CIRCLE AND YET CLOSE PROXIMITY TO HERITAGE PARK, PUBLIC PARKING, AND OTHER MUNICIPAL AMENITIES THAT PROMOTE SHARED FAMILY USE.
7. THE FUTURE TOWN HALL AND PARKING IS IDENTIFIED AS A LATER PHASE. THIS LOCATION AND ORIENTATION ENHANCES THIS CONCEPT BY PROVIDING IMMEDIATE EXPOSURE AND ACCESS TO MAIN STREET. PEDESTRIAN ACCESS FITS INTO THE NETWORK EFFICIENTLY AND VEHICULAR ACCESS IS ORIENTED TO THE NORTH SIDE WHERE PARKING CAN BE SHARED WITH THE LIBRARY YET SEPARATED FROM THE AQUATIC CENTER AND HERITAGE PARK.
8. THE AQUATIC CENTER IS SITUATED WHERE THERE IS EASY VEHICULAR ACCESS AND DROP-OFF, IMMEDIATE PUBLIC PARKING, AND WHERE HERITAGE PARK USERS AND SWIMMERS DO NOT HAVE TO CROSS ANY STREETS.
9. SOCCER FIELDS ARE ORIENTED NORTH-SOUTH AND WILL INCLUDE LIGHTING FOR EVENING USE. THERE IS PARKING LOCATED IMMEDIATELY NORTH, WITH THE POTENTIAL TO EXPAND.
10. THE 2 TENNIS COURTS AND 2 PICKLEBALL COURTS ARE ALSO IN CLOSE PROXIMITY TO THE PUBLIC PARKING. THE LAYOUT ALLOWS FOR EXPANSION OF ADDITIONAL COURTS OR OTHER SPORT COURT FACILITIES AND ALLOWS FOR PEDESTRIAN CIRCULATION TO THE OTHER AMENITIES WITHIN HERITAGE PARK WITHOUT CROSSING STREETS. IN ADDITION TO THESE RECREATIONAL FACILITIES, THE PDT IS SUGGESTING THAT PUBLIC RESTROOMS BE LOCATED IN THIS AREA TO REDUCE THE POTENTIAL CONFLICTS WITH THE AQUATICS CENTER AND LIBRARY.
11. THE ORIENTATION OF THE PUBLIC PARKING ALLOWS FOR EXPANSION OF ADDITIONAL COMMUNITY SERVICES AND FACILITIES WITHIN THE NORTHERN PORTION OF THE 40 ACRE STUDY AREA.. THE CONCEPT DESIGN FOR THE BALANCE OF THE 40 ACRES WILL BE PART OF THE DESIGN SCOPE FOR THIS ENGAGEMENT.
12. THIS PLAN IS CONCEPTUAL. IT SHOULD BE VIEWED AS A PLACEHOLDER UNTIL THE PDT CAN PARTICIPATE IN A DESIGN PROGRAMMING EXERCISE WITH TOWN STAFF AND DESIGNATED STAKEHOLDERS. THE LOW MOUNTAIN CONSTRUCTION PROJECT DESIGN TEAM WANTED TO ILLUSTRATE SOME DESIGN ELEMENTS THAT COULD BE USED FOR INITIAL PROJECT COST ESTIMATES. IT IS UNDERSTOOD THAT THE FINAL MASTER PLAN COULD BE SIGNIFICANTLY DIFFERENT.

FLORENCE LIBRARY/AQUATIC CENTER/ TOWN HALL

FLORENCE, AZ CONCEPTUAL SITE PLAN

PREPARED FOR: LOW MOUNTAIN CONSTRUCTION

SCALE: 1" = 200' 0' 100' 200' 400' 600' NORTH

DATE: 05.01.14

GPLA JOB# 00000

LOW MOUNTAIN CONSTRUCTION, INC. H2O DESIGN

HIDELL ASSOCIATES ARCHITECTS

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street T 602.266.5622
Phoenix, Az 85006 www.getgilmore.com

PRELIMINARY SCHEMATIC PROGRESS DRAWING NOT TO BE USED FOR CONSTRUCTION

LEGEND:

1. *ARRIVAL PLAZA*
2. *BATHHOUSE*
3. *POOL MECHANICAL AREA*
4. *MAINT. ENTR.*
5. *BEACH ENTRY RIM FLOW*
6. *20' PALM SHADE UMBRELLAS*
7. *RAIN DROP WATER FEATURE*
8. *IN-FLOOR GEYSERS*
9. *PLAY AND TEACHING AREA*
10. *INTERACTIVE KIDS PLAY UNIT*
11. *CANTILEVER SHADE OVER WATER*
12. *TEACHING AND SEATING STEPS*
13. *DEEP END DIVING WELL*
14. *FUTURE EXPANSION AREA*
15. *EVENT LAWN*
16. *EMERGENCY EXITS*
17. *WATERSLIDE TOWER*
18. *(8) LANE 25 MTR. COMPETITION POOL*
19. *SPECTATOR SHADED BLEACHERS*
20. *(2) 1 MTR DIVING BOARDS*
21. *DIVE QUEING AND TEAM PREP AREA*
22. *42" SLIDE COMPLEX w/32" SPEED SLIDE (ALTERNATE)*
23. *SLIDE SPLASH-DOWN POOL*
24. *CONCESSION AREA*
25. *FAST RIM-FLOW GUTTERS*
26. *IN-POOL BASKETBALL HOOP*
27. *POOL STORAGE*

Town of Florence Aquatic Center
Preliminary Conceptual Site Plan "A"

H2O™ DESIGN

TOWN OF FLORENCE, ARIZONA
AQUATIC CENTER DESIGN
PRELIMINARY CONCEPTUAL
SITE PLAN
CONCEPT PLAN "A"

SHEET
SP-01C

APRIL 21, 2014

Town of Florence

Request for Proposals

For Design-Build Services

Town of Florence

775 N. Main Street

P.O. Box 2670

Florence, Arizona 85132

(520) 868-7541

Jess Knudson, Project Manager

Town of Florence

Invitations for Design-Build Construction Services

Request for Proposals

The Town of Florence hereby solicits proposals for Design-Build Construction Services from the qualified and experienced firms that were selected by the Town of Florence to be on the short-list of proposers for the construction of a library building, outdoor aquatic complex, recreation programming facility, outdoor fields and other general government facilities on a portion of an undeveloped 40 acre pad located directly west of Town Hall in Florence, AZ 85132. This RFP is the follow-up to the RFQ that was originally released on January 2, 2014.

To secure a complete copy of the Request for Proposals (RFP) package, pick up the RFP package at Florence Town Hall, 775 North Main Street, Florence Arizona or visit the Town of Florence website at www.florenceaz.gov/rfp.

A pre-bid conference is scheduled for Wednesday, April 9, 2014 at 10:00am at the Council Chambers and Florence Town Hall, located at 775 North Main Street. Attendance is required.

The Town of Florence must receive proposals no later than 3:00 PM, local time, Friday, May 2, 2014. Mail or deliver your completed proposal to the Office of the Town Clerk, Florence Town Hall, 775 North Main Street, P.O. Box 2670, Florence, Arizona 85132. No faxed proposals. Failure of the proposer to complete all of the requested information may result in rejection of the proposal.

Persons with disabilities may request a reasonable accommodation, by contacting the 504/ADA Coordinator for the Town of Florence at (520)-868-7554 or (520)-868-7502 (TDD). Please make all requests as early as possible so as to allow time to arrange the accommodation.

The Town of Florence is an Affirmative Action/Equal Opportunity Employer.

Design-Build Construction Services

The Town of Florence hereby solicits proposals for Design-Build Construction Services from the qualified and experienced firms that were selected by the Town of Florence to be on the short-list of proposers for the construction of a library building, outdoor aquatic complex, recreation programming facility, outdoor fields and other general government facilities on a portion of an undeveloped 40 acre pad located directly west of Town Hall in Florence, AZ 85132. This RFP is the follow-up to the RFQ that was originally released on January 2, 2014.

The teams that are qualified to submit a proposal on this project are teams that made the short-list through the previous RFQ process and are represented by:

- D.L. Withers Construction
- Haydon Building Corp.
- Low Mountain Construction
- Okland Construction
- Sundt Construction

See Exhibit 1 for an aerial view of the location of the project.

Background

The Town of Florence was founded in 1866 and is the fifth oldest incorporated municipality in Arizona. Florence is a rural community situated in the central portion of Pinal County, Arizona about 45 minutes away from the Phoenix and Tucson metropolitan areas. Florence, at an elevation of 1,493 feet, has been the county seat since its formation in 1875. The current residential population in Florence is approximately 9,000. The projected regional growth trend places Florence directly in the path of rapid development.

The Town has immediate needs for the construction of a library building. The existing library is part of a joint use partnership with the Florence Unified School District (FUSD) and is located on the grounds of the Florence High School. The Town and the FUSD have agreed to sever the long standing joint use partnership on or about May, 2015. It is necessary to have the library portion of this project open to the public when the joint use partnership is severed.

Government Operations

Florence is a full-service council-manager form of government with a mayor, council and town manager who oversees the operations of the following departments: Administration, Courts, Finance, Fire, Library, Parks and Recreation, Community Development, Police, Utilities, and Public Works.

Florence Data

- Incorporated Area: 62 square miles
- Municipal Planning Area: 153 square miles
- Elevation: 1,493 feet above sea level
- Population: 25,971
- Infrastructure:
    - Water: Town of Florence and Johnson Utilities
    - Sewer: Town of Florence and Johnson Utilities
    - Streets: Town of Florence and Arizona Department of Transportation
    - Electric: APS and SRP
    - Gas: Southwest Gas
    - Sanitation: Right Away Disposal

Project Description

The project consists of all aspects associated with a library, outdoor aquatic complex, space for Parks and Recreation Department programming and offices, outdoor fields and other government facilities. The project also includes the master planning of the entire 40-acre site that includes the future development of municipal facilities (Community Center, Town Hall, etc.), schematic layout of interior roadways and site grades, drainage, water distribution, and wastewater collection systems, and a layout that addresses all on-site and off-site improvements required to support the facilities.

Aquatic Complex:

- Lap swimming area with 8 - 25 meter lanes.
- Child play area with slides and other amenities.
- Diving well with two diving boards.
- Leisure swim area.
- Sound system.
- Chemical storage, pump, and equipment room.
- Lockers area with changing rooms and restrooms.
- Snack bar area.
- General seating area with bleachers.

Library (approx. 12,000 sf):

- Space for reading materials and other library materials.
- Space for public access computers.
- Office space for library director and one additional office.
- Programming room.
- Break area for library staff.
- Copy room.
- Small conference room.

Parks and Recreation Facility (approx. 10,000 sf):

- Large activity room for programming, table games, TVs, misc.
- 4 offices for staff.
- Copy room.
- Break room.

General Government Offices (approx. 3,000 sf):
- General sitting area.
- 6 offices.
- Copy room.
- Break room.

Shared Space:
- Lobby with sitting area.
- Large conference room/meeting space with external and internal access.
- Medium sized conference room that can be split into two spaces (1,000 sq feet).
- Small commercial kitchen.
- Space for the sale of coffee and pastries.
- Space for vending machines.
- Training room for public computers.
- Common restrooms.
- General parking area.
- Outside seating area with benches, shade trees and fencing.

Outdoor Fields:
- 2 Tennis Courts (lighted).
- 2 Pickleball courts (lighted).
- 2 Multi-Purpose fields (lighted).

Design Requirements
The design, character and architectural scale of the buildings and ancillary improvements should generally complement the historic downtown area and be consistent with the vision expressed in the Town's North End Framework Vision Plan and the regulatory framework established within the Territory Square Zoning District applicable for the subject property. These documents are available at www.florenceaz.gov/pz-documents.

The design should also allow for the expansion of buildings and for the future construction of municipal and privately owned buildings on the 40 acre site, including the location of improvements and pads for future development. Additional requirements include the development of a general bubble plan for the 40 acre site, establishment of a landscape palette, and development of lighting and fencing standards.

The Town is also requesting the development of potential layout schemes (master planning) for future development (Community Center, Town Hall, etc.), schematic layout

of interior roadways and site grades, drainage, water distribution, and wastewater collection systems.

A schematic design of the facilities is not mandatory; however a level of detail to develop a project budget is required.

Utilities
Design shall include all utilities and infrastructure: water, sanitary sewer, drainage, telecommunications, electrical, gas, cable, etc. that are necessary for the operation and safety of the facility. Any off-site infrastructure (water, sanitary, storm drainage, gas, electrical) required for the development of this site and operation of the facility shall have been investigated and discussed with appropriate authorities to ensure that services to the proposed site can be achieved including roads and streets.

The property includes irrigation canals operated by the San Carlos Irrigation District and any proposed development plans must consider how to work with or around these canals with full consideration of potential costs, impacts and timing.

The development of a utility corridor is required. Utilities required for the operation of the facilities includes water, sewer, electric, gas, cable, and other relevant utilities. Initial sewer plans and ultimate plans for development on the subject property to tie into a future 30” sewer are also needed.

Flood Plain
The property is currently located in the floodplain. However, Wood, Patel and Associates, Inc. (Wood/Patel) is currently processing a FEMA CLOMR application that includes the subject site. Wood/Patel is also under contract to process the FEMA LOMR on the subject forty acre site. The proposed scope of work will include raising the elevation of the subject 40 acre property using nearby Town owned materials in accordance with Wood/Patel’s plans. Coordination of these current, ongoing and directly related efforts is extremely critical.

Roads
This project will improve Main Street adjacent to the 40 acre site and coordinate with efforts to provide an interim extension of Main Street to SR 79.

Pre-Bid Conference
A pre-bid conference is scheduled for Wednesday, April 9, 2014 at 10:00am at the Council Chambers and Florence Town Hall, located at 775 North Main Street. Attendance is required.

Preliminary Scope of Work

The following Scope of Work generally describes the consultant services that are required, but are not limited to:

1. **Pre-Design:**
    - Site Visit with Design-Build team and Town of Florence
    - Pre-Design Meeting

2. **Conceptual Design:**
    - Conceptual Design, Design Submissions
    - Client Reviews, Comments
    - Review Meetings
    - Revisions Requested by Client
    - Final Conceptual Design Approval by Client

3. **Schematic Design (30% Completion):**
    - Schematic Design, Design Submissions
    - Client Reviews, Comments, Review Meetings
    - Revisions Requested by Client
    - Final Schematic Design Submittal
    - Cost Estimate
    - Final Schematic Design Approval by Client

4. **Design Development (60% Completion):**
    - Design Development, Design Submissions
    - Client Reviews, Comments, Review Meetings
    - Revisions Requested by Client
    - Final Design Development Submittal
    - Cost Estimate
    - Final Design Development Approval by Client

5. **Construction Documents (95% Completion):**
    - Construction Document Submittals
    - Client Reviews, Comments, Review Meetings
    - Revisions Requested by Client
    - Final Construction Document Submittal
    - Cost Estimate
    - Final Construction Document Approval by Client

6. **Permit Documents:**
    - Revisions Requested by Client
    - Submission to Town of Florence for Permit Review

7. **Pre-Construction:**
    - Performing a constructability review
    - Conduct a pre-construction conference with the Town of Florence, Sub-contractors, and Utility Companies.

8. **Construction:**

- Schedule tracking
- Track sub-contractor work
- Maintaining organized photographic records
- Maintaining as-built notes and drawings
- Maintaining ASI & RFI logs, submitting questions and tracking decisions formally.
- Managing and tracking change orders and project budgets
- Submitting progress payments
- Weekly construction meetings with Town of Florence, and Sub-contractors
- Punch list walk-through, review and completion

9. **Post Construction:**
    - Complete project documentation including but not limited to: Change order summary, final detailed budget report, project acceptance documentation, contract closeout
    - As-built drawings submitted to Client
    - Training of Town of Florence Personnel

Project Schedule

Within five days of when the successful applicant enters into a contract with the Town, the successful applicant will meet with the Town of Florence and the Project Management team to discuss a detailed schedule and process.

Proposal Requirements

The organization of the proposal is intended to be as brief as possible while addressing the requested components adequately.

Submittal:

One original and sevent copies of the proposal must be mailed or delivered by the date, time and location identified in the RFP. Submittals are limited to forty 8.5” X 11” pages (minimum 12 pt. size text) or graphics. Submittals may be double sided. The limitation is a page count limitation, not a sheet count. Failure to comply with the page limitation may result in rejection of the proposal.

Note that the content in the appendix does not need to be included in the total page limitation.

Also please submit one electronic version of the proposal on either a CD, USB, or disk, using a current version of Word or a PDF File.

Content:

The proposal must include each of the following sections and information. They are not listed here in order of importance, but every effort should be made to maintain the same order in the proposals to facilitate comparisons.

1. **Cover Letter:** List the name of the prime (and supportive) firm(s), and the project manager, his/her address, and the telephone, and email information for the project. The cover letter shall also identify the firm or prime firm that has the authority to negotiate and contractually bind the firm or prime firm (if different from the project manager). His or her title, address, telephone, fax, email information shall also be provided. The cover letter shall count in the page limit identified above.

2. **Member Roles and Capabilities:** List members of the firm/team selected for this project. The project manager and key task managers that will be directly and regularly working on this project must be identified, as well as any consultants. Briefly describe the directly related project experience of the project manager and team members. Include information that describes the role of the team members, related project experience (i.e. year project was prepared, budget and project duration). Provide a complete resume in the appendix of the proposal.

3. **Management Plan:** Provide a diagram or outline for the teams proposed management strategy outlining oversights, general team member, consultant responsibilities, and points of contacts. Provide the name of the Project Manager and his/her responsibilities.

4. **Subcontractor Selection Plan:** Each proposal shall include a proposed subcontractor selection plan and a requirement that the proposed subcontractor selection plan must select subcontractors based on a combination of qualifications and price and shall not select subcontractors based on price alone.

5. **Key Issues:** Please identify at least four key issues that must be addressed with this project and briefly state how your scope of work will resolve these issues in a comprehensive manner.

6. **Budget:** Each proposal shall include an overall project budget and a breakdown of the budget based on the following:

    a. Aquatic Center
    b. Library Building
    c. General Government Offices
    d. Parks and Recreation Facility
    e. Shared Space
    f. Flood Plain Improvements
    g. Utility Improvements
    h. Site Master Planning
    i. On-site and Off-site Improvements
    j. The design and construction of roadways and parking associated with the project

The Budget shall be the estimated value considering the scope of work requested in consideration of the complexity and nature of the services to be rendered.

7. **Timeline:** As part of your proposal a timeline schedule for the project shall be provided. The timeline should include the need to finish the construction of the Library in time for the May, 2015 deadline. This may include a temporary situation to ensure that the operations of the library are not interrupted.

8. **Samples of Work:** Provide a minimum of three samples of work that were completed for similar projects in scope. Include photos or images and a brief description of each sample. Contact information should be provided for each project listed. Projects ideally completed within past five to ten years.

9. **References:** Include at least three references from directly related projects (preferably municipal projects such as libraries). Include name, title, address, telephone, fax, and email of contact person and name of project.

10. **Appendix:**

    a. **Scope of Work:** Include your specific Scope of Work using the same format provided in the Preliminary Scope of Work. Include and clarify all base components and optional services. Note whether optional services are available within the proposed team, or would be performed through additional consultants. It is essential that the specific Scope of Work addressed in your proposal at least satisfy the Preliminary Scope of Work outlined in this RFP. Failure to comply with these requirements may diminish the scoring of your proposal. Your proposals should clearly indicate a full understanding of how the project is implemented and maintained. Each short listed firm/team is highly encouraged to critically review this scope and refine/augment it as necessary. Creatively departing from this scope is also encouraged. All deviations from the Preliminary Scope of Work shall be summarized in the proposals.

    b. Each proposal shall address the project approach, anticipated problem, proposed solutions to the anticipated problems, ability to meet the proposed schedule, and other information requested within the proposal.

    c. **Insurance and Bonds:**

Insurance

Employer's Liability	$500,000-$1,000,000

General Liability

a. General Aggregate	$2,000,000
b. Products – Completed Operations Aggregate	$2,000,000

c. Personal and Advertising Injury		$2,000,000
d. Each Occurrence (Bodily Injury and Property Damage)		$2,000,000
e. Excess or Umbrella Liability		
1.) General Aggregate	per job	$3,000,000
	per policy year	$5,000,000
2.) Each Occurrence	per job	$3,000,000
	per policy year	$5,000,000

Automobile Liability

a. Bodily Injury:	
Each Person	$1,000,000
Each Accident	$1,000,000
b. Property Damage:	
Each Accident	$1,000,000
c. Combined Single Limit of	$1,000,000

Contractual Liability

a. Bodily Injury:	
Each Accident	$2,000,000
Annual Aggregate	$2,000,000
b. Property Damage:	
Each Accident	$2,000,000
Annual Aggregate	$2,000,000
Each Accident	$2,000,000
Annual Aggregate	$2,000,000

Workman's Compensation

a. Bodily Injury by Accident	each accident	$1,000,000
b. Bodily Injury by Disease	each employee	$1,000,000
c. Bodily Injury by Disease	policy limit	$1,000,000

The Town of Florence requires that a certificate of Liability and Workman's Compensation Insurance be provided with limits of liability and the Town of Florence named as additional insured.

