

October 5, 2012

Mr. Brent Billingsley  
City of Maricopa  
Interim City Hall  
45145 West Madison  
Maricopa, AZ 85139

Re: Proposal for Architectural and Engineering Services  
Project #12CC082911 – Multi-Generational Center and Swim Facility – Splash Pad

Dear Mr. Billingsley,

This letter shall serve as Architekton's services and fee proposal for the City of Maricopa Project #12CC082911 – Multi-Generational Center and Swim Facility Phase Two. This proposal is based upon the information we have gathered from the initial Request for Qualifications issued by The City of Maricopa, the City of Maricopa Vekol Site Needs Assessment dated May 2011, the information received during the public outreach program during the programming and design of Phase One of the project, the budgetary information developed during Phase One, and direction from the Oversight Committee over the course of several meetings.

### **Scope of the Project**

The city of Maricopa is considering replacing the Phase One Multi-use Zero Entry Pool with an approximately 2,500sf Splash Pad water feature:

The Splash Pad will replace the Zero entry pool on the pool deck without affecting the current design of the Phase Two Pools (Competition and Recreation) The design team will engage the services of Counsilman-Hunsaker to program, design and create the construction documents suitable for sub-contractor bidding and building safety permitting. Their services and scope of work are attached to and a part of this proposal.

The equipment for the splash pad will replace the Zero Entry pool equipment in the pool equipment room. The building will remain the same. The deck and its features will be redesigned to engage the Splash Pad.

Architekton will design an approximately 1,000sf shade structure complementary to the building design between the Splash Pad and the Competition pool as part of this proposal.

## Scope of Services

Architekton (Architecture), Henderson Engineers (Mechanical, Electrical Plumbing), BDA Engineering (Structural), J2 (Landscape) will provide design services for the shade structure and document coordination and modifications due to the Splash Pad design. Those services will be Schematic Design, Design Development, Construction Documents, GMP Development and Construction Administration.

Please see the attached proposal by Counsilman Hunsaker for design services related to the Splash Pad. Please note that their proposal includes the design services all ready provided on the Phase one pool. Those services were rendered to the contractor as a design-build service as defined in our original agreement. Since their payment for those services is dependent upon the phase one pool being constructed, they have not been compensated. This proposal will compensate them for services rendered on the phase one pool as well as the design services for the Splash Pad.

### COMPENSATION – Splash Pad Design Services

#### Architectural and Engineering Fees:

Architekton	\$7,500
Henderson Engineers	6,000
BDA Structural	2,000
J2	800
Counsilman Hunsaker	41,125
Total Services Fee	\$57,425

Reimbursable Expense Allowance <i>(Printing, Mileage, Deliveries)</i>	\$2,400
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Total Add Services Request	\$59,825
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### Schedule

Our goal is to accomplish this change within the confines of the phase one work to ensure the City of Maricopa will still have this facility open for business at the beginning of 2013. If you have any questions about this proposal please feel free to contact me at my office.

Sincerely,



Joseph M. Salvatore, AIA, LEED AP  
Principal, Architekton



**COUNCILMAN · HUNSAKER**  
*The Ultimate Aquatic Advantage*

## **Additional Service Agreement**

**Client:** Architekton  
**Date:** October 4, 2012  
**Project:** Maricopa Multi-Generational Swim Facility  
**CH Project#:** 12006

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### **SCOPE OF ADDITIONAL SERVICES:**

Counselman-Hunsaker will provide additional services in accordance with the Terms and Conditions of the original agreement for the above-mentioned project as follows:

**SPRAYGROUND DESIGN:** Provide design services for a sprayground that is approximately 2,500 SF.

### **CONSTRUCTION DOCUMENTS PHASE**

No site visits

- A. Prepare sprayground drawings (SP sheets) and submit to Architect following the general format shown below. (Refer to attachments for description of Counselman-Hunsaker's work and interface with engineering disciplines and Architect)
1. Sprayground Plan and Sections (background from Architect)
    - Dimensions of sprayground structure
    - Deck Markings – pattern and theme by Architect
    - Design data
    - Alternate notes (if required)
    - Transverse sections
    - Longitudinal sections
    - Main drain locations
  2. Sprayground Deck Equipment Plan and Details
    - Equipment plan
    - Equipment schedule
    - Anchors
    - Other miscellaneous equipment

- Drain system
3. Piping Plan
    - Balance tank location and size
    - Filter room and chemical room locations
    - Location of under-floor piping and sizes
    - Building background from Architect
  4. Filter Room/Balance Tank Plans and Sections
    - Filter room piping plan
    - Balance tank sections
    - Balance tank reach rod sleeve details
    - Access hatch
    - Filtration equipment
    - Recirculation equipment
  5. Piping and Filter Room Details
    - Main drains
    - Filter Backwash
    - Water supply inlet
    - Chemical controller and feed systems
    - Schematic of water treatment system
    - pH adjustment schematic
    - Chemical room pump shelf detail
    -
- B. Structural design of sprayground
- Prepare construction documents and specifications for the sprayground floor slab, surge tank
  - Assist in establishing testing and observation requirements
  - Coordinate sprayground structural documents with other disciplines
  - Comment on the effect of sprayground structure and systems on building structure, if any
- C. Provide mechanical design for the sprayground water heaters and sprayground water cooling including the design of the boiler, controls, and all piping to and from the boiler to the sprayground recirculation system. Items related to the sprayground heating system that shall be designed by Others include the Boiler Ventilation, Plumbing, Electrical, and Natural Gas rough-in.
- D. Provide specifications for the sprayground in Division 13, Section 13150 Swimming Pools. (Refer to attachments for description of Consultant's work and interface with engineering Consultants and Architect.)
1. Specifications shall include sections for:
    - Sprayground play features and equipment
    - Concrete shell

2. Specifications that will be the responsibility of the Architect and its respective consulting engineers include:
  - Architectural: paint, surface coatings, filter room railings, stair, ladders and signage.
  - Mechanical: deck drain system, make up water, hose bibbs, and filter backwash to sanitary.
  - Electrical: pump motor starters and overload