Bond
The successful firm shall be required to furnish bonds in the full penal sum of the Contract Price covering faithful performance of the Contract and payment obligations arising thereunder. Such bonds shall be furnished pursuant to the Contract Documents on the date of execution of the Contract."

Evaluation

Each Proposal will be evaluated on the following criteria (100 points possible):

- Experience of the Project Manager, Designer, General Contractor, the organization and the consultants who will do the work (30 points)

- Budget (30 points)
- Consultants' understanding of the Town's needs (10 points)
- Scope of work (10 points)
- Tentative project schedule (10 points)
- Clarity and succinctness of the proposal (5 points)
- Discretionary (5 points)

Selection Process

The Selection Committee will evaluate all valid proposals based on the evaluation criteria set forth herein. The Town may or may not interview any of the firms, based on the evaluation scoring, to discuss the proposer's qualifications, proposed scope of work, and other related items.

Only the firms that made the Town's short list through the initial RFQ process are invited to submit a proposal that includes the firms experience, qualifications, scope of work, project budget for design and construction, project schedule, and other relevant information. The Selection Committee will evaluate and score the proposals (and interview, if held) and then select the firm that is best qualified to complete the project. If the Town is not able to negotiate an agreement with the Selection Committee's top selection, then the Town will negotiate a contract with the Selection Committee's second selection, and so on.

If interviews are held, then the scoring of the interviews will be evaluated based on the following criteria (100 points possible):

- Experience of the Project Manager, Designer, General Contractor, the organization and the consultants who will do the work (30 points)
- Budget (30 points)
- Consultants' understanding of the Town's needs (10 points)
- Scope of work (10 points)
- Clarity and succinctness of the presentation (10 points)
- Discretionary (10 points)

If interviews are not held, then proposals will be scored based on the criteria identified in the Evaluation section within this RFP.

If necessary, interviews will be held at:

Town of Florence
775 North Main Street
Florence, AZ 85132
Date(s) and time(s) to be determined.

Town Budget

Total cost of this project is not yet finalized.

Compensation and Invoice Requirements

Progress payments will be made upon submittal of a monthly invoice, following satisfactory review of progress by the Project Manager to Town of Florence, P.O. Box 2670, Florence, AZ 85132. Monthly billings shall include a spreadsheet listing the number of staff hours and hours expended on each task. 10% of the consultant's monthly billing will be withheld pending official acceptance of the final product by the Town of Florence. The invoice must contain the project name, as indicted on the RFP.

Deadline

All copies of the Proposal(s), including one original and six copies, must be received and clearly labeled "Town of Florence Municipal Facilities Design-Build Services, Attn: Office of the Town Clerk" at the Florence Town Hall, 775 N. Main Street, P.O. Box 2670, Florence, Arizona 85132 **by 3:00 pm local time on Friday, May 2, 2014.** Proposals may not be faxed nor electronically transmitted to the Town. Proposals, which are received after the deadline, will not be considered. Submitters must ensure delivery (not postmarking) by the date and time indicated above.

All questions should be submitted to Jess Knudson by email to jess.knudson@florenceaz.gov **no later than Wednesday, April 23, 2014 by 3:00 pm local time,** to ensure major issues and answers are resolved to all groups submitting proposals. All questions answered by the Town will be posted on the Town's website at www.florenceaz.gov/rfp.

The Town of Florence is an Affirmative Action/Equal Opportunity Employer. Persons with disabilities requesting reasonable accommodations may contact the Town of Florence ADA Coordinator at (520)-868-7554 or (520)-868-7502 (TDD) at least 72 hours in advance.

Reservation Rights

The Town of Florence reserves the sole right to evaluate the proposals submitted, waive any irregularity, evaluate and select any proposer, and/or reject any and all proposals in part or in whole. The Town may contact the proposer during its review of proposals for additional clarification or information.

The proposer is entirely responsible for all costs associated with the preparation of this proposal. The Town will not reimburse the selected proposer for any work performed prior to the execution of a contract and a notice to proceed letter is received by the selected proposer.

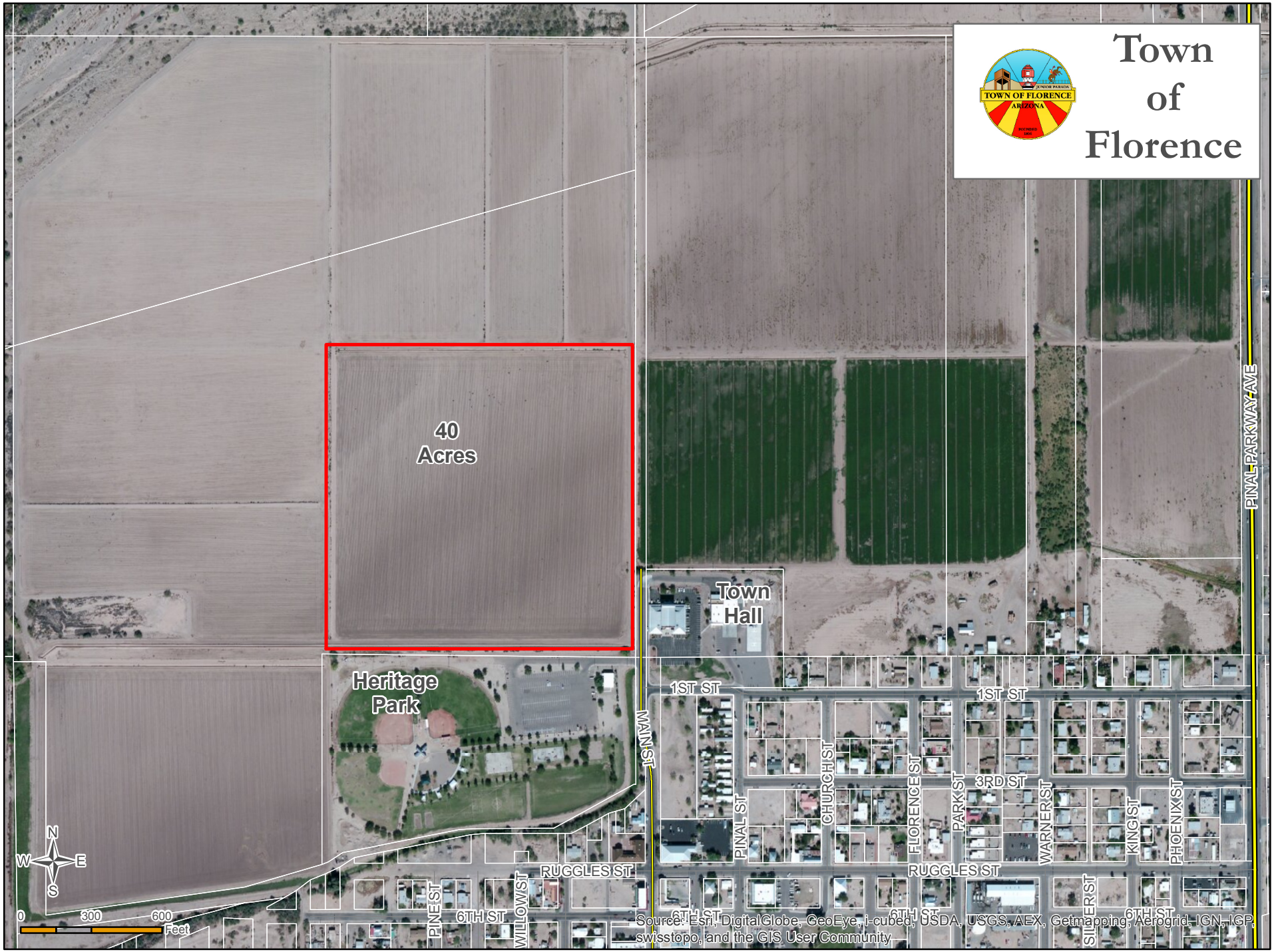
A single contract may or will be awarded to a single firm as further described within this RFP.

Protest Procedure

Bid protests shall be submitted in writing to: Town Manager, Florence Town Hall, 775 North Main Street, P.O. Box 2670, Florence, Arizona 85132, phone (520) 868-7500 or (520) 868-7502 (TDD Relay) within 72 hours of notification award. Protests must contain at a minimum, the name, address, and telephone number of the protester; the signature of the protester or its representative and evidence of the authority to sign; a detailed statement of the legal and factual grounds of the protest including copies of relevant data; and the form of relief requested. Within three business days of receipt, and after consultation with legal counsel, the Town will respond to the protest.

EXHIBIT 1

Aerial View of Project Location


Town of Florence
40 Acres
Town Hall
Heritage Park
1ST ST
1ST ST
MAIN ST
PINAL ST
CHURCH ST
FLORENCE ST
PARK ST
3RD ST
WARNER ST
KING ST
PHOENIX ST
RUGGLES ST
RUGGLES ST
PINE ST
6TH ST
WILLOW ST
6TH ST
6TH ST
SILER ST
6TH ST
PINAL PARKWAY AVE
N
W
E
S
0
300
600
Feet
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

TOWN OF FLORENCE DESIGN-BUILD SERVICES

STATEMENT OF QUALIFICATIONS

LOW MOUNTAIN CONSTRUCTION, INC.

May 2, 2014

TABLE OF CONTENTS

LOW MOUNTAIN
CONSTRUCTION, INC.

May 2, 2014

Mr. Jess Knudson
TOWN OF FLORENCE
775 N. Main Street
Florence, AZ 85132

Re: Proposal for
Design-Build Services
Florence, Arizona

Dear Mr. Knudson,

Yes, the Town of Florence will be getting their own Library and their own Aquatic Center. They will be designed and constructed to the Town's specifications and within the Town's budget. And they will launch the next century of development in the Town of Florence.

LOW MOUNTAIN CONSTRUCTION, INC. stands apart from the other teams in contention for this historic and significant project. The simple fact is that this project will be one of only three or four projects that our firm will do this year. For the other teams, this project represents less than 1% of their annual revenue. For us it will be nearly 50% of what we do. This project is important to us and the Town will get the full attention to detail that it demands and deserves.

However, Low Mountain and our team have the horsepower, the experience and the current capacity for this important project.

- Our proposed pre-construction project manager, project manager and superintendent have worked together at Low Mountain for more than twenty years. Each have completed more aquatic centers than any other individuals in the southwest United States. Likewise, we have worked with H2O Design on the construction of aquatic centers for more than 20 years including the Cortez Pool for the City of Phoenix, scheduled to open later this month.

- Low Mountain has successfully completed nearly **$30 million in design-build contracts** including eight municipal aquatic projects.

- Our library architect, Hidell Associates is, in fact, the premier library architect in the United States and they have designed dozens of libraries in communities across the country like Florence, Arizona.

SWABACK PARTNERS plc

We have added to our proposed team the firm of Swaback Partners. Obviously familiar to the Town of Florence because of their work on the North End Vision Plan, we felt that it was important to protect the integrity of their prior work. As we participated in the pre-submittal conference we came to understand more completely the importance and the emphasis being placed on the overall master plan.

We will have Swaback on our team for design oversight for not only the master planning but also for the architecture and design of the library/municipal building and the aquatic center and other amenities.

Our team consists of the following firms:

DESIGN-BUILDER Low Mountain will be the contracting entity with the Town of Florence and the overall manager of the design-build process. We have constructed 30 municipal aquatic centers and we are easily the most qualified aquatics builders in the southwestern United States.

ARCHITECT By selecting Hidell Associates, we have brought the **premier** library architect in America to Florence, Arizona. Hidell isn't merely an architect that has designed libraries, **they are library architects**. With more experience in library design than any other firm in the country, the Town of Florence will be assured that their new library will be a viable asset in the community for decades to come.

POOL DESIGNER With nearly 20 years of experience working the principals of H2O Design, we have forged an unparalleled bond as pool designer and pool constructor. The addition of H2O design to our team, means that the Town of Florence will benefit from the years of experience we have in working together, as a team, to design and construct aquatic centers.

PLANNER/LANDSCAPE ARCHITECTURE Gilmore brings to our team the skills of a land planner and landscape architect. Working with the Town and our other design professionals, they will fulfill the planning requirements for this project as well as the landscape design.

CIVIL ENGINEER We have determined to work with Wood/Patel because of the knowledge base they have with this site. We believe that we can save precious time by taking advantage of the design knowledge and experience they have regarding flood plain mitigation, SCID irrigation and disposition of utilities.

The principal in charge for this project will be:

Arthur D. Case, President
Low Mountain Construction, Inc.
4105 N. 20th St.
Suite 205
Phoenix, AZ 85016
602-265-2201/602-265-7883 fax
acase@lowmountain.com

Mr. Case has the authority to bind the design-build entity, or prime contractor, which is Low Mountain Construction, Inc. to all contractual obligations and negotiations.

Sincerely,
LOW MOUNTAIN CONSTRUCTION, INC.

Arthur D. Case
President

2. MEMBER ROLES AND CAPABILITIES

Our team members are outlined in the cover letter. Here, in more detail we will describe their roles, capabilities, personnel and qualifications. For specific past project experience, please refer to Section 8 of this Statement of Qualifications.

DESIGN-BUILDER

LOW MOUNTAIN CONSTRUCTION, INC.

Low Mountain Construction, Inc. is a 22-year-old construction company. Primarily engaged in public works construction, we have completed more than $220 million of projects including $27 million in design/build and $100 million in CM@Risk projects. We have worked all over the State of Arizona from the White Mountains to Yuma and from Sahuarita to the North Rim of the Grand Canyon. We have completed projects in Florence for the Florence Unified School District and the Immigration and Naturalization Service Prison.

As we have built our legacy over the past two decades, we have become the premier builder of municipal aquatic centers, having constructed 30 such facilities. Many of these are similar to what will be designed and constructed for the Town of Florence. Eight of the projects were completed on a design-build basis.

Our proposed personnel for this project are:

Arthur D. Case, President – Principal in Charge, Preconstruction Project Manager

As principal in charge, Mr. Case will be directly responsible to the Town of Florence for the performance of all aspects of our scope of work under the terms of the contract.

As preconstruction project manager he will be involved in all design team meetings, presentations to the Town and public meetings.

Additionally, his responsibilities include:

- Establishing of budgets
- Cost Estimating
- Value Engineering

- Constructability Reviews
- Scheduling
- Resource Allocation
- Sub-contractor Selection
- Bidding
- Establishment of Guaranteed Maximum Price

REPRESENTATIVE PROJECTS:

Aquatic Centers

Kino Jr. High School Pool, $8.2 million, 2009
Queen Creek Pool, $2.8 million, 2008
Mesquite Groves Aquatic, $8.8 million, 2008
Perry HS Pool, $3.3 million, 2008
Carson Jr. HS Pool, $4.5 million, 2007

Libraries

Desert Foothills Library, $2.9 million, 2008
Surprise Regional Library, $2.0 million, 2002

Wayne Hatch, Vice President - Project Manager

Mr. Hatch is a founding member of Low Mountain Construction and will handle all aspects of the project during the construction phase. He will also attend the pre-construction and design phase meetings so that is totally aware of the project requirements. Mr. Hatch has been responsible for the construction of more municipal aquatic facilities than anyone in the southwestern United States. Specifically, his responsibilities include:

- Schedule Maintenance
- Managing Subcontractors
- Submittals and Shop Drawings
- Long Lead Item Tracking
- Requests for Information
- Change Order Response
- Payment Applications
- Job Cost Accounting
- Close Out Documentation
- Warranty Item Resolution

REPRESENTATIVE PROJECTS:

Cortez Pool, $3.0 million, currently under construction
Kino Jr. High School Pool, $8.2 million, 2009
Queen Creek Pool, $2.8 million, 2008
Mesquite Groves Aquatic, $8.8 million, 2008
Perry HS Pool, $3.3 million, 2008
Carson Jr. HS Pool, $4.5 million, 2007

Derek Kleinman – Aquatics/Infrastructure Superintendent

Mr. Kleinman has been a project superintendent for Low Mountain Construction for twenty years. During that time he has constructed ten municipal aquatic centers valued in excess of $35 million. Mr. Kleinman will be assigned to the site full time for the entire duration of construction. His responsibilities include:

- Coordination and Scheduling of Workmen, Crews and Subcontractors
- Scheduling of Material Deliveries
- Coordination of Testing and Inspections
- Quality Control
- Safety
- Adherence to Contract Documents
- As-built Drawings
- Daily Logs

REPRESENTATIVE PROJECTS:

Aquatic Centers

Kino Jr. High School Pool, $8.2 million, 2009
Queen Creek Pool, $2.8 million, 2008
Mesquite Groves Aquatic, $8.8 million, 2008
Perry HS Pool, $3.3 million, 2008
Carson Jr. HS Pool, $4.5 million, 2007

Infrastructure Projects

Salt River Fields Access, $1.0 million, 2011
SRPMIC Center Street, $2.7 million, 2012

Jarrad Zollinger – Library Superintendent

Mr. Zollinger has been a project superintendent for Low Mountain Construction since 2005. Mr. Kleinman will be assigned to the site full time for the entire duration of construction. His responsibilities include:

- Coordination and Scheduling of Workmen, Crews and Subcontractors
- Scheduling of Material Deliveries
- Coordination of Testing and Inspections
- Quality Control
- Safety
- Adherence to Contract Documents
- As-built Drawings
- Daily Logs

REPRESENTATIVE PROJECTS:

Cortez Pool, $3.0 million, currently under construction
Desert Foothills Library, $2.9 million, 2008
Banner Health Clinic, $5.9 million, 2012
PVUSD Data Center, $3.4 million, 2010

ARCHITECT / PRIME DESIGN CONSULTANT

Hidell Associates Architect is our team member to provide architectural services for the library and to be the prime design consultant on our team. They will be contracted to Low Mountain Construction, Inc. to provide design services for the project and, in turn, will contract with the other design consultants for their respective scopes of work. They will provide overall design coordination and cohesion.

FIRM OVERVIEW

The firm was incorporated in 1979 as Hidell Architects, Inc. and began to take a special interest in the design and development of libraries under the new leadership of William Hidell, III. In 1995, Hidell Architects, Inc. became known as Hidell and Associates Architects, and the firm's present day name.

PROPOSED PERSONNEL

William Hidell – Principal in Charge

Bill will act as principle in charge leading the design effort for our project team. With over 40 years experience in the design and construction of public facilities, specifically libraries, Bill understands how a library works, how a community works and how Town government works. The project team will utilize his problem solving experience to lead in the development of the project programming and planning process. Bill will remain involved in the project through design, construction and warranty review.

Tony Blaas – Project Manager

Tony will act as project manager, serving as the point of contact for the design team. The project team will utilize his organization skills and attention to detail, keeping the project on task, on time, and within budget. Tony has been responsible for many of Hidell Architects award winning designs; he understands how to process a client's functional needs and aesthetic taste into 'great' architecture. Ensuring a quality project, from start to finish is of utmost importance to Tony. He will serve as point of contact through design, construction and owner move-in.

Aaron Babcock – Project Architect

Aaron will act as project architect, providing a balance of understanding and vision. Projects are successful when all parties involved have the opportunity to express and collaborate, discuss and debate. Aaron is a great facilitator; he will lead the key stakeholders, focus groups, Town officials and project team in project discussions. He will develop ideas into real world solutions, from initial concepts to construction details. Aaron will remain involved in the project through design, construction and warranty review.

AQUATICS DESIGNER

H2O™ DESIGN

H2O Design specializes in the design and consultation of municipal, commercial and semi-commercial aquatic facilities. Varying in size, character and application our experience extends from Government Training Tanks, Water Parks, Micro Parks, Indoor Waterparks, Resort Facilities, Community Development, Municipal Pools, Sport Complexes to 50 meter Olympic Facilities. We are aware of the importance quality facilities play in supporting the client's goals and ideas, and H2O Design is experienced in providing quality design and total program commitment within the allotted budget constraints.

Our experience in Aquatic Design and Development assures our clients of the latest in creativity to the innovative new concepts and designs that will set your project apart from the rest.

H2O Design has the experience and ability to provide the full range of design services required for your particular project. From conceptual design, design schematic, design development, construction document, swimming pool permitting and variances, and through the construction management phase. With over 65 years combined experience, the H2O Design Team provides knowledge and expertise at the highest level.

The Principal of the company has been directly involved in the Rose Lane Aquatic Center design and construction of nothing but Commercial Aquatic Facilities since 1986. Other team members bring to the table unparalleled knowledge and experience in aquatic project development, design, engineering, and administration. H2O Design will work closely with you to make certain every phase of the project is on time and within budget constraints.

PROPOSED PERSONNEL

Jim Bayes, President – Facility Designer

For 26+ years, Mr. Bayes has been exclusively involved in the design and construction of commercial aquatic facilities. His direct experience of over 50 aquatic projects includes master planning, designing, and engineering aquatic facilities from conception through construction. This experience spans the industry spectrum and is inclusive of the entire dynamic of Aquatic Facilities and Water Parks. Mr. Bayes has been instrumental in providing the market with cutting edge, state-of-the art designs and has provided leadership and guidance in the government agencies that regulate the approval process.

Lee Compton – Architectural Designer, Project and Construction Manager

Mr. Compton and Mr. Bayes have worked side by side in the past 14 years on over 16 separate aquatic facilities. Mr. Compton currently has 27 years of experience in architectural projects and project management from design through occupancy.

The project types vary from recreational, municipal, commercial, industrial, residential, and educational. During the last 18 years he has designed and performed construction management on over 39 municipal recreational aquatic facilities, educational facilities for three school districts: developed designs and construction documents for office buildings, municipal buildings, parks, schools, medical clinics, domestic water and wastewater treatment plants, apartment complexes, and government training facilities. He has served as the Senior Project Manager for design build projects such as recreational parks and aquatic complexes for municipalities. The past 19 years, he also has provided construction administration and inspection services for 24 municipal recreational swimming pools and bathhouse facilities.

Matthew D. Cathone – Mechanical Engineer

Matthew (Matt) Cathone has been with the H2O Design Team for 4 years and brings with him 12 years of unprecedented engineering skills/experience as a Mechanical Engineer for the nation's leading commercial swimming pool equipment and commercial swimming pool filtration systems manufacturer.

LAND PLANNER AND LANDSCAPE ARCHITECT

Gilmore Planning and Landscape Architecture is an Arizona Corporation providing consulting services in the fields of land use planning and landscape architecture. GPLA understands that each project is unique and important, and strives to provide creative design solutions that achieves their development goals, yet respects the project site, building architecture, and the construction budget.

GPLA provides the following professional services: General Land Use Planning, Site Planning, Entitlement Services, Native Landscape Inventory, Landscape and Irrigation Design, Hardscape Design, Water Features and Fountain Design, Designs for Community Parks, Project Cost Estimating, and Construction Administration.

PROPOSED PERSONNEL

Jack Gilmore, Principal-In-Charge

Jack has extensive professional experience with developer oriented projects as a registered landscape architect and land planner. Since moving to Arizona in 1979, Mr. Gilmore has been providing these services to a variety of industrial, commercial and residential developers.

Education: Kansas State University; BLA 1977

Registration: Landscape Architect; Arizona #13614, National Certification; CLARB: No. 758

Tom Briggs - Project Manager/Landscape Designer

Tom has been with our office for more than 11 years and has proved to be very resourceful with the production of both landscape and land planning projects. Depending on staff availability and the nature of the work tasks, Tom will serve as a project planner and landscape designer.

Jeanne Smith - Project Planner/Graphic Designer

Jeanne has been our Office Manager for 14 years. In addition to her business management skills, Jeanne assists with the public outreach for rezoning applications, assists with researching site development issues, is in charge of all GPLA's color rendering for all site planning exhibits, and is also our website manager.

CIVIL ENGINEER

WOOD/PATEL MISSION: CLIENT SERVICE™ Wood/Patel, already entrenched in this project is our choice for civil engineering. They will be responsible for all grading and drainage design, utility design, roadway and paving design, horizontal and vertical control and construction staking. They will be our primary interface with SCID, APS, Southwest Gas and the Town of Florence.

Wood, Patel & Associates, Inc. (Wood/Patel) is proud to be a locally-owned and operated firm serving Arizona communities since 1984. This is reflected in our trademark Mission: Client Service™ philosophy embraced by each employee. For the 10th year running, Wood/Patel is the Valley's #1 locally-owned and operated Arizona civil engineering firm ranked by client satisfaction (Ranking Arizona). We have built our reputation on responsiveness, accurate and timely communication, and our collaborative approach assisting our clients as an extension of their staff.

Wood/Patel provides professional services for both public and private sector clients, including:

- Civil engineering site development
- Infrastructure projects in urban and rural settings
- Transportation improvements/traffic studies
- Water/drainage emphasis on challenging flood control projects
- Construction management/constructability/plan review inspection
- Survey including GPS & cadastral surveying; ALTA/topographic/boundary surveys; platting; parcel descriptions & exhibits; and construction staking

In recent years, Wood/Patel has developed a strong working relationship with the Town of Florence, built on working closely with clients to successfully deliver planning, design and construction services. Wood/Patel is proud to submit our qualifications for the Town of Florence 40-Acre Development.

PROPOSED PERSONNEL

Mr. Ash Patel,PE, Principal – Drainage Engineer

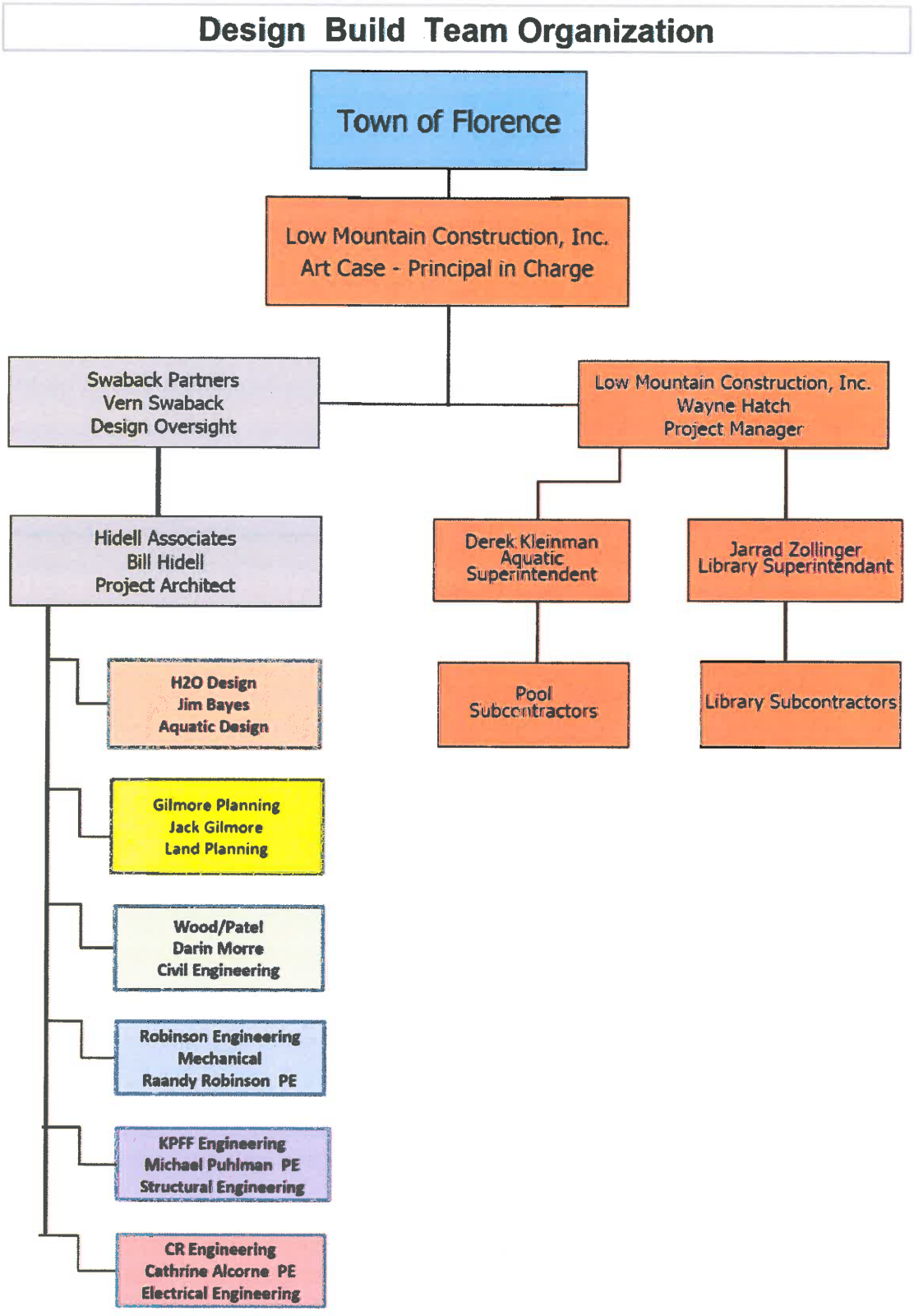
Mr. Patel has recently been working with the Town of Florence on the North End Framework Study and Territory Square CLOMR/LOMR.

Mr. Darin Moore, PE, LEED – Civil Engineer

Mr. Moore will head up our efforts relating to all civil design, utility design and coordination. He will also oversee construction staking and survey work during the construction phase of the project.

3. MANAGEMENT PLAN

Following is an organizational chart showing the relationships between the members of our design-build team.



KEY PLAYERS, ROLES & RESPONSIBILITIES

Art Case- Principal in Charge and Preconstruction Project Manager. Mr. Case will be the primary point of contact with the Town of Florence throughout the design-build process. We will oversee and manage the performance of all team members and insure that the objectives of the Town are being met.

Wayne Hatch – Project Manager. Mr. Hatch will oversee all construction activities including the aquatics, library and civil construction. He will be responsible for the work of our construction superintendents as well as all subcontractors.

Bill Hidell – Project Architect. Mr. Hidell will supervise his staff in the design of the library and bathhouse building. Additionally, he will coordinate and oversee the design of the aquatic facility and civil packages. He will assemble all of the design disciplines into a single set of drawings and specifications.

Jim Bayes – Pool Designer. Mr. Bayes will be responsible for the design and engineering the aquatic center, including structural and electrical design for the pool structures, water feature design and pool amenities. He will collaborate with Hidell for the design of the bathhouse and for coordination of utility design.

Jack Gilmore – Land Planner. Mr. Gilmore will work with the Town of Florence on the master planning of the 40 acres. Once the master plan is approved he will "site" the aquatic center and the library and work with Wood/Patel on "carving out" the sites for these facilities as well as the infrastructure required for their support.

Darin Moore – Civil Engineer. Mr. Moore will be responsible for all grading, drainage, utility and roadway design as well as the coordination with SCID, APS and Southwest Gas. He will respond to the design criteria provided to him from Hidell Associates in all of his work.

Vern Swaback – Design Oversight. Mr. Swaback will oversee the design efforts, providing guidance and ensuring compliance with the North End Vision Plan.

4. SUBCONTRACTOR SELECTION PLAN

Having worked primarily in the State of Arizona area during our 20 year history, we are very familiar with this market and have developed relationships with literally hundreds of subcontractors and suppliers in the area.

We will seek to recruit quality subcontractors to provide bids. Our proposed subcontractor selection process is comprised of three tiers. We have identified three categories of subcontractors and material suppliers. The bidding process for them varies depending upon their criticality. Criticality to us means that the trade has significant costs and/or alternatives with it that could greatly affect the cost, appearance, and schedule for the project. The categories and trades are as follows:

Most Critical	Critical	Non-Critical
Pool Builder	Concrete	All Others
Utility Construction	Structural	
Electrical	HVAC	
Grading/Sitework	Plumbing	
	Finishes	

The selection process for the Most Critical subcontractors will begin almost immediately after project is awarded.

Before allowing subcontractors to bid on the work for this project, we would pre-qualify them by using the proposed selection criteria below:

Criteria	Most Critical	Critical	Non-Critical
Relevant Experience • Demonstrate experience in this size of project. Demonstrate experience working with similar construction techniques	**Yes**	**Yes**	**Yes**
Project Staff • Provide names of staff to be assigned to this project. ◦ Provide relative experience. • State workload of proposed staff members. ◦ Provide organization chart.	**Yes**	**Yes**	**No**
Current Company Workload • Show current and projected overall company workload for both the design and construction phase of this project. ◦ Demonstrate capacity to provide quality service during both the design a construction phases.	**Yes**	**No**	**No**
References ◦ Provide three completed reference Surveys from past clients.	**Yes**	**No**	**No**

The selection and bidding process for the Critical and Non-Critical trades will then be conducted once the plans are at a more developed stage. Our bidding process for these two categories would be to qualify the subcontractors as bidders by using the following qualification criteria. The categories of work would then be bid only to the qualified bidders, with the lowest, qualified bid being selected.

Of special note is the need for the swimming pool contractor that is selected to meet the Town of Florence Requirement to have completed at least five (5) public-use pools within the past five years. These pool must have incorporated a "Rimflow Coping" gutter system greater than 100 linear feet, with individual water surface areas in excess of 5,200 square feet and a depth of 5 feet. These pools must be complete and currently in operation. Due to our extensive local pool-building experience, we have great working relationships with some of the largest pool builders in the Southwest

5. KEY ISSUES

KEY ISSUE #1 - DESIGN INTEGRATION

Integration of new architecture while complementing and continuing the romantic sense of this unique town, responding to the old west and heritage of Florence will be a tall task for our Design-Build Team. We must complement the historic downtown area and respond to the North End Framework Vision and Territory Square Zoning District Study.

"The romantic sense of the old west, celebrating the agrarian and ranching legacy of the founding pioneers of the Town remains strong today." – **North End Vision Plan**

The character and architectural style of Florence was established long ago, as seen in the Pinal County Courthouse which was constructed in 1891. This timeless connection to Florence's past can begin to define its future. Great architecture accounts and responds to the surroundings and to the past. We must find the specific blend/mix of architectural character which is a balance of heritage and future. It must elicit the romantic sense of the old west, while moving the Town of Florence into the 21 Century.

Planning

The North End Framework Vision Plan defines a vision and frame work for the site, however it does not directly include a library and aquatic center. As we consider the 40 acre master plan, it is obvious the critical importance of the northwest corner of Main Street and First Street. In the NEFVP this site is designated as the New Town Hall. That may be ideal, however, we feel it necessary to consider all factors when determining the locations for the Town Hall, the library and the pool. With the park located immediately to the south, there may be some consideration given to making that intersection a recreation hub. We need to discuss the synergy between the park, the aquatic center, the library and a future town hall. Perhaps the New Town Hall could be incorporated into a larger civic complex facing Main Street but north of the intersection.

If the New Town Hall remains on the corner, then we would study the relationships between the Town Hall, pool and library to provide both proper separation and access. There should be consideration given as to the overall timing of the master plan construction so that there can be continuous development in each phase.

A clock tower is part of the NEFVP vision plan, located on the southwest corner of Main Street and First Street. Communities for centuries have utilized iconic structures, whether they are clock towers, bell towers, or merely vertical obelisks, to orient and define key points in a city. Our team feels, as budget permits, that such a vertical tower can begin to define this important civic area and provide a reflection or "bookend" to the courthouse tower on the north end of Florence. As part of our design solution we would explore something significant enough to become another landmark on Florence's horizon.

Architecture

We have reviewed and understand the recently completed vision plan and territory square zoning district requirements. The architectural style needs to present a compact and pedestrian friendly setting. The architectural character should compliment historic main street, yet provide a transition to the Town of Florence's future. Our design team feels that Florence should remain uniquely Florence. As part of the design-build process we will be tasked with providing a vision for the project to define parameters and cost. Our team is prepared to for this challenge, and will provide initial design ideas, however, our most successful projects include client reaction and participation.

DESIGN CHARRETTE

After preparing these initial design ideas, we would schedule a design charrette with the Town and citizenry as directed by the Town.

Our team has completed many civic projects and no two are the same in layout, appearance or feel. This is a product of our design process which includes community input. Our scope of services includes a design charrette. Having an open discussion with the community regarding the use, design and need, will ensure a design the Town of Florence can embrace.

The charrette process is and intensive planning session where citizens, designers and others can collaborate on a vision for development. It will provide a forum for ideas and takes advantage of giving immediate feedback to the design team.

Formal and informal meetings are held throughout the event and updates to the plan are presented periodically. Our design experts and consultants will set up a working office at the charrette, allowing real time updates, changes and exploration of ideas as the meetings progress.

The Benefits of incorporating the design charrette into the process are many. First, the through brainstorming and design exploration everyone who has a stake in the project develops a vested interest in the ultimate vision. Second, the design team works together to produce a set of finished documents that address all aspects of design. Third, the input of all key stakeholders, is gathered at one event, making it is possible to resolve discussions at one meeting, avoiding the prolonged loop of repeated discussions and meeting delays of a conventional planning projects. Finally, the collaborative process allows all parties to understand the "why" behind decisions. It allows for a more informed decision making process, which produces buy-in by key stakeholders. The result is an efficiently and cost-effective design solution.

KEY ISSUE #2 - CIVIL DESIGN

The complexity of the civil design will be one of the most difficult problems we have to solve. It is the reason that we have determined to employ the services of Wood/Patel. Because of their previous and current work with the Town of Florence, they have a knowledge base that would take months to duplicate with any other engineering firm.

The resolution of the civil design issues will take cooperation and input from the Town of Florence personnel. Decisions will have to me made regarding the ultimate scope of work for roadways and utilities. These issues will include:

- The SCID irrigation ditches will be affected by the floodplain mitigation and will likely need to be tiled in order for them to remain viable.
- Water and sewer services may have the capacity for the library and pool, however, will not be viable for future development. When does the Town of Florence want to make the infrastructure investment?
- If Main Street is extended to the north end of the 40 acres obviously grading, drainage and utility design will be necessary.
- We will need to work with APS as they design this phase of the work and anticipate future phases of construction

CRITICAL EXPERIENCE

Our team brings to the table a knowledge of all these issues as well as preliminary design solutions. We will be able to provide construction costs for the various components of the civil design allowing the Town to make informed decisions. The scope of our work will largely be determined by how the Town decides to invest in the infrastructure. By knowing the costs now, the Town will be able to set a course for this phase of the work as well as subsequent phases. We can't make those decisions, but we can provide the information to allow the Town to integrate all of this work into their master plan.

KEY ISSUE #3 - LIBRARY LONGEVITY

We understand that civic buildings, such as libraries, must be designed and constructed to remain functional, useable and aesthetically pleasing long into a community's future. The following are key issues we see affecting the current design and future longevity of the library component of the project.

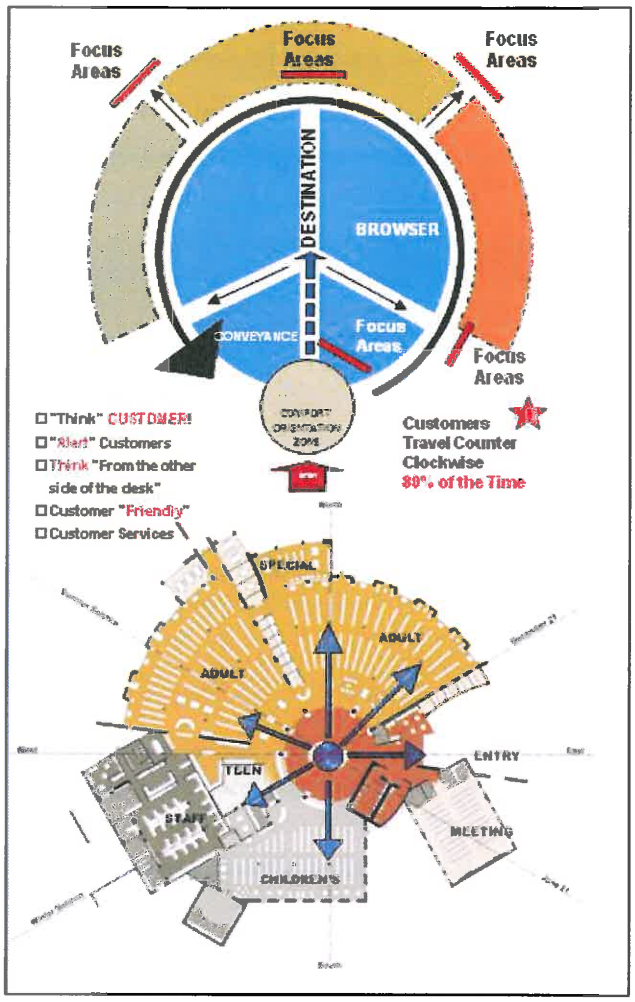
- Current trends in public library design
- Expansion opportunities for the library as the community grows
- Interior design considerations of the library
- Sustainable building practices
- Overview of Furniture & Relocating existing library materials
- Technology and equipment needs of the library

Current Trends in Public Library Design

Libraries today are being impacted by changes in the economy, technology, demographics, and user habits. These factors are changing the service libraries are providing. In the recent past, libraries were planned based on demographic criteria and a simple formula that would give library planners a guide to size. The idea of "bigger is better" is not sustainable any longer. As library planners we realize that a sustainable process is required. We need to focus more heavily on strategic visioning, patron use, transportation patterns, analysis of service trends, and service offerings. We must develop strategies to streamline operations and to recommend a system of destination libraries that can be built and sustainably operated long into the future. The reality is libraries are busier than ever but asks why customers will come to the library in person when they meet all their transactional

needs online? One answer is that libraries are rapidly evolving from a place to get content to a place to create content.

Over the years, we have experienced many changes, however today libraries are challenged to change like never before. The future of the library has never been more uncertain. How digital material, information delivery systems, publishing rights, and user demands will shape that future remains uncertain. What is certain is the library of the future has to be FLEXIBLE. The flexibility of a library is the single most important component to its future vitality. The ability to adapt to future needs will be the hallmark of a successful library.



Simple solutions like introducing some mobile shelving to allow collections to move and change can allow a library to react to the need for more seating or more computers quickly, easily, and at a minimal cost. Designing the building to be operated with a minimal staff, wiring the facility to accommodate static and mobile technology, and zoning the facility to allow key services to be provided without having to "open" the entire facility are all design strategies which can greatly impact the dollars affecting operation.

CRITICAL UNDERSTANDING

The planning team understands that the Florence Public Library's future is contingent upon visioning a flexible, adaptable future, where the library can change with customer needs and technology trends. We must provide solutions that are directly related to budget factors, staffing restrictions and public demand.

Our team's scope of services will include a planning process that will bring together all parties that have a stake in the future of the library to discuss these items of impact, resulting in a road map that promotes flexibility.

Expansion opportunities for the library as the community grows

The growth needs of the library should be discussed during the planning phase of the project. Based upon the needs as outlined in the RFP, we see two approaches: Design the facility to expand in specific areas without

disruption to current functions. A possible solution would include planning for an exterior wall in a collection area to be relocated during an expansion. Adding space to a collection area reduces disruption of staff, program, and support spaces. The second possible approach to expansion would include the design of a library, parks and recreation offices, and general government offices into one facility. Initially this would allow all users combine like functions, such as meeting room, public restrooms, lobby, and conference room space. Moving forward, as the Town of Florence begins to grow, the government offices and/or parks and recreation offices could be relocated to larger facilities and the library could then take over those areas. If this approach is taken the key is to provide spaces the can be modified at a minimal cost.

Interior design considerations of the library

Walk into any current public library and you will notice it is not the library we remember as kids. Most of us can recall our local library as a quiet place with stacks and stacks of books, a few tables and chairs and if we are young enough a few computers. Today's public library is a busy place. The interior is open, stacks are lower, and at first glance, you might see a combination of comfy chairs, tables, and collaborative or group seating. The interior of today's libraries are arranged to maximize staff sight lines, which in turn makes the layouts more intuitive for the patron to navigate. Technology is integrated into all functions of the library, from self check machines to automated book return systems, which free up staff time and provide an avenue for patrons to get in and out quickly.

Lighting throughout a library today is better than it has ever been. Today's libraries maximize natural lighting with a combination of windows and clear story or skylights. The use of new advanced glass systems that allow more natural light, while blocking UV, have solved the problem of increased HVAC that typically was associated with a lot of glass. The use of indirect lighting systems, lights that reflect off the ceiling provide a uniform light that is excellent for reading and reducing glare on technology (monitors, tablets, laptops and phones).

Coffee/pastries and reading have a long standing relationship. Our team understands the successful relationship between the library and a coffee/vending area depends on a design solution that works for both spaces. The most successful marriage between a library and coffee shop allows the coffee vendor access to the library patrons, but sets an individual identity. Coffee vendors need separate access, visibility and hours of operation that don't always match library programming.

SENSE OF COMMUNITY

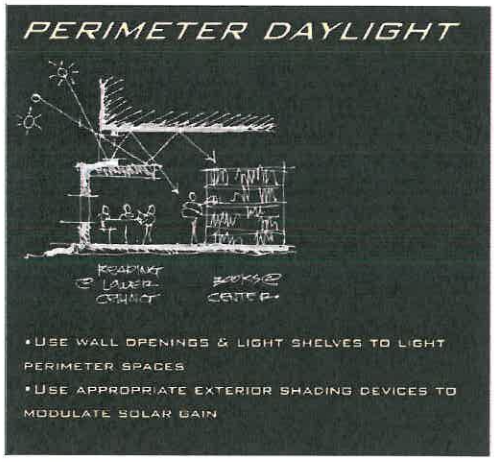
Today's library have spaces that are comfortable, "warm" and inviting, providing places to relax, read, surf the web, or chat with friends. Public libraries are an extension of a community. This includes the aesthetic nature of the interior and exterior. For a library to truly be successful it has to be a place where people of a given community feel comfortable, it has to be a "destination." Our Team will work with the Town of Florence and community members to provide a "place" and "feel" that is representative of Florence, Arizona.

The NEFVP sets standards for pedestrian scale. Utilizing these standards and organizing the building fronts along the street can provide a type of "window shopping" for the library. Libraries today are always looking for opportunities to market and bring in new users. Presenting a dynamic space such as the children's area along the front at a pedestrian scale can provide excitement for both the patron inside and the pedestrian outside.

Our experience is extensive in coordinating public input, presentations and meeting facilitation with boards, councils, staff, commissions, and public, creating graphics to convey technical concepts; to virtual tours (providing visions of libraries today; visions of where they are heading, including new trends, emerging technology and program spaces), in public forums that are easily understood, and management processes (conducting, organizing, analyzing discussions) all to the successful end of the project. Our past experience with public involvement has proven to expedite the design process by establishing a given vocabulary for the design to build on.

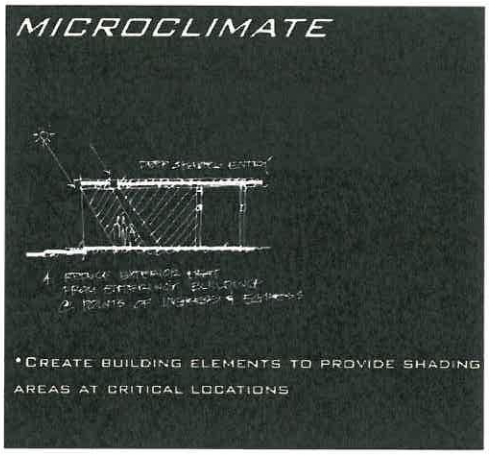
SUSTAINABLE BUILDING PRACTICES

Green or Sustainable Architecture may mean different things to different people. To many, Green Architecture is a term that describes economical, energy-saving, environmentally friendly, sustainable development. Some define sustainability as "meeting the needs of the present generation without compromising the ability of future generations to meet their own needs".



The word sustainable refers to efficiency, alternate energy, minimizing the use of nonrenewable resources and toxic, out-gassing materials. It emphasizes

materials that are responsibly constructed, made of recycled content, reclaimed or can themselves be recycled at the end of their lifetime. It strives for construction without excessive destruction.



Sustainability also refers to practicality. We have seen that many have lost touch with the basic tenets of design - the path of the sun and shading it to cool; the ability of the wind to cool; the ability of landscape elements to block wind; the ability of trees to provide shade in summer and sun in winter. If you ignore all these good things that nature provides, then you have to overcome them. The green approach integrates environmental awareness into the basic design.

Sustainability can also refer to durability, flexibility and ingenuity. It may mean using long-lasting materials. Or it may mean designing a floor plan to accommodate future occupants or easily accepting an addition. Over time, a structure that is attractive, efficient and timeless is more likely to be cherished and respected rather than demolished.

Sustainability becomes a way of thinking. It's not just about using green products but about viewing the design and the construction process in a different light. It's about solving problems in different ways, which encourages one to step outside the box.

Overview of Furniture & Relocating existing library materials

Furniture and furnishings play an essential role in the use and operation of buildings. In addition to contributing to how users perceive and feel about a building, they are often necessary to achieve the functional requirements programmed for interior spaces. In essence, appropriate furniture and furnishings reinforce the design concept of the building. As well, functional and aesthetic FF&E solutions can enhance the appeal of the overall interior environment.

The benefits of having the architect provide FF&E services includes more control of the design integrity for the overall project, better budget control, and ordering for on time delivery.

Our team will provide full FF&E selection and specification services. We will evaluate the existing furniture to determine what can be used or refurbished for use in the new library project.

INNOVATIVE SOLUTIONS

Once a floor plan and finishes have been established, we will work with the key stakeholders to select furniture and equipment. Our team is knowledgeable about systems furniture, case goods, seating, shelving, custom shelving and kiosks (designed by Hidell), and freestanding ("loose") furniture, as well as many specialty items.

Our knowledge of ergonomics, furniture construction, and fabric characteristics such as durability, flammability, and applied coatings is essential to providing appropriate recommendations to the City of Florence.

The need for today's library to be flexible extends to the furniture design and selection. Our team has provided innovative solutions for libraries that include mobile shelving systems, mobile study rooms and mobile storytime panels. We understand and can provide multiple furniture layouts of the same space, providing future options as needs change.

When evaluating furniture, WE pay close attention to product warranties and the manufacturer's financial viability. We feel it is important for the end users to test products; therefore we will work with manufactures to provide samples for key stakeholders to test. Our team will continue to work with the Town of Florence, providing options and assisting in the selection of finishes for each furniture item. Upon approval, our team will prepare a line-item specification for purchase. The delivery and installation process will be coordinated as part of our construction schedule, ensuring an on time project completion.

Technology and equipment needs of the library

Public libraries have very specific technology requirements. Determining the use of technology, current and future will establish the type of infrastructure required. Today's libraries have automated book return systems, RFID tags that allow all library items to be tracked, both wired and wireless networks and building and book security systems. Meeting spaces are "smart", they have display, projection and camera solutions that allow programs to be published via the web. Libraries are adopting multi touch media displays, providing access to television programming and installing technology enabled furniture.

Our scope of services will include the design and installation of technology systems. We will work with the Town of Florence to determine network and cabling standards, wireless needs, computer locations, power requirements, connection points, audio/visual requirements and multi-media system needs.

Key Issue #4 Aquatic Center Features

We have constructed municipal aquatic centers ranging in size from $500,000 to $9,000,000. What size of facility and what budget fit the needs of the Town of Florence. You have provided basic design guidelines in the RFQ, however, there is a lot of design detail that needs to be resolved as we move forward with the design. Our aquatic design consultants, H2O Design, can provide basic layouts and alternatives and we can attach pricing to each component providing the Town with enough information for you to make decisions.

INVALUABLE RELATIONSHIPS = ADDED VALUE

We believe that it also might be helpful for us to arrange site tours of facilities we have designed and/or built in the east valley. We know the aquatic directors for the Town of Gilbert, City of Mesa and City of Chandler and we have built several facilities for each. We could arrange for the Florence aquatics staff to tour some or all of these facilities, meet with the aquatics directors and have them discuss the features they like and don't like, pool layouts and operations as well as operating costs.

This information would be invaluable for the aquatics personnel and help them make decisions for the design and operation of their new facility.

Town of Gilbert
Sean Carlin, Aquatics Director
Perry High School Pool
Williams Field High School Pool

City of Mesa
Darla Armfield, Aquatics Director
Stapley Jr. High School Pool
Carson Jr. High School Pool
Kino Jr. High School Pool

City of Chandler
Sheri Passey, Aquatics Director
Nozomi Aquatic Center
Hamilton High School Pool
Mesquite Groves Aquatic Center

6. BUDGET

We have performed a detailed conceptual cost estimate for the overall project to match the scope outlined in your RFP. We have developed a design which responds to your scope and that design concept is included on the following pages. We understand that there will be many design solutions to choose from at this stage of the process. We offer ours simply as a basis of our pricing and we are open to exploring the various alternatives, with the benefit of the Town's input, should we be selected to move forward with the project.

For purposes of pricing, we have combined the following functions into one building, approximately 30,000 square feet in size.

Library	12,000 s.f.	$ 2,300,000	
Parks and Recreation	10,000 s.f.	1,450,000	
Government Office	3,000 s.f.	430,000	
Shared Space	5,000 s.f.	800,000	

Total Library/Public Works	30,000 s.f.		$ 4,980,000
Aquatic Center			$ 5,500,000
Site Master Planning			$ 54,000
Onsite and Offsite Improvements/Fields & Courts			$ 2,363,000

Total Phase 1 Costs			**$12,897,000**

(Detailed conceptual cost estimates are included in the Appendix)

NOTES

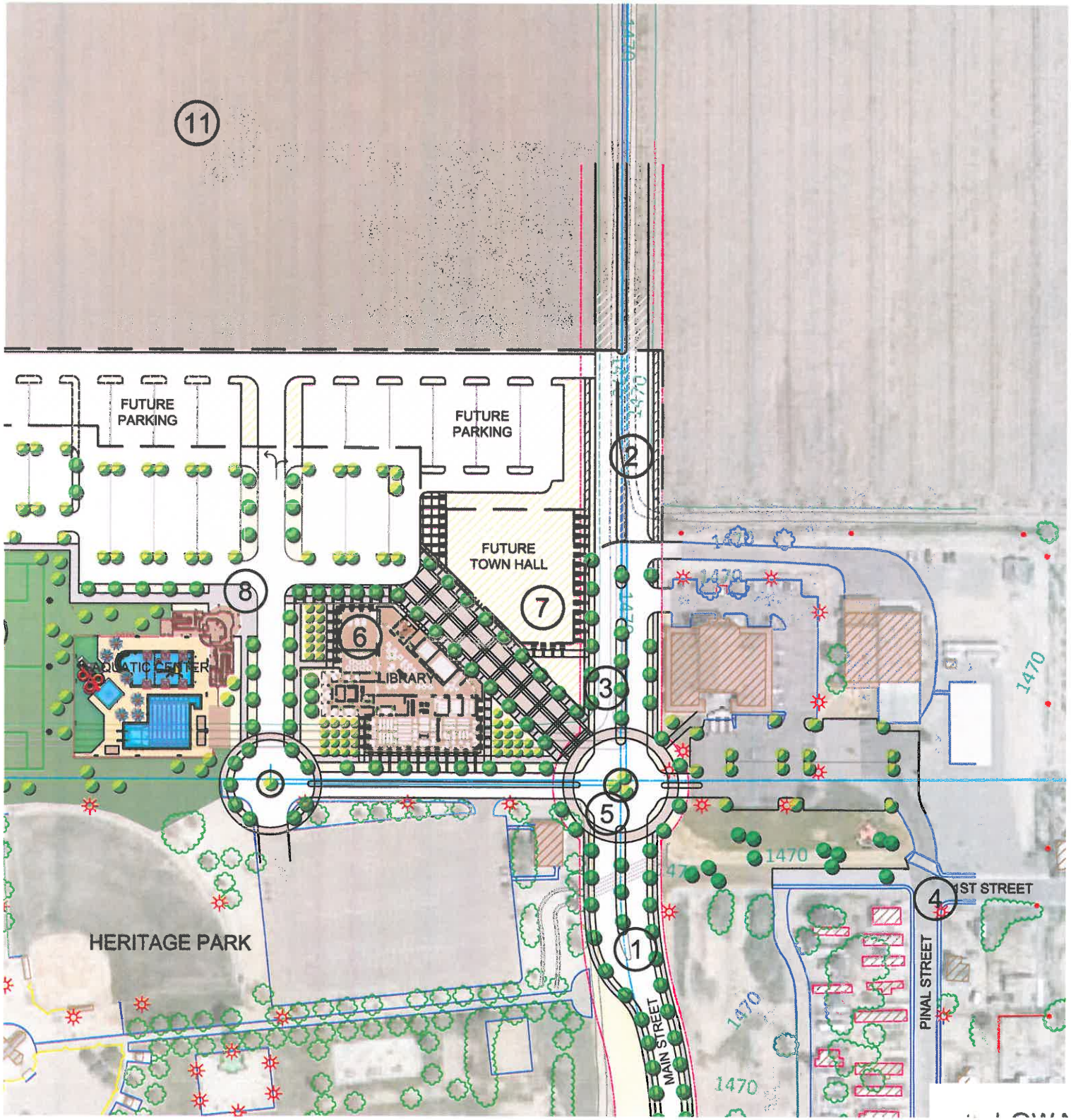
1. These estimates include design fees and construction administration costs.
2. Exclude permit fees, plan check fees, utility company charges, development fees.
3. We have not included any improvements on Main St. north of 1st Street, since there is no need for that section of roadway in the design upon which we have based our estimate.
4. We are anticipating tiling the SCID irrigation canal along the entire south boundary of the 40 acres.
5. We have not included the cost of floodplain mitigation.

The following sheets depict the design concepts upon which our estimates are based.

SWABACK PARTNERS pllc
ARCHITECTURE & PLANNING

"The concept is right in line with the North End Vision Plan and puts in place an iconic location for the new library."

--Jeffery Denzak, Swaback Partners

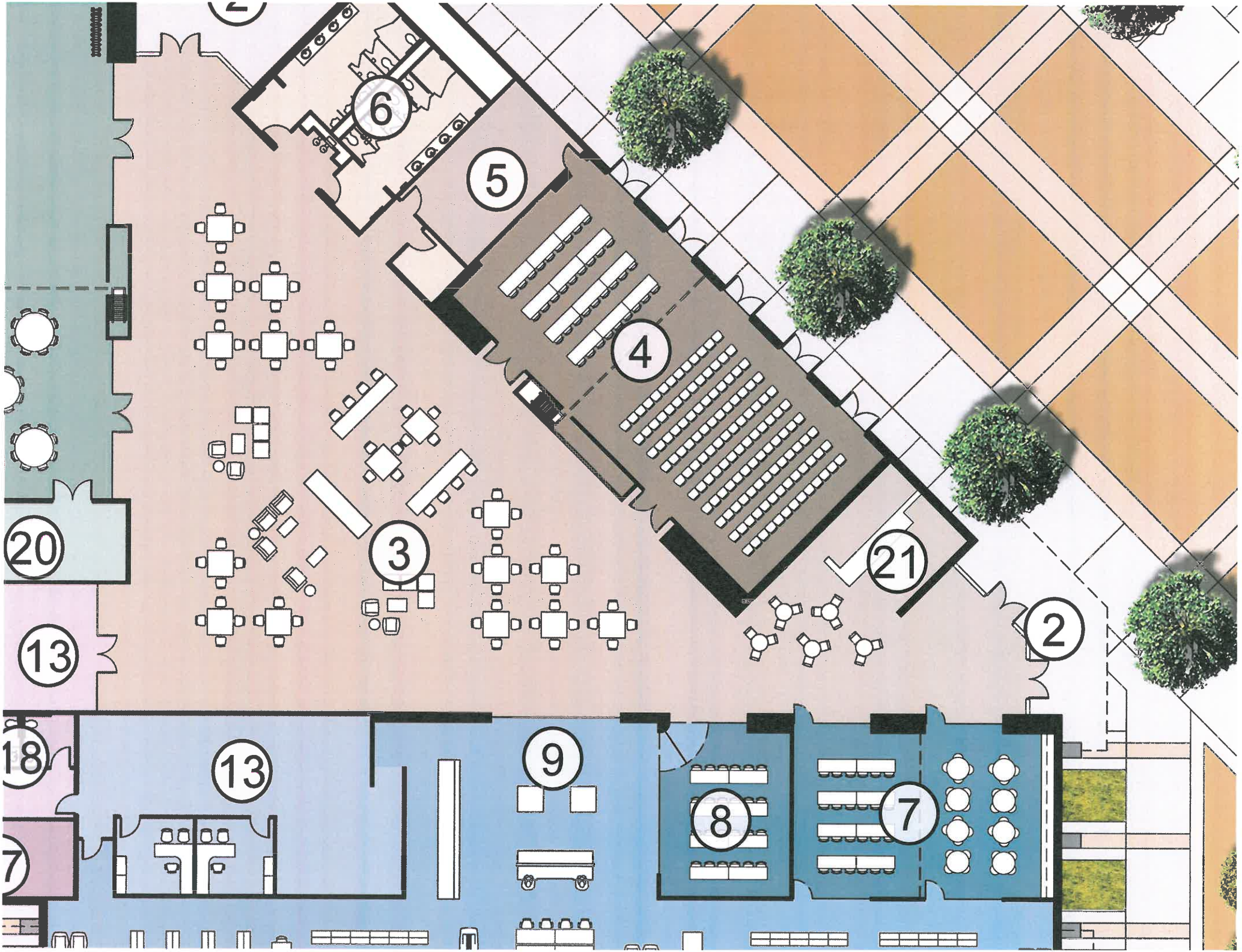


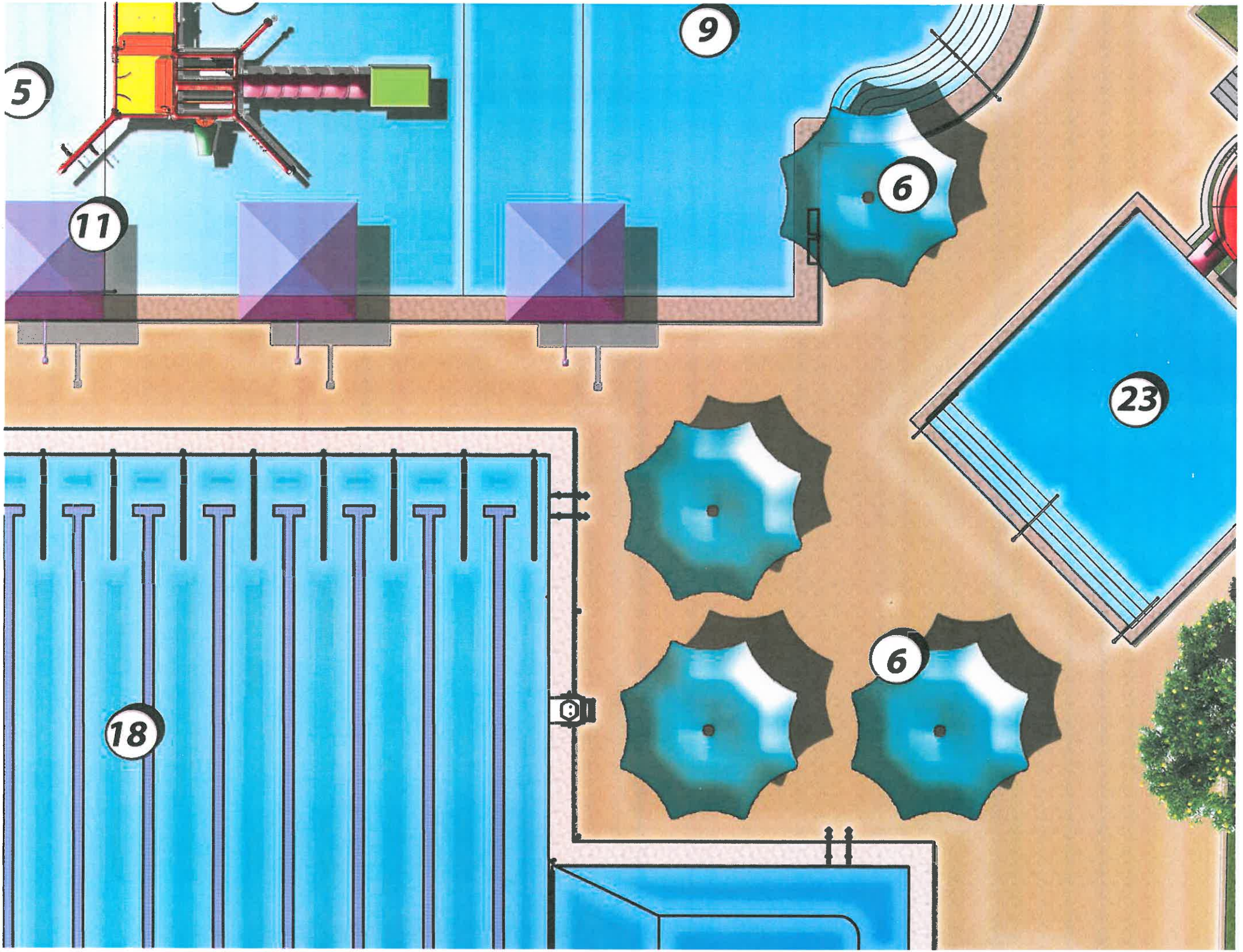
THE NORTH END FRAMEWORK. WE ALL ACKNOWLEDGE THAT TH BE LOOKING AT THIS FIRST PROJECT FOR BOTH ITS IMPACT TC CONSTRUCTION PROJECT TEAM WANTS TO PROMOTE A PROJE FUNDS.

IN ORDER TO SATISFY THE CONDITIONS OF RESPONDING TC CONCEPTUAL MASTER PLAN WAS NECESSARY TO ALLOW THE ASSUMPTIONS FOR PLACEMENT AND ORIENTATION, AND FOR EF FOCUS OF THE RFP IS ORIENTED AROUND THE FIRST PHASE INFLUENCES THAT COULD IMPACT THE DESIGN, BUT THAT COULD

SOME OF OUR ASSUMPTIONS INCLUDE:

1. WITHIN THE TOWN OF FLORENCE, MAIN STREET IS THE PRI MAIN STREET EXTENDS SOUTH AND LINKS WITH BOTH STATE
2. THE EXTENSION OF MAIN STREET TO THE NORTH AND EVEN AS THE PRIMARY TRADE ROUTE INTO DOWNTOWN FLORENC
3. THE MASTER PLAN SHOULD EMBRACE MAIN STREET AS BO THAT LINKS THE DOWNTOWN CIRCULATION NETWORK WITH
4. EAST - WEST CIRCULATION IN FLORENCE IS NOT WELL DEFI ORIENTED TO USE EAST RUGGLES STREET AND EAST BUTTE RESIDENTIAL AREAS, AND ULTIMATELY MORE RELIANCE ON
5. BECAUSE OF THE PROXIMITY WITH OLD DOWNTOWN, EXIST MAIN STREET, THE PDT WANTED THE ORIENTATION FOR THIS DESIGN ELEMENTS COME TOGETHER. THE TRAFFIC CIRCLE WITH TRAFFIC SIGNALS AND PROVIDES:
   - A.) A COMMUNITY FOCAL POINT AND VISUAL REFERENCI
   - B.) A PROVEN TRAFFIC CALMING FEATURE.
   - C.) A PUBLIC ART SCULPTURE WITHIN THE CIRCLE.
   - D.) AN APPROPRIATE FOCAL POINT FOR AN ENTRANCE F PEDESTRIAN CORRIDOR CAN PROVIDE ACCESS TO T LANE FOR EMERGENCY ACCESS.
   - E.) AN OPPORTUNITY TO RE-EVALUATE THE SURFACE DI
   - F.) AN OPPORTUNITY TO ATTRACT NEW INTERESTS FOR
6. THE LIBRARY AND SHARED FACILITIES FOR PARKS & RI ORIENTATION TO THE CIRCLE AND YET CLOSE PROXIMIT AMENITIES THAT PROMOTE SHARED FAMILY USE.
7. THE FUTURE TOWN HALL AND PARKING IS IDENTIFIED AS A CONCEPT BY PROVIDING IMMEDIATE EXPOSURE AND ACCES EFFICIENTLY AND VEHICULAR ACCESS IS ORIENTED TO THE YET SEPARATED FROM THE AQUATIC CENTER AND HERITAGI
8. THE AQUATIC CENTER IS SITUATED WHERE THERE IS EAS AND WHERE HERITAGE PARK USERS AND SWIMMERS DO NO
9. SOCCER FIELDS ARE ORIENTED NORTH-SOUTH AND WILL I IMMEDIATELY NORTH, WITH THE POTENTIAL TO EXPAND.
10. THE 2 TENNIS COURTS AND 2 PICKLEBALL COURTS ARE . ALLOWS FOR EXPANSION OF ADDITIONAL COURTS OR C CIRCULATION TO THE OTHER AMENITIES WITHIN HERITAC RECREATIONAL FACILITIES, THE PDT IS SUGGESTING THAT POTENTIAL CONFLICTS WITH THE AQUATICS CENTER AND LIE
11. THE ORIENTATION OF THE PUBLIC PARKING ALLOWS FOR WITHIN THE NORTHERN PORTION OF THE 40 ACRE STUDY A WILL BE PART OF THE DESIGN SCOPE FOR THIS ENGAGEMEN
12. THIS PLAN IS CONCEPTUAL. IT SHOULD BE VIEWED AS PROGRAMMING EXERCISE WITH TOWN STAFF AND DESIGNA DESIGN TEAM WANTED TO ILLUSTRATE SOME DESIGN ELEM IT IS UNDERSTOOD THAT THE FINAL MASTER PLAN COULD BE


6
5
4
3
20
21
2
13
18
13
9
8
7
7


9
5
6
11
23
6
18

7. TIMELINE

We have completed a design-build schedule for this project broken down into its phases and including all design activities. We have allowed time for Town staff approval at each stage of design as well as for public comment, to the extent the Town desires that input.

We can have the entire project completed by May, 2015 including the library, aquatic complex and all related infrastructure.

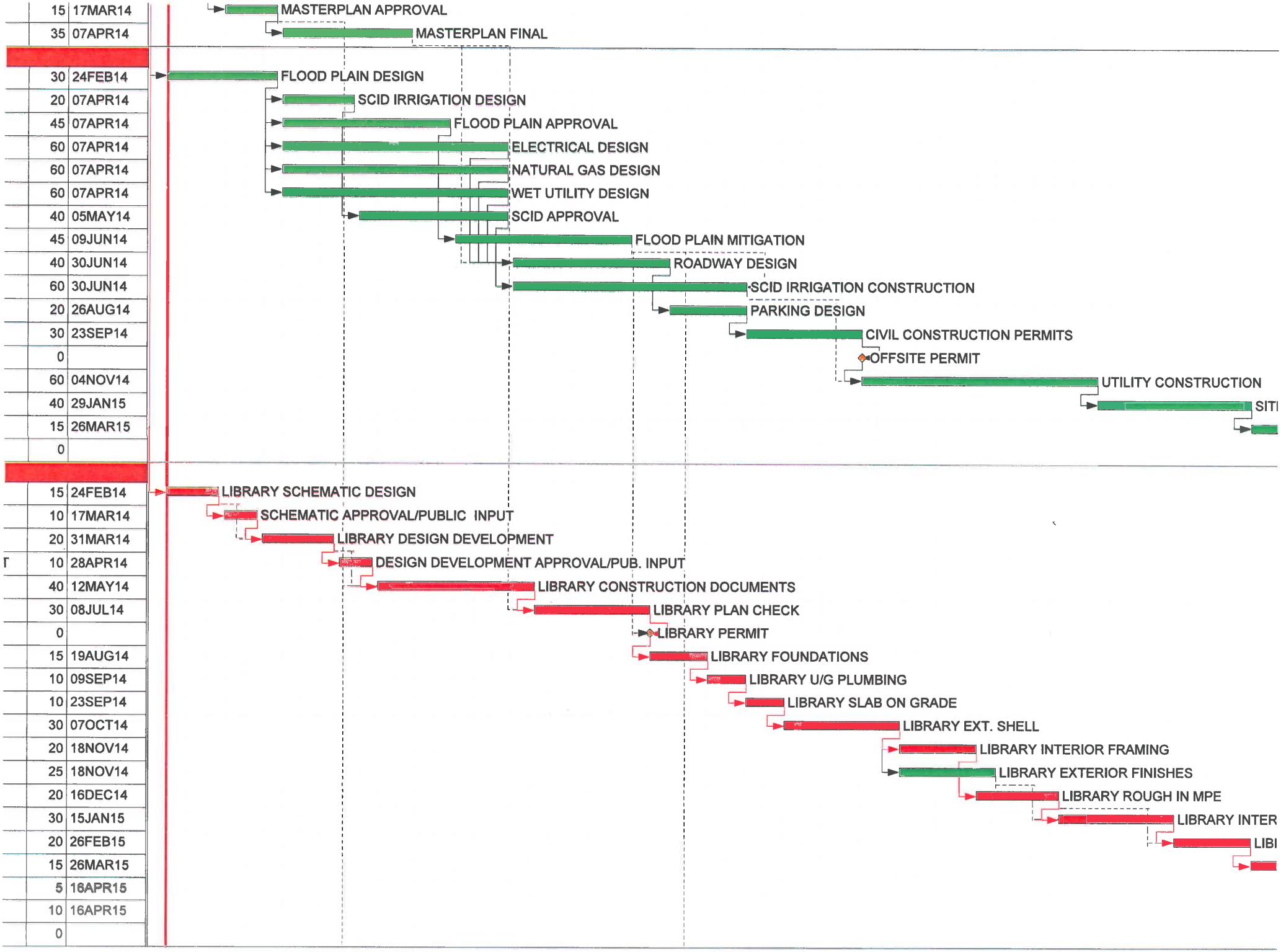
One of the advantages of the design-build delivery system is that we can begin construction on the civil infrastructure while completing design of the structures. We will be able to save time over a traditional design-bid-build delivery system. We have done this successfully on many projects including aquatic centers.

The Town of Florence will need to make timely decisions during the design phase of the project. We will provide those approval deadlines so that you will have enough time for your evaluations and approval.

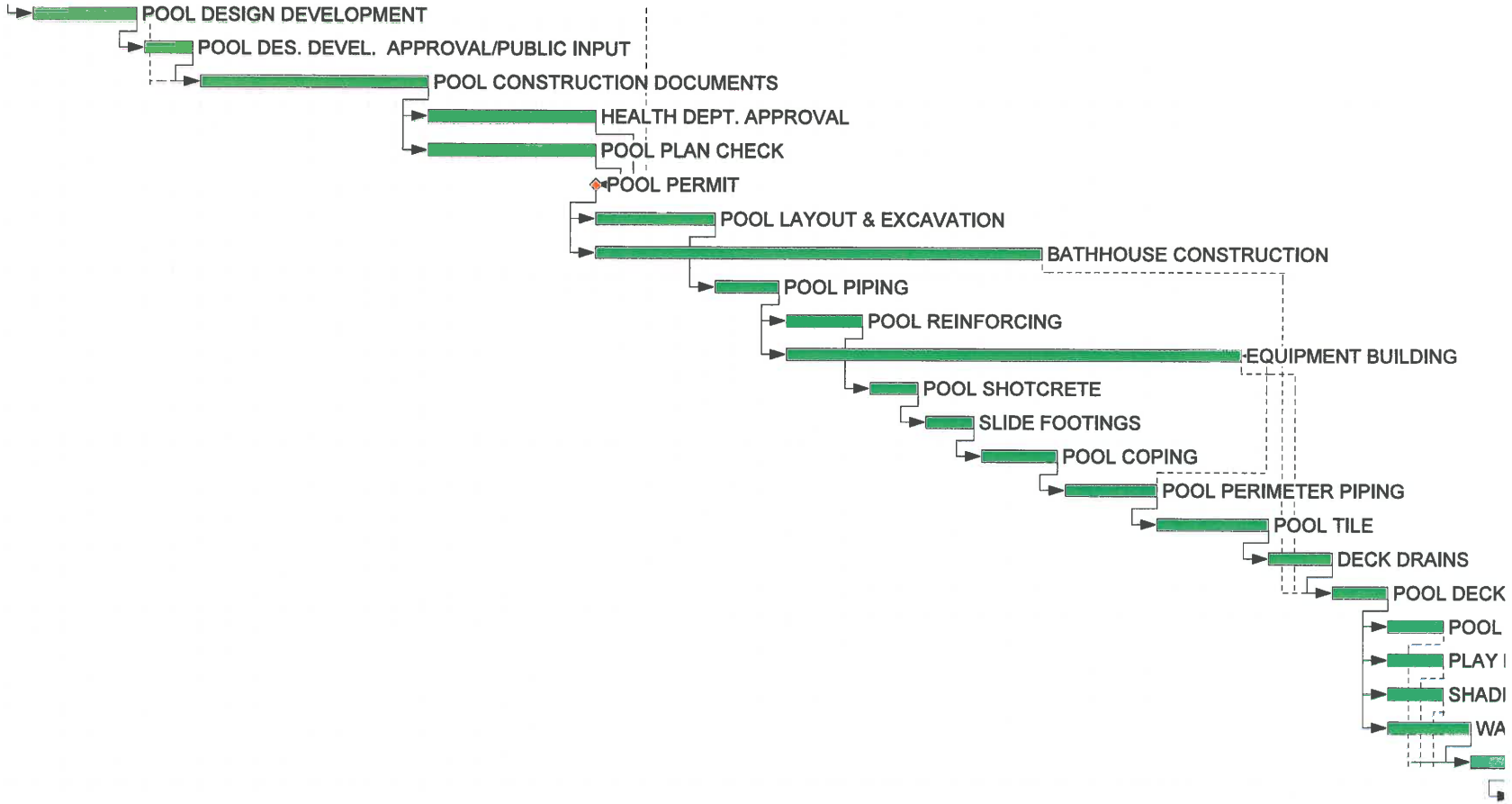
During construction we update our construction schedules weekly. We use a critical path method of scheduling and our project managers and field superintendents are expert in it's use.

To facilitate construction we will Building Information Modeling. With the assistance of our design team, we will do BIM modeling for critical construction components. Some areas of particular concern will be the underground pool piping which is quite complex, structural and mechanical conflicts in the buildings, utility tie ins and structural connections to bearing walls.

The following pages contain a detailed design-build schedule.


15 17MAR14
MASTERPLAN APPROVAL
35 07APR14
MASTERPLAN FINAL
30 24FEB14
FLOOD PLAIN DESIGN
20 07APR14
SCID IRRIGATION DESIGN
45 07APR14
FLOOD PLAIN APPROVAL
60 07APR14
ELECTRICAL DESIGN
60 07APR14
NATURAL GAS DESIGN
60 07APR14
WET UTILITY DESIGN
40 05MAY14
SCID APPROVAL
45 09JUN14
FLOOD PLAIN MITIGATION
40 30JUN14
ROADWAY DESIGN
60 30JUN14
SCID IRRIGATION CONSTRUCTION
20 26AUG14
PARKING DESIGN
30 23SEP14
CIVIL CONSTRUCTION PERMITS
0
OFFSITE PERMIT
60 04NOV14
UTILITY CONSTRUCTION
40 29JAN15
SITI
15 26MAR15
0
15 24FEB14
LIBRARY SCHEMATIC DESIGN
10 17MAR14
SCHEMATIC APPROVAL/PUBLIC INPUT
20 31MAR14
LIBRARY DESIGN DEVELOPMENT
10 28APR14
DESIGN DEVELOPMENT APPROVAL/PUB. INPUT
40 12MAY14
LIBRARY CONSTRUCTION DOCUMENTS
30 08JUL14
LIBRARY PLAN CHECK
0
LIBRARY PERMIT
15 19AUG14
LIBRARY FOUNDATIONS
10 09SEP14
LIBRARY U/G PLUMBING
10 23SEP14
LIBRARY SLAB ON GRADE
30 07OCT14
LIBRARY EXT. SHELL
20 18NOV14
LIBRARY INTERIOR FRAMING
25 18NOV14
LIBRARY EXTERIOR FINISHES
20 16DEC14
LIBRARY ROUGH IN MPE
30 15JAN15
LIBRARY INTER
20 26FEB15
LIBI
15 26MAR15
5 16APR15
10 16APR15
0

	20	31MAR14
	10	28APR14
	40	12MAY14
	30	08JUL14
	30	08JUL14
	0	
	22	19AUG14
	80	19AUG14
	12	18SEP14
	15	06OCT14
	80	06OCT14
	10	27OCT14
	10	10NOV14
	15	24NOV14
	15	15DEC14
	20	07JAN15
	12	04FEB15
	10	20FEB15
	10	06MAR15
	10	06MAR15
	10	06MAR15
	15	06MAR15
	7	27MAR15
	10	07APR15
	0	



8. SAMPLES OF WORK

LOW MOUNTAIN CONSTRUCTION, INC.

These two projects are included as sample of work because they were built simultaneously and are similar in scope to the Town of Florence Project. The photo shows the relationship between the two buildings.

SURPRISE AQUATIC CENTER $3,000,000 2002

This facility has similar features to the design criteria listed for the Town of Florence pool. Its amenities include a waterslide and water play features. Also included in the construction was a bathhouse and equipment building.

Architect: Lee Compton 602-625-9180

SURPRISE LIBRARY $2,500,000 2002

This 28,000 s.f. library became an immediate community focus. It includes public meeting space, 60 computer stations, expansive views of the adjoining lake, high, vaulted ceilings with clerestory windows, and the normal library functions.

Architect: Rick Hamilton 602-617-9206

DESERT FOOTHILLS LIBRARY $2,900,000 2008

This aggressive project called for a 12,000 s.f. addition to an existing 6,000 s.f. library, creating a beautiful, 18,000 s.f. territorial-style library. The added areas were on all four sides of the existing building, and included a complete renovation of the existing building--all while keeping the library open during the process.

Set on a hill overlooking Cave Creek, Arizona, this project included extensive rock excavation, parking areas, a 6,000 s.f. adult collection room, a terrace with a fireplace and a water feature, community rooms, offices, and a catering kitchen.

Owner: Jon Coates (480) 488-2286
Architect: Bill Hidell (972) 416-4666

CARSON JR. HIGH SCHOOL POOL $4,260,000 2007

This project consisted of the construction of a new municipal aquatic center on the campus of Carson Junior High School.

The project included a competition pool, dive pool, and play pool with water play features, and a waterslide tower with two slides. We also constructed a bathhouse

and pumphouse, and provided site improvements and utilities to accommodate the new facilities. Adding to the complexity of the project was the fact that this facility was constructed on an operating school campus, and included the demolition of an existing swimming pool facility.

Owner: Darla Armfield 480-644-2251
Architect: Lee Compton 602-625-9180

HAMILTON HIGH SCHOOL POOL $3,054,000 2001

The project included a play pool with water play features, a competition pool, and a dive pool. We also constructed a bath house and pump house, and provided site improvements and utilities to accommodate the new facilities.

Owner:	Sheri Passey	480-782-2400
Architect:	Rafael Architects	816-842-3514

LISTING OF AQUATIC EXPERIENCE FOR LOW MOUNTAIN CONSTRUCTION, INC.

Project Name	Owner	Size	Type	Completion
Cortez Pool	City of Phoenix	$3.0 Million	GC	2014
Kino Jr. High School Pool	City of Mesa	$8.2 Million	CM@Risk	2008
Queen Creek Pool	Queen Creek USD	$2.8 Million	Design-Build	2008
Bagdad Pool	Phelps Dodge Corp.	$2.1 Million	Design-Build	2007
Mesquite Groves Aquatic Center	City of Chandler	$8.8 Million	CM@Risk	2008
Perry HS Pool	Town of Gilbert	$3.3 Million	Design-Build	2008
Williams Field HS Pool	Town of Gilbert	$3.3 Million	Design-Build	2008
Carson Jr. High School Pool	City of Mesa	$4.5 Million	CM@Risk	2007
Rose Lane Pool	City of Glendale	$3.8 Million	GC	2005
Chino Valley Aquatic Center	Town of Chino Valley	$2.6 Million	GC	2005
Davis-Monthan Pool	Davis-Monthan AFB	$3.5 Million	CM@Risk	2004
Sunrise Mountain Swimming Pool	City of Peoria	$3.2 Million	GC	2004
Arrowhead Meadows Play Pool	City of Chandler	$1.3 Million	CM@Risk	2003
Superstition Shadows Park Pool	City of Apache Junction	$2.4 Million	GC	2002
Surprise Aquatic Center	City of Surprise	$3.0 Million	CM@Risk	2002
Hamilton HS Pool	City of Chandler	$3.1 Million	GC	2001
Paradise Valley Dive Pool	City of Phoenix	$0.8 Million	GC	2000
Magic Springs Water Park	Magic Springs Amusement	$2.0 Million	Design-Build	2000
University Park & Pool	City of Phoenix	$1.2 Million	GC	1999
Somerton Heritage Pool	City of Somerton	$0.6 Million	Design-Build	1999
Nozomi Aquatic Center	City of Chandler	$2.8 Million	GC	1999
Stapley Jr. HS Pool	City of Mesa	$2.4 Million	GC	1999
San Luis Swimming Pool	City of San Luis	$0.5 Million	Design-Build	1998
Whiteriver Natatorium	White Mountain Apache	$0.5 Million	Design-Build	1996
Camp Verde Heritage Pool	Town of Camp Verde	$0.4 Million	Design-Build	1996
McClintock Pool Renovation	City of Tempe	$0.4 Million	GC	1996
Hayden Swimming Pool	Town of Hayden	$0.7 Million	GC	1995

"The city of Chandler recommends the services and expertise of Low Mountain Construction. It has been a pleasure to work with their team."

- **Sheri Passey, Aquatic Superintendent**

Loma Colorado Public Library

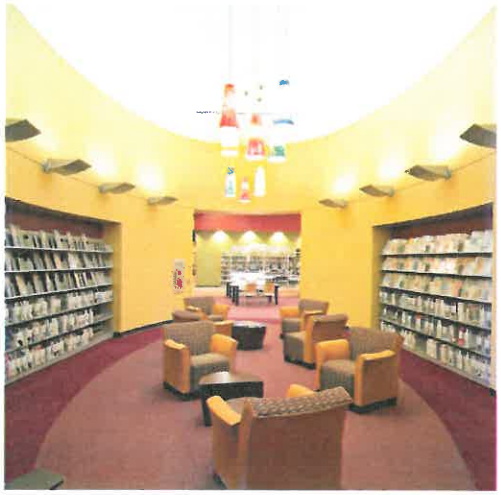
Rio Rancho, New Mexico

Situated in the foothills of the Rocky Mountains just outside of Albuquerque, New Mexico this 32,000 square foot library is the centerpiece of this growing community. The building configuration and internal layout was oriented to capture the sweeping vistas it surrounds, while nestling into a flat level of a very undulating site. The overall building footprint emulates the site contours, enabling the building to "fit", while minimizing unnecessary site grading. The large overhangs provide sun shading throughout the summer, and allow natural light in the winter. Both interior and exterior materials have been chosen for their eco-friendly qualities.

This state-of-the-art library features the latest in technology and library design. Each visitor's experience begins through a gallery space modeled after a pedestrian mall, quaint in look and friendly in scale. The gallery space leads the patron to a main reading area with collections and programming areas (dedicated storytime and craft room, quiet reading room and study areas). A wireless system enhances the flexibility of each space and provides a user friendly experience.

Services:

Full Architectural, Engineering, FF&E



Budget / Schedule:

Project Budget: $5,745,202

Construction Cost: $5,373,000

Construction Complete:

November 2006

Contact:

William Cicola, Library Director

Phone Number: 505-896-8817

32,000 SF Library

Farmington Public Library

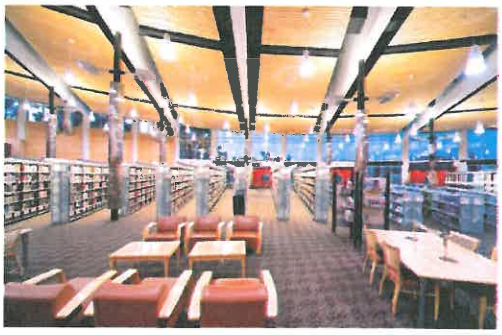
Farmington, New Mexico

This 52,013 s.f. "State of the art" library facility speaks volumes to the diverse culture of its community. The Library, located 80 miles from the Navaho Nation, gets its direction from elements found in the culture and architecture of the people it serves. The counterclockwise layout and "kiva like" rotunda bring a spiritual meaning to this community building. Working seamlessly within the dynamic layout of this complex are both indoor and outdoor programming spaces, allowing a broad flexibility of programs in this mild climate. Located within this exciting structure are many flexible spaces with state of the art technology. Computers are located throughout the complex as well as flat-screen monitors, which inform the patron of upcoming programs, local news, and entertainment. The library philosophy is one of customer service, which the layout and technology of this building enables through its self check stations, various multi-media rooms, and immense computer access, as well as, its built-in flexibility to allow change throughout the years to come. Farmington Public Library is a building for the Library of the 21st Century.

Project Innovation Statement: In the Navajo culture there are four directions, (the east, south, west and north). These directions are ceremonial and symbolize concepts of thinking, colors, seasons, life, elements and times of the day all of which are expressed throughout the building design. The counter-clockwise layout and arrangement of spaces with the "kiva like" rotunda enables each space to touch each other bringing a spiritual meaning to this community as well as keeping the ideas of learning and research flowing.

Services:

Full Architectural, Engineering, FF&E and Technology



Budget / Schedule:

Project Budget: $7,169,118
Construction Cost: $6,755,429
Construction Complete: 2003

Contact:

Karen McPheeters, Library Director
Phone Number: 505-599-1270
52,013 SF Library

Hurst Public Library

Hurst, Texas

The Hurst Public Library Expansion is a project that was approved by Hurst citizens in the 2005 Bond Election (Prop 3), the final plans for which were then approved by the City Council in early 2010. The Expansion Project, designed by Hidell & Associates Architects and constructed by AUI Contractors, Inc., adds 10,174 square feet to the Library, renovates 7,626 square feet of existing space, transforms the landscaping that surrounds the building and more than doubles existing parking creating a library of 47,534 SF.

The expansion/renovation includes a large programming and performance space that seats 300, a smaller activity space for Youth Services, a dedicated Young Adult Area, a community gallery/exhibit space and renovated public restrooms.

Services:

Full Architectural, Engineering, FF&E and Technology

Budget / Schedule:

Project Budget: $4,000,000

Construction Cost: $3,743,140

Construction Complete Fall 2011

Facts:

Renovation: 7,626 SF

Expansion: 10,174 SF

Contact:

Allan Heindel,

Assist. City Manager

Phone Number: 817.788.7305

PUBLIC LIBRARY EXPERIENCE

Hidell and Associates Architects

Allen Public Library | *Allen, TX*
Alvin Public Library | *Alvin, TX*
Bastrop Public Library |*Bastrop, TX*
Beaufort County Library |*Beaufort, SC*
Bedford Public Library |*Bedford, TX*
Brazoria City Public Library | *Brazoria, TX*
Carnegie Library | *Lake Charles, LA*
Casa View Branch Library | *Dallas, TX*
Central Library | *Lake Charles, LA*
Clarksville - Montgomery Library | *Clarksville, TN*
Colleyville Public Library| *Colleyville, TX*
College Station Public Library| *College Station, TX*
Denison Public Library| *Denison, TX*
DeQuincy Library| *DeQuincy, LA*
Desert Foothills Library| *Cave Creek, AZ*
Epps Library| *North Lake Charles, LA*
Fort Worth Public Library | *Fort Worth, TX*
Farmington Public Library | *Farmington, NM*
Farmers Branch Public Library | *Farmers Branch, TX*
Georgetown Public Library | *Georgetown, TX*
Greenville Public Library | *Greenville, TX*
Haggard Library |*Plano, TX*
Harlingen Public Library | *Harlingen, TX*
Harrington Public Library |*Plano, TX*
Heber/Overgaard Community Library | *Heber, AZ*
Hilton Head Regional Library | *Hilton Head, SC*
Hurst Public Library | *Hurst, TX*
Killeen Public Library | *Killeen, TX*
Little Elm Municipal Center |*Little Elm, TX*
Llano County Library | *Llano, TX*
Loma Colorado Public Library | *Rio Rancho, NM*
Marble Falls Public Library|*Marble Falls, TX*
Muenster Public Library| *Muenster, Texas*
Moss Bluff Library| *Moss Bluff, LA*
N. C. Roberts Memorial Library| *Brenham, TX*
Nicholas P. Sims Library | *Waxahachie, TX*
Northeast Texas (NETLS) | *Garland, TX*
Oak Lawn Public Library| *Dallas, TX*
Pleasant Grove Public Library | *Dallas, TX*
Polk Wisdom Public Library | *Dallas, TX*
Roanoke Public Library System | *Roanoke, VA*
Rusk County Memorial Library |*Henderson, TX*
San Jose Public Library| *San Jose, CA*
San Marcos Public Library | *San Marcos, TX*
Skyline Branch Library | *Dallas, TX*
Simpsonville Branch Library| *Simpsonville, SC*
Smithville Public Library| *Smithville, TX*
Starks Library| *Starks, LA*
Southeast Regional Library| *Gilbert, AZ*
South Irving Library| *Irving, TX*
Sulfur Library| *Sulfur, LA*
Taos Public Library| *Taos, NM*
Texarkana Interstate Joint Library| *Texarkana, TX*
The Colony Public Library| *The Colony, TX*
Tucson-Pima Public Library System |*Tucson, AZ*
Traveler's Rest Branch Library | *Traveler's Rest, SC*
Uvalde Public Library| *Uvalde, TX*
Vermilion Parish Library System| *Abbeville, LA*
W. Jack Greer Library| *Mauldin, SC*
Waco Branch Library| *Waco, TX*
Warren Public Library System| *Warren, MI*
Warren Public Library| *Warren, MI*
Watsonville Public Library| *Watsonville, CA*
Westlake Library |*Westlake, LA*
West Irving Library|*Irving, TX*
West Feliciana Parish Library |*St. Francisville,LA*
Whitesboro Public Library | *Whitesboro, Texas*




9. REFERENCES

LOW MOUNTAIN CONSTRUCTION, INC.

Desert Foothills Library Expansion
Jon Coates
DESERT FOOTHILLS LIBRARY
38443 N. School House Rd.
Cave Creek, AZ 85327
480-488-2286
jpcoates34@yahoo.com

Kino Jr. High School Pool
Darla Armfield
CITY OF MESA
20 E. Main Street
Mesa, AZ 85211
480-644-2251
darla.armfield@cityofmesa.org

Mesquite Groves Aquatic Center
Sheri Passey
CITY OF CHANDLER
215 E. Buffalo St.
Chandler, AZ 85225
480-782-2400
sherri.passey@chandleraz.gov

HIDELL ASSOCIATES ARCHITECTS

Desert Foothills Library Expansion
Jon Coates
DESERT FOOTHILLS LIBRARY
38443 N. School House Rd.
Cave Creek, AZ 85327
480-488-2286
Jpcoates34@yahoo.com

Hurst Public Library
Allan Heindel
CITY OF HURST, TEXAS
901 Precinct Line Rd.
Hurst, TX 76053
817-788-7305

Little Elm Public Library
Spencer Smith
LITTLE ELM PUBLIC LIBRARY
100 W. Eldorada Pkwy
Little Elm, TX 76068
214-975-0435

H20 DESIGN, INC.

Walt Kinsler, RLA, ASLA
Street Transportation Dept - PDP Division
City of Phoenix
(602) 534-2160 (office)
(602) 723-4844 (mobile)
(602) 261-8881 (fax)

Greg Yost
Development & Special Projects
Village Roadshow Theme Parks
Holdings USA Inc.
Glendale, Arizona
(623) 326-9211 (mobile)
(623) 328-8184 (fax)

Mr. Steve Levine, President
Splashtacular Entertainment
Kansas City, MO
760-899-2072

10. APPENDIX

SPECIFIC SCOPE OF SERVICES

As the Design-Builder, Low Mountain Construction, Inc. assumes the responsibilities of all team members. However, the work under this contract will be accomplished by all of our team members. Our specific scope of services is broken down between the five major firms comprising our design-build team as follows:

Low Mountain Construction, Inc.
Hidell Associates Architects
H2O Design, Inc.
Gilmore Planning
Wood/Patel

1. Pre-Design:

- **Site Visit with Design-Build** team and Town of Florence

  Low Mountain will arrange for this visit, set objectives and record results.
  We will have concept drawings available for reference and for order of magnitude for site selections as well as accurate ALTA survey for reference including easements, existing utility locations and floodplain mitigation drawings.

- **Pre-Design Meeting**

  We will arrange for this meeting to take place at the Town Hall. We will have all of our team members there with a comprehensive agenda for the project "kick off."

  Our programming activities for the library include:

  - The design team will have prepared a design solution as part of the RFP selection process. We will have made many assumptions that will require a process of validation. We will use this design as a basis for discussion to begin the process of needs evaluation.
  - Focus Groups – Conduct multiple focus group sessions with key stakeholders/public/staff/Town officials to discuss/determine needs based upon desired programs and services.
  - Our process will be about sharing, creating buy-in, in order to set a clear direction for the "users" experience and expectation.
  - Building Program (descriptive in SF of space, adjacencies, occupancies, systems, finishes and technology)

Our programming activities for the aquatic center include:

- Determine aquatic/recreation program desired by the Town
- Determine bathhouse requirements
- Consider alternatives to pool layouts
- Visit existing aquatic centers with Town Staff

Our programming and pre-design work for the site will include:

Pre-Design Meeting: Following this initial Site Visit and meeting with Town Staff and the Project Management Team, our Project Design Team will meet to prepare a more formal project schedule that includes work task definitions and opportunities to overlap Public Outreach events with the design for the Library, Community Pool, and project infrastructure. This meeting will also confirm what "deliverables" will be included as part of the basic services and what resources are or may be available from the Town to assist with this engagement. Any revisions to the scope and schedule will be memorialized in writing and submitted for approval.

Base Plan: In order to establish a basis of reference for the Design Team, our members will coordinate with Town Staff and Wood Patel & Associates to prepare a base reference plan for the Study Area. Initially this Study Area will include the 40 acre project site as well as the surrounding urban areas including Heritage Park, the existing Town Hall complex, and the immediate public infrastructure. The design team will also include available "as-built" documents from Town Staff, Wood Patel & Associates, Pinal County (if appropriate) and other relevant existing development projects and prepare a base plan for the project. The final version of this plan will be submitted for review and approval by Town Staff.

Compendium: The results of the site investigation including: maps, any market research, stakeholder's contact information and meeting notes, and the existing infrastructure inventory will be organized into a report with exhibits as a reference tool for Town Staff and the Project Design team, and as a record for base reference information.

2. Conceptual Design:

□ Conceptual Design, Design Submissions

- Conceptual Design - Our conceptual design process is an organized approach that maintains communication throughout the projects duration. It will exploit the information gathered in the space needs assessment and will build upon the design submitted as part of the RFP process. We will ensure a plan that provides for all program requirements while building consensus and saving time. The result will be a more efficient conceptual phase.
- Conceptual Design Process (including but not limited to):
    - Documentation of goals/issues/priorities
    - Conduct sequential meetings with stakeholders
    - Review and develop projects requirements

- Development of spatial work flow diagrams
- Development of physical relationships, forms, and shapes of the facility
- Owner review and acceptance of conceptual design

- Conceptual Design Deliverables
  - Comprehensive Site Plan Study (parking, building, landscape)
  - Conceptual Floor Plans & Furniture Layout
  - Conceptual exterior images
  - Conceptual interior images
  - Estimate of probable construction cost
  - Furniture cost
  - Technology & Equipment cost
  - Staffing requirements
  - Annual operational cost estimate (life cycle)
  - The initial effort will be to prepare some alternative land use solutions for the study area. These "bubble" plans are intended to illustrate a variety of potential land use and circulation patterns that can be used to generate discussion within the Project Design Team, Town Staff and the designated Stakeholders. With the concurrence of Town Staff, the first Public Outreach Meeting will be scheduled to present these concepts for discussion and to build a consensus to a preferred solution. It is the nature of this planning process to anticipate a series of revisions leading to a preferred solution. Of special importance will be the orientation of the new Library, Community Pool, supporting offices for Parks and Recreation and other municipal offices. Goverment final These plans will be circulated for initial review and comment.
  - Provide updated design/build schedule with remedial action plan, if required.

☐ Client Reviews, Comments
  - Present findings recommendations, plans and costs for review and feedback

☐ Review Meetings
  - Make modifications to final conceptual design based upon client feedback

☐ Revisions Requested by Client

☐ Final Conceptual Design Approval by Client
  - Submit final conceptual design deliverables for owner approval

3. Schematic Design (35% Completion):

☐ Schematic Design, Design Submissions

- Schematic Design – The schematic design process will begin to develop the overall character of the project, selection of building systems, materials and finishes as well as associated costs based on the decision making of the design.
- Schematic Design Process (including but not limited to):
  - Conduct sequential meetings with stakeholders
  - Review and develop building systems – present to owner for buy-in/approval
  - **Owner review and acceptance of schematic design**

- Schematic Design Deliverables
    - Schematic Site Plan
    - Schematic Floor Plan
    - Schematic Elevations (indicate fenestration, material, finish)
    - Schematic finish material review
    - Schematic furniture and equipment plans
    - Schematic Landscape plan
    - Final Master Plan submittal

☐ Client Reviews, Comments, Review Meetings
    - Present schematic plans and cost for review and feedback

☐ Revisions Requested by Client
    - Make modifications to final schematic design based upon client feedback

☐ Final Schematic Design Submittal
    - Submit final schematic design deliverables for owner approval

☐ Cost Estimate
    - Estimate of probable construction cost *(updated)* This estimate will be a quantity take off and unit price estimate and will be comprehensive prepared with an accuracy of +/- 5%.
    - Furniture cost *(updated)*
    - Technology & Equipment cost *(updated)*
    - Value Engineering. In this phase of design we will evaluate every building material, system and alternative and present our findings to the Town. As a team, we will determine the best value for the Town and incorporate the decisions into the next phase of design.

☐ Final Schematic Design Approval by Client

4. Design Development (50% Completion):

☐ Design Development, Design Submissions

- Design Development – Based on the approved Schematic Design documents and any adjustments, modifications or comments authorized by the Town of Florence, out team will prepare the Design Development documents.
- Design Development Deliverables
    - Site Plan, Site details
    - Floor Plan
    - Outline Specifications
    - Energy Analysis, MEP equipment devices and layout
    - Telecommunications design
    - Room and Furniture layout and detailing/selection
    - Interior elevations & detailing of unique features
    - Building wall and systems sections
    - Foundation and framing plan

- Structural member sizing, structural sections, unique features
- Plant material and irrigation plan

☐ Client Reviews, Comments, Review Meetings
- Present design development documents and cost for review and feedback

☐ Revisions Requested by Client
- Make modifications to final schematic design based upon client feedback

☐ Final Design Development Submittal
- Submit final design development deliverables for owner approval

☐ Cost Estimate
- Estimate of probable construction cost *(updated)*
- Furniture cost *(updated)*
- Technology & Equipment cost *(updated)*
- Cost estimate broken down into probable sub bid packages
- Further Value Engineering

☐ Final Design Development Approval by Client

5. Construction Documents (95% Completion):

☐ Construction Document Submittals

- Construction Documents – Based on the approved Design Development documents and any adjustments, modifications or comments authorized by the Town of Florence, out team will prepare the Final Construction Documents. Our team will prepare 50% and 95% construction documents for review by the Town of Florence during this phase.
- Construction Documents Deliverables (50% Completion)
  - The 50% construction document stage is critical in determining the constructability; it focuses on the issues that affect build-ability; thorough coordination, team work, investigation of materials and systems, and evaluation, will pay for itself.
  - Submit 50% construction documents for review and feedback
  - Submit final furniture and equipment layout and selections for review feedback
  - Make modifications to final construction documents based upon client feedback
- Construction Documents Deliverables (95% Completion)
  - The 95% construction documents shall include drawing and specifications that establish in detail the quality levels of materials and systems required for the project.

☐ Client Reviews, Comments, Review Meetings
- Present construction documents, furniture, equipment and technology cost for owner review.

☐ Revisions Requested by Client
- Make modifications to final construction documents based upon client feedback

☐ Final Construction Document Submittal
- Submit final construction documents for owner approval

- Cost Estimate
    - Final GMP Established with subcontract bids and submitted to owner for approval
- Final Construction Document Approval by Client

6. Permit Documents:

- Revisions Requested by Client
- Submission to Town of Florence for Permit Review

7. Pre-Construction:

- Performing a constructability review
    - Constructability reviews will be made at the schematic, design development and construction documents stages of design. These reviews will include materials and methods selections, use of local material, labor and subcontractors, reasonableness of design, excessive cost items and long lead and availability issues.
    - BIM Modeling to resolve any conflicts between structures, utilities, systems and electrical.
- Conduct a pre-construction conference with the Town of Florence, Subcontractors, and Utility Companies.

  The pre-construction meeting will include all the major role players in the project including the Town of Florence, Low Mountain and its consultants, utility companies and all subcontractors. The agenda will include:
    - Project Schedule
    - Phasing
    - Submittal Process
    - Protocol
    - Payment Procedures
    - RFI Process
    - Quality Assurance
    - Safety
    - Tests and Inspections
    - Dust Control
    - As Built Drawings

8. Construction:

- Schedule tracking
    - Our CPM schedule will be updated on a weekly basis and reviewed in a weekly project meeting. Remedial action, if required, will be determined and implemented.
- Track sub-contractor work
    - Our superintendents keep daily logs of the project including personnel working for each subcontractor, subcontractor progress in relation to established schedule and quality.

- Maintaining organized photographic records
    - We maintain a dropbox account where we keep daily photographs that are made available to the project team. Monthly, we have professional progress pictures taken.
- Maintaining as-built notes and drawings
    - We will submit as built drawing data at the weekly meetings to our design team for them to incorporate into a CAD file for as-builts.
- Maintaining ASI & RFI logs, submitting questions and tracking decisions formally.
    - These logs are maintained in our office and made available to the project team members in a dropbox account.
- Managing and tracking change orders and project budgets
    - If there are change orders it will be due to the Town of Florence requesting a change in the scope of work. With the agreement of the Town, there will be a contingency built into the GMP for this purpose. We will track and log these acitivities.
- Submitting progress payments
    - Progress payments will be made on monthly basis according the contract. We will use and AIA form and Continuation Sheet with a thorough breakdown of all project costs. We, and our design team, will certify the accuracy of the billing each month before it is submitted to the Town for approval.
- Weekly construction meetings with Town of Florence, and Sub-contractors
    - The weekly construction meetings will be held in our temporary construction office on site and it will be conducted by Wayne Hatch, the project manager. The agenda for this meeting will include:
        - Construction progress report from the superintendent
        - Review of RFI logs, ASI logs, change order logs, submittal logs
        - Safety report
        - Quality assurance report
        - Coordination issues
        - Subcontractor issues
        - Forecast of upcoming work and preparations
- Punch list walk-through, review and completion
    - Our design team members will each make a punch list of their respective scopes of work. Low Mountain will complete those items and then request the City to make a final punch list inspection.

9. Post Construction:

- Complete project documentation including but not limited to: Change order summary, final detailed budget report, project acceptance documentation, contract closeout.
    - This work will include warranty manuals, operation and maintenance manuals, complete list of contractor contacts for warranty work.
- As-built drawings submitted to Client

- Training of Town of Florence Personnel
    - Commissioning of the buildings, pools and all equipment will be done with Town maintenance personnel present. The O & M manuals will be used as guide in the start up and training process. Low Mountain will maintain the pool equipment for two weeks after acceptance and will provide additional training during this time.

PROJECT APPROACH

Contained within our statement of qualifications is a detailed explanation of the project approach, anticipated problems, proposed solutions to the anticipated problems, ability to meet the proposed schedule, as well as other requested information.

INSURANCE AND BONDS

Low Mountain Construction, Inc. currently maintains the insurance limits required by the Town of Florence in the RFP. Namely,

Employer's Liability $500,000-$1,000,000

General Liability
a. General Aggregate $2,000,000
b. Products – Completed Operations Aggregate $2,000,000
c. Personal and Advertising Injury $2,000,000
d. Each Occurrence (Bodily Injury and Property Damage) $2,000,000
e. Excess or Umbrella Liability
1.) General Aggregate per job $3,000,000
per policy year $5,000,000
2.) Each Occurrence per job $3,000,000
per policy year $5,000,000

Automobile Liability
a. Bodily Injury:
Each Person $1,000,000
Each Accident $1,000,000
b. Property Damage:
Each Accident $1,000,000
c. Combined Single Limit of $1,000,000

Contractual Liability
a. Bodily Injury:
Each Accident $2,000,000
Annual Aggregate $2,000,000
b. Property Damage:
Each Accident $2,000,000
Annual Aggregate $2,000,000
Each Accident $2,000,000
Annual Aggregate $2,000,000

Workman's Compensation
a. Bodily Injury by Accident each accident $1,000,000
b. Bodily Injury by Disease each employee $1,000,000
c. Bodily Injury by Disease policy limit $1,000,000
The Town of Florence requires that a certificate of Liability and Workman's Compensation Insurance be provided with limits of liability and the Town of Florence named as additional insured.

Low Mountain Construction, Inc. certifies that we have the financial and bonding capacity to carry out the work contemplated in this request.

Our bonding company is EMC Insurance Companies.

Our bonding agent is:

Mr. David Wilstead
Bonding Solutions, Inc.
2855 E. Brown Rd. Suite 9
Mesa, AZ 85213
(480) 835-6745

LOW MOUNTAIN
CONSTRUCTION, INC.

ARTHUR D. CASE

PRESIDENT

EXPERIENCE Mr. Case began his construction career in Phoenix, Arizona in 1978. Since that time, he has been responsible for more than $560 million of construction projects. Since the time that he co-founded Low Mountain Construction, Inc. in 1992, the company has performed more than $220 million of construction in the public and private sectors. These projects have included new construction, renovations, healthcare construction, water and wastewater treatment, civil construction, aquatic facilities and educational facilities.

President, Low Mountain Construction, Inc, Phoenix, AZ 1992-Present

- Oversee all contracting activities, cost estimating, scheduling, and bidding.
- Representative Projects:

Project, Location	Value	Year
Surprise Medical Plaza/Banner Health Surprise, Arizona	$5.9 Million	2012
Paradise Honors High School Surprise, Arizona	$7.9 Million	2011
PVUSD Network Operations Center Phoenix, Arizona	$3.4 Million	2010
Kino Jr. High School Pool Mesa, Arizona	$8.2 Million	2009
El Mirage Heritage Park El Mirage, Arizona	$4.3 Million	2009
Valley Academy Phoenix, Arizona	$5.9 Million	2009
Desert Foothills Library Cave Creek, Arizona	$2.9 Million	2008
Heritage Elementary School Glendale, Arizona	$6.0 Million	2008
Mesquite Groves Aquatic Center Chandler, Arizona	$8.8 Million	2008

EDUCATION Arizona State University, College of Construction

PROFESSIONAL Contractors Licenses:

- Arizona – General Building, General Engineering
- California – General Building
- Nevada – General Building
- New Mexico – General Building, General Engineering
- Utah – General Building

LOW MOUNTAIN
CONSTRUCTION, INC.

WAYNE R. HATCH

VICE PRESIDENT

EXPERIENCE Mr. Hatch has been a project manager at Low Mountain Construction, Inc. since its inception in May of 1992. He is a vice president of the company. He has extensive background and experience in job cost accounting, scheduling, and overall project management.

Vice President, Low Mountain Construction, Inc, Phoenix, AZ 1992-Present

- His responsibilities include owner interface, contract management, submittals, schedule maintenance, project accounting and quality control.
- Recent representative projects completed under his direction:

Project, Location	Value	Year
Cortez Pool Peoria, Arizona	$3.0 Million	Current
Center Street & Victory Acres Scottsdale, Arizona	$2.7 Million	2012
Paradise Honors High School Surprise, Arizona	$7.7 Million	2012
Kino Jr. High School Pool Mesa, Arizona	$7.8 Million	2009
Camelback Park Scottsdale, Arizona	$4.6 Million	2009
Mesquite Groves Aquatic Center Chandler, Arizona	$8.8 Million	2008
Perry & Williams Field HS Pools Gilbert, Arizona	$6.8 Million	2007
Carson/Westwood Aquatic Complex Mesa, Arizona	$4.5 Million	2007
Ak-Chin Recreation Facility Maricopa, Arizona	$1.2 Million	2006
Rose Lane Aquatic Facility Glendale, Arizona	$3.8 Million	2005
Chino Valley Aquatic Facility Chino Valley, Arizona	$2.5 Million	2005

PROFESSIONAL Licensed General Contractor - Arizona

PERSONAL Married, 1 daughter

LOW MOUNTAIN
CONSTRUCTION, INC.

JARRAD ZOLLINGER

PROJECT SUPERINTENDENT

EXPERIENCE Mr. Zollinger has worked full time in the commercial construction industry for eighteen years. He joined Low Mountain Construction, Inc. as a project superintendent in 2005.

Project Superintendent, Low Mountain Construction, Inc, 2005-Present

- His responsibilities include overall project scheduling, layout, quality control, safety, owner interface, direction of all construction activities, start up, and turn over activities.
- He is certified in OSHA, SWPPP and Maricopa County Dust Control.
- He is a skilled supervisor of both subcontractors and our internal field personnel.
- Representative projects completed as an on-site project superintendent for Low Mountain Construction, Inc. include:

Project, Location	Value	Year
Cortez Pool Phoenix, Arizona	$3.0 Million	Current
Affiliated Dermatology Surprise, Arizona	$ .5 Million	2013
Banner Health Clinic Surprise, Arizona	$1.6 Million	2012
Surprise Medical Plaza Surprise, Arizona	$3.9 Million	2012
PVUSD Network Operations Center Phoenix, Arizona	$3.4 Million	2010
Camelback Park Scottsdale, Arizona	$4.2 Million	2008
Desert Foothills Library Cave Creek, Arizona	$ 2.9 Million	2007
Avondale Medical Center Avondale, Arizona	$ 1.3 Million	2005

PERSONAL Married, 3 children

LOW MOUNTAIN
CONSTRUCTION, INC.

DEREK KLEINMAN

PROJECT SUPERINTENDENT

EXPERIENCE Mr. Kleinman has worked full time in the commercial construction industry for twenty years. He has been an on-site construction superintendent since 1995 for Low Mountain Construction, Inc. Prior to that time, he was a field foreman in the construction trades.

Project Superintendent, Low Mountain Construction, Inc, 1995-Present

- His responsibilities include overall project scheduling, layout, quality control, safety, owner interface, direction of all construction activities, start up, and turn over activities. Trained & Certified in OSHA, Dust Control, & SWPPP.
- He is a skilled supervisor of both subcontractors and our internal field personnel.
- Recent representative projects completed as an on-site project superintendent for Low Mountain Construction, Inc. include:

Project, Location	Value	Year
SRPMIC Center Street & Victory Acres Scottsdale, Arizona	$2.4 Million	2012
Paradise Honors High School Surprise, Arizona	$7.9 Million	2011
SRP-MIC Spring Training Access Roads Scottsdale, Arizona	$1.0 Million	2011
Robert L. Duffy High School Phoenix, Arizona	$3.1 Million	2010
Kino Jr. High School Pool Mesa, Arizona	$7.8 Million	2009
Mesquite Groves Aquatic Center Chandler, Arizona	$8.8 Million	2008
Carson/Westwood Aquatic Complex Mesa, Arizona	$4.5 Million	2007
Ak-Chin Recreation Facility Maricopa, Arizona	$1.3Million	2006
Paseo Verde Park Peoria, Arizona	$1.1 Million	2005
Davis-Monthan Swimming Pool Tucson, Arizona	$3.5 Million	2004

William Hidell, AIA

Principal-in-Charge

3033 Kellway Drive, Suite 120, Carrollton, Texas

William Hidell, AIA, Principal of Hidell and Associates Architects, has dedicated over 25 years to the development and creation of public libraries. A dynamic leader, Mr. Hidell has served the library community as architect and consultant for over two decades. Under his leadership, the firm has grown as library specialists, understanding the unique role of the community library. His continued commitment to professional development and dedication to maintaining current knowledge and expertise in the development and evolution of libraries is exemplified through his participation in the American Library Association as a member of the Architecture for Public Libraries Committee, Functional Space Requirements Committee, and Library Interiors, Furnishings & Equipment Committee. Additionally, Mr. Hidell served as President of the Little Elm Community Library Board of Trustees.

EDUCATION:

Bachelor of Architecture, Texas Tech University, 1970
Master of Business Administration, Southern Methodist University, 1984

PROFESSIONAL QUALIFICATIONS:

Registered Architect: Texas, New York, Michigan, Louisiana, California, Mississippi, Nevada, South Carolina, Missouri, Arizona, New Mexico, and Virginia
Certified by National Council of Architectural Registration Boards
Registered Interior Designer: Texas
American Institute of Architects, Member
Texas Society of Architects, Member
American Library Association, LAMA Division, BES, Member
Texas Library Association, Member

YEARS EXPERIENCE:

Hidell-34, I.M. Pei & Partners-9, Total-43

PROFESSIONAL EXPERIENCE:

Hidell Architects, Principal, 1979--Present
I.M. Pei & Partners, New York, 1970-78

CIVIC RESPONSIBILITIES:

President Little Elm Community Library Board of Trustees,1998 - 2009
Member, Library Interiors, Furnishings & Equipment Committee, LAMA/ALA 1997 - Present
Member, Architecture for Public Libraries Committee, LAMA Division of ALA, 1993-1997
Member, Functional Space Requirements, LAMA Division of ALA, 1993-1997
Member, Executive Committee, Board of Trustees, Greenhill School, 1982-1988
Chairman, Building & Grounds Committee, Greenhill School, 1982-1984
President, Board of Directors, Dallas Services for Visually Impaired Children, 1989-1992

Anthony Blaas

Principal / Lead Designer

3033 Kellway Drive, Suite 120, Carrollton, Texas

Anthony Blaas brings the highest ethical standard - (the values of integrity, teamwork and commitment). He has been providing architectural design and project management services for more than 20 years. His commitment is based on a rigorous adherence to thorough programming and outstanding design: the creative balance of function, cost and aesthetics to produce excellent architecture as well as responsiveness to client needs: teamwork throughout the design and construction process to ensure the timely, effective delivery of the projects success.

Mr. Blaas joined the Hidell Team in 1997 bringing his innovative design process to the firms established architectural experience. Mr. Blaas has successfully worked on the development, design and master plan services for libraries and library systems ranging from 3,000 SF to 200,000 SF. He brings innovative thinking to the table to ensure the design is technologically cutting edge and efficiently planned. Most importantly, Mr. Blaas is self-motivated, self-disciplined with such strong drive that his individual commitment to a group effort is what makes a team work, a company work and a project to succeed. His personal attention to the client's needs and his standard of service is one-of-a-kind. He will listen to ensure that the resulting project wins the understanding and support of the community.

EDUCATION:

Bachelors of Architecture-Design Specialization
Texas Tech University, Texas, 1990

YEARS EXPERIENCE:

Hidell-17, Huitt-Zollars Inc.-2, SSOE Inc.-5, Total - 23 years

PROFESSIONAL EXPERIENCE:

Hidell Architects, Present (abbreviated list)

Bedford Public Library, *Bedford, TX*
West Irving Library, *Irving, TX*
South Irving Library, *Irving, TX*
Warren Public Library, *Warren, MI*
Pleasant Grove Public Library, *Dallas, TX*
Farmington Public Library, *Farmington, NM*
Colleyville Public Library, *Colleyville, TX*
Hurst Public Library, *Hurst, TX*
Dallas Childrens Theater, *Dallas, TX*
Watsonville Public Library, *Watsonville, CA*
Allen Public Library, *Allen, TX*
Loma Colorado Public Library, *Rio Rancho, NM*
Clarksville-Montgomery Library, *Clarksville, TN*
Desert Foothills Library, *Cave Creek, AZ*
Heber/Overgard Rim Community Library, *Heber, AZ*
Smithville Public Library, *Smithville, TX*
Durango Public Library, *Durango, CO*
Little Elm Public Library, *Little Elm, TX*

Aaron Babcock

Principal / Project Architect

3033 Kellway Drive, Suite 120, Carrollton, Texas

Aaron joined the Hidell Team in 1998 and has been involved in many of the firm's most challenging projects. The past fifteen years of service at Hidell and Associates Architects has provided Mr. Babcock with a diverse understanding of the library and has created a commitment to their development. Mr. Babcock understands the unique opportunity each library holds to enhance its community and has shown a commitment to this process though his work with over 35 public library projects. He is dedicated to providing excellent service to his clients through a firm belief that every project starts with "listening." Throughout the design process Mr. Babcock will ensure the client's needs, wants and expectations are integrated into the final design solution.

Education

Bachelor of Architecture, Texas Tech University, 1996

Years Experience

Hidell -16; Gromatzky Dupree and Associates - 1, Total - 17 years

Project Experience

Hidell Architects, Present (abbreviated list)

Polk Wisdom Branch Library, *Dallas, Texas*
Vermillion Parish Public Library,
Abbeville, Louisiana
Loma Colorado Public Library,
Rio Rancho, NM
Watsonville Public Library, *Watsonville, CA*
Farmington Public Library, *Farmington, NM*
Whitesboro Public Library, *Whitesboro, TX*
Warren Public Library, *Warren, MI*
Hurst Recreation Center, *Hurst, TX*
Little Elm Municipal Center, *Little Elm, TX*
Pleasant Grove Branch Library, Dallas, TX
McKinney Public Library, *McKinney, TX*
Denison Public Library, *Denison, TX*
Betty Luke Memorial Library, *Muenster, TX*
Southlake Public Library, *Southlake, TX*
West Feliciana Parish Library,
St. Francisville, Louisiana
Bedford Public Library, *Bedford, TX*
West Irving Library, *Irving, TX*
Colleyville Public Library, *Colleyville, TX*
South Irving Library, *Irving, TX*
Taos Public Library, *Taos, NM*
Hurst Public Library, Hurst, TX

H2O™ DESIGN

JIM BAYES

Jim Bayes is president and founder of H2O DESIGN, LLC, a full-scale design, consulting and engineering firm that provides creative, innovative, and original design and engineering for aquatic and recreational complexes. He has over 24 years experience in the design, engineering, master-planning and construction of Government Training Tanks, University Athletic Facilities, World Class Water Parks, Micro Water Parks, Indoor/Outdoor Water Parks and Natatoriums, 4 & 5 Star Destination Resort Complexes, Master Planned Community Developments, Municipal Recreational Facilities, Sport Complexes, Professional Athlete and Team Training Facilities, and Olympic Facilities. He brings unprecedented experience of professional consulting and design services in the specialized field of Aquatic Recreational Architecture.

Over the last 2 decades Mr. Bayes has been instrumental in bringing new market innovations to this specialized industry; It is through this unprecedented experience and knowledge that he is able to work with government agencies obtaining necessary approval and critical code amendments paving the way for industry improvements and cutting edge innovations.

Mr. Bayes has specialized in Critical Path Scheduling, Fast Track Project Analysis, Master Planning, Design-Bid-Build, Design-Build, CM@Risk, BIM Project Analysis, and LEED certification. He provides knowledge and experience in "Speed to Market" product development and "cycle time" reduction utilizing LEAN manufacturing, design and construction concepts and critical accelerated methods and means. His broad experience in practical engineering matters combined with a very strong theoretical background provides basis for in depth analysis and proactive problem solving and project management of innovative solutions to timeline requirements and cost control.

Jim has extensive experience with various code compliance bodies such as NSP, FTC Bureau of Consumer Protection/VGBA, ASME, ASTM, IBC, UL, BOCA/ICBO, and US Code of Federal Regulations (CFR)/ADAAG. Besides his experience in working with Municipalities and Local Government Agencies, he has extensive experience in working with the United States Army Corp of Engineers, (USACOE), Naval Facilities Engineering Command (NAVFAC) and the ROICC, The Air Force Civil Engineering (AFCESA), FEMA including the Defense Acquisition Regulations Systems (DPAP/DAR,FPR and FAR).

Mr. Bayes is driven to provide professional consulting, master planning and design & engineering services in the specialized field of Aquatic and Wet/Dry Recreation that holds on to the core fundamentals of success from our past while embracing new engineering advances of our present and futures. He continues to develop state of the art concepts, designs and innovations, which embodies and enhances the desire and the vision of the client and the community and goals they serve. Mr. Bayes continues to reach beyond the expected in design, inventing and incorporating future technology and innovations in a manner that provides positive and safe recreation and personal development for current and future generations.

H2O™ DESIGN

LEE COMPTON
Architectural Designer, Construction Manager

ADDRESS
3120 W Carefree Hwy, Suite 1-514
Phoenix AZ 85086

TELEPHONE & FACSMILE
602. 625. 0976 (p)
623.466.8541 (f)

EXPERIENCE OVERVIEW

31 years of experience in architectural projects and project management from design through occupancy. During the last 23 years he has designed and performed construction management on over 42 municipal recreational aquatic facilities. Areas of Expertise include:

- Olympic Competition Aquatic Facilities
- Recreational & Municipal Aquatic Facilities
- Control Building/Bathhouse Design & Engineering
- Commercial, Industrial, Residential, and Educational Facilities
- Regulatory Compliance & Permitting
- Project Management & Construction Professional Services
- AutoDesk AutoCAD 2000 – 2013, AutoDesk Sketch

ARCHITECTURAL AND CONSTRUCTION ADMINISTRATION EXPERIENCE:

- Mr. Compton has served as the architectural project designer for 39 municipal recreational aquatic facilities, educational facilities for three school districts; developed designs and construction documents for office buildings, municipal buildings, parks, schools, medical clinics, domestic water and wastewater treatment plants, apartment complexes and governmental training facilities.
- He has served as the Senior Project Manager for Design Build projects such as recreational parks and aquatic complexes for municipalities.
- For the past 23 years, he has also provided Construction Administration and Inspection services for 24 municipal recreational swimming pool and bathhouse facilities. Other projects include small office buildings, maintenance facility complex, ADA restrooms and accessibility remodels for Arizona State University, Skate Board Parks, and Uranium Mill Tailing Remediation projects for Colorado Department of Health and U.S. Department of Energy.

RELEVANT PROJECT EXPERIENCE

Town of Gilbert, Arizona:

- Williams Field and Perry High School Aquatic Complexes
- Greenfield Junior High School Pool
- Mesquite Junior High School Pool
- Gilbert Junior High School Pool Remodel
- Greenfield Junior High School Pool

City of Mesa, Arizona:

- Carson/Westwood Aquatic Complex
- Brimhall Junior High School Pool
- Stapley Junior High School Pool
- Mesa Junior High School Pool
- Fremont Junior High School Pool
- Falcon Field Pool Remodel

City of Peoria, Arizona:

- Peoria High School Pool Renovation
- Design Build of Paseo Verde Park
- Sunrise Mountain High School Pool
- Centennial High School Pool

City of Surprise, Arizona:

- Hollyhock Aquatic Center
- Surprise Aquatic Center

City of Phoenix:

- Pecos Park
- Paradise Valley Park Pool
- Paradise Valley Park Dive Pool
- Deer Valley Park Pool
- El Parado Park Pool

City of Scottsdale, Arizona:

- Eldorado Aquatics Center

City of Apache Junction, Arizona:

- Superstition Shadows Park and Pool

City of Casa Grande, Arizona:

- Family Aquatic Center
- Project Designer and Construction Administration

City of Chandler, Arizona:

- West Chandler Aquatic Center
- West Chandler Park
- Desert Oasis Pool
- Folley Park Pool Remodel

City of Flagstaff, Arizona:

- Mt. Elden Middle School Pool Remodel
- Flagstaff High School Pool Remodel

City of Glendale, Arizona:

- Foothills Park and Skate Park

City of Tempe, Arizona:

- McClintock Pool Remodel

EDUCATION

- Bachelor of Architecture, Kansas State University

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

JACK GILMORE

POSITION: Principal; Gilmore Planning & Landscape Architecture, Inc.
Gilmore Graves Golf, Inc.

EDUCATION: Bachelor of Landscape Architecture,
Kansas State University, May 1977

REGISTRATION: Landscape Architect:
Arizona #13614, Nevada, California, Wisconsin, Kansas
National Certification: CLARB No.758

AFFILIATIONS: American Society of Landscape Architects
Arizona Planning Association

EXPERIENCE: The majority of Mr. Gilmore's professional experience has dealt with developer-oriented projects involving land use planning, site planning, landscape architectural design, and processing entitlements. Projects have ranged from large master planned communities to mixed use commercial, office parks, industrial parks, and golf course design. As a registered Landscape Architect he has participated on projects ranging from desert restoration to large campus landscapes and community parks.

RELEVANT WORK HISTORY

1988 - Present:	Principal of Gilmore Planning & Landscape Architecture; an Arizona corporation providing land planning and landscape architectural services.
1990 - Present:	Principal of Gilmore Graves Golf, Inc.; a Wisconsin corporation providing golf course design and construction management services.
1987 to 1988:	Cella Barr Associates - Phoenix, Arizona; Planning Director.
1981 to 1887:	DMJM/GSAS Architects & Planners - Phoenix, AZ.; Project Manager-Planning & Landscape Architecture 1/84 - 3/87; Planner/Landscape Architect 8/81- 1/84.
1979 to 1981:	City of Glendale, Parks & Recreation Department, Glendale, Arizona; Landscape Architect/Park Planner
1977 to 1979:	Greater Southwest Regional Planning Commission, Garden City, Kansas; Landscape Architect

2211 N. Seventh Street Phoenix, AZ 85006
GetGilmore.com
602-266-5622

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

THOMAS C. BRIGGS

POSITION: Project Manager, Project Planner, and Landscape Designer

EDUCATION: Bachelor of Landscape Architecture,
Arizona State University, May 2002

EXPERIENCE: Mr. Briggs has over 11-years of experience in landscape architecture providing landscape and irrigation design, land planning, and AutoCAD production services. As a landscape designer and project planner, Tom has proven expertise in computer graphics, design for landscape and planning projects, project management, coordination with consultants, field inspections, and construction administration on a wide variety of projects including, commercial, industrial, residential communities, parks, and educational facilities.

RELEVANT WORK HISTORY

2002 - Present: Project Landscape Designer and Project Planner at GILMORE Planning & Landscape Architecture, Inc.

2211 N. Seventh Street Phoenix, AZ 85006
GetGilmore.com
602-266-5622

ASH PATEL, PE, RLS, CFM,

Education: M.S. Water Resources Engineering Brigham Young University, 1972
B.S. Civil Engineering
S.P. University, India, 1970

Registration: Professional Engineer, Arizona #10512
Registered Land Surveyor, Arizona #16175
Certified Floodplain Manager

Ash's 35 years of civil engineering experience includes the design of hydraulic and flood control structures; flood insurance studies; storm water retention facilities, parks, and recreation areas; irrigation, storm sewer, drainage master plans; water and sewer distribution systems; and the preparation of hydraulic, hydrologic and sediment transport analysis. He has provided special expertise in feasibility studies, value engineering, cost-benefit analyses and mass earthwork analyses for large-scale projects. Ash is very familiar with computer applications for water resource engineering, including HEC-1, HEC-2, HEC-6, TR-20, WSPG, DAMS-2, Log Pearson Type II, and pipe network analysis programs. His experience also includes drainage master plans' design of hydraulic and flood control structures, FEMA flood insurance studies, storm water retention facilities, parks, recreation areas, storm sewer systems and the preparation of hydraulic, hydrologic and sediment transport analysis. Ash has provided special drainage expertise in value engineering, and cost-benefit analyses for many master-planned communities.

Project Experience

Florence North End Frame Work Study – Florence, AZ
As part of the six square mile planning study, Wood/Patel provided civil engineering, transportation planning and flood plain evaluations of Gila River. Services include evaluation of the levee system as well as fill placements to reclaim developable land from the Gila River flood plain. Four options including levee, modified levee, floodplain fill and combination of floodplain fill-levee were considered in detail based on the Holder Advisory Committee as well as public participation program.

Territory Square CLOMR/LOMR - Town of Florence, AZ
Wood/Patel is developing CLOMR/LOMR packages for the Gila River adjacent to The Town's Territory Square Project which was derived as a result of the Town's North End Framework Study. Phase I of this project included a CLOMR/LOMR for a town center facility (40 acres) and Phase II included a CLOMR for the Gila River along the entire frontage of Territory Square (approximately 1.7 miles). This work included hydrologic and hydraulic analysis, concept and design plan development and Technical Support Data Notebook preparation and submittal to FEMA. The design implemented a balanced cut/fill design to remove the proposed project from the effective floodplain without increasing base flood elevations from the existing conditions.

Maricopa City Hall, Offsite and Onsite Infrastructure – Maricopa, AZ
Wood/Patel designed the flood plain solution to remove 20 acres of a 148-acre parcel for construction of the new City Hall, including channelization of a portion of the North Santa Cruz Wash. This necessitated successful completion of both CLOMR and LOMR documents. The project included multiple

arterial half street road improvements, a new box culvert, waterline, wastewater, grading and drainage and channel improvements.

Maryvale Baseball Park Basin - Phoenix, AZ

As a member of the Wood/Patel civil design team, Ash provided civil engineering, drainage and landscape architectural services for this 60-acre ballpark and spring training facility for the Milwaukee Brewers. The site program included seven practice fields, an 8,000-seat stadium field, major- and minor-league clubhouse facilities, parking and a major public events plaza. Project considerations included turf parking in proposed soccer field locations, sports field turf design, pedestrian circulation routing, parking distribution, ADA accessibility routing, constraints of existing utility easements and grading for onsite retention. This was a very complex engineering assignment involving a master drainage study, storm drain improvements, a complex, multi-level grading scheme for the ballfields. Awards: AIA Arizona, "Celebrate Architecture" Citation Award, 1998; Arizona Consulting Engineers Association, "Engineering Excellence" Merit Award, 1998.

Chase Field (previously Bank One Ballpark) - Phoenix, AZ

Chase Field consisted of a sub-level field, multi-level seating area, state-of-the-art retractable domed stadium, parking and plaza area designed to meet ADA standards. Wood/Patel's services included preparation of onsite demolition, utility abandonment, project specifications and construction documents. Special to this project are mass excavation, ballfield drainage system, perimeter hardscape improvements and sub-level drainage pump system. The efficient design reduced the number of pumps required to pump stormwater into the storm drain system and to pump stadium wash-down water into the sanitary sewer system. While working on this project, Wood/Patel was able to meet a fast-track schedule, requiring detailed, extensive coordination with the architect, mechanical engineer, contractor, owners' representative, landscape architect and utility companies. To meet this schedule, Wood/Patel prepared phased construction documents, allowing the project to be bid out in incremental stages.

DARIN L. MOORE, P.E., LEED GA

Education: B.S. Civil Engineering, Washington State University, 1994

Registration: Professional Engineer, Arizona #36382
LEED Green Associate, Arizona *#10555946*

Darin is a Vice President at Wood/Patel with 18 years of experience in the civil engineering industry. He has directly engineered and managed a diverse list of small and large-scale projects in the commercial, residential and municipal sectors. He gained a wide range of experience refining his skills on complex site design, grading, paving, drainage systems and water and wastewater systems. His experience also includes surveying and construction staking, construction observation and management. His project management style is based on organization and communication. He prides himself on adding value to the design team and providing outstanding service to every client.

Project Experience

Willow Springs Master Planned Community - Pinal County, AZ
Darin served as the Project Manager for the Willow Springs community, located within the 19,000-acre Willow Springs Ranch in southern Pinal County. Ranch and Native American history influence this unique development positioned at the foothills of the Black Mountains, surrounded by Arizona State Land. Challenges include a considerable variation in topography, large undisturbed open spaces, regional watersheds with braided Section 404 jurisdictional washes and two, 30-inch high pressure natural gas lines that divide the development. The first phase includes approximately 8,000 residential dwelling units with commercial development covering 4,600-acres.

Project responsibilities include working closely with the client and design team to layout the lotting and road geometry required to mass grade 1600 acres. Water and wastewater system designs required close coordination with a newly-created private utility company. Three tentative plats have been approved for approximately 1040 lots. Improvement plans for paving, water and sewer have been completed for approximately 132 lots plus one mile of roadway and utility infrastructure.

Additional aspects of the project include design of a five mile access road through state land, obtaining a CLOMR for a wash crossing to substantially reduce the cost of infrastructure improvements, coordination with the Arizona Department of Transportation for improvements to State Route 79, preliminary plats, and mass grading design.

Verrado - Buckeye, AZ
As lead consultant and civil engineer for this project, Wood/Patel helped coordinate the development efforts from zoning entitlement through construction of this master planned community located in the foothills of the White Tank Mountains. Darin's work at Verrado included:

> **Banner Health Systems, Site Feasibility Studies at Verrado – Buckeye, AZ**
> This project involved constraint and master plan studies for a Banner Health System medical campus facility to be located near the Verrado master planned community. Wood/Patel's services included site specific land use, grading and drainage, sanitary sewer, potable water and

traffic design. Construction documents for a 13,000 square foot health center on 8 acres were recently completed months project is under construction.

Banner Health Center at Verrado – Buckeye, AZ

Wood/Patel was selected as the Civil Engineer for Banner Health's proposed 62-acre medical campus in Buckeye, Arizona. The Phase 1 health center comprises approximately 8-acres of the overall medical campus and is designed in three sub phases to accommodate anticipated population growth and demand. Phase 1A consists of a 12,500 square-foot medical office building with private access drives, parking, landscaped open space and utilities. Phases 1B and 1C are designed to add approximately 8,000 square feet and 40,000 square feet of medical office space, respectively. Wood/Patel implemented a number of cost conscious engineering solutions, including a temporary storm water retention design that eliminates the need for three drywells, an approximate $45,000 savings. Wood/Patel's services included field topographic survey, grading and drainage design, earthworks analysis, water and sewer system design and construction assistance.

Verrado Golf Clubhouse - Buckeye, AZ

This golf clubhouse is located in the west central area of the Verrado project at 4242 North Golf Drive. The building covers roughly 12,000 square feet plus terraces, motor courts, pathways, parking, event lawn and a 6,000 square foot cart building. The future Phase 2 of this project will add another cart building and additional parking. Wood/Patel's design services included grading, drainage, water and sewer. The design timeline for this project was very short, from design development to construction documents in only three months. Wood/Patel worked closely with the client and design team to stay in tune with the project goals. Attending weekly meetings and coordinating our efforts, we were able to meet the needs of the client on time. Wood/Patel was able to hit the ground running on this project due to our extensive involvement in the planning, surveying, mass grading and infrastructure engineering of the Verrado project. We brought value to the project with our recent experience on similar golf projects working with the same client; we already understood the client's goals and were able to quickly and effectively move from design development to construction documents.

Southern Arizona Veterans' Memorial Cemetery – Sierra Vista, AZ

Under contract to the Arizona Department of Administration, Wood/Patel provided land survey, civil engineering and construction management services for the Phase 2 expansion and enhancement of the Southern Arizona Veterans' Memorial Cemetery. Project components included an additional columbaria plaza with two above-grade structures, additional hardscape, parking, private roadway paving and curb and drainage improvements.

Emergency Department Facility at the Bob Stump Veteran's Administration Medical Center – Prescott, AZ

Wood/Patel completed full construction documents for a new emergency department facility located on the Bob Stump Veterans Administration Medical Center campus in Prescott, Arizona. Originally planned to be an expansion, this project has grown into a freestanding two-story building to improve operations and allow better patient access.

The design had to fit within the current campus master plan, and physically fit against an existing elderly care unit and enclosed walkway space. Once constructed, the new building footprint will cover approximately 6,800 square feet and will provide 10 patient care areas for four curtained beds, three exam rooms, an isolation room, security room, high intensity treatment room and two triage rooms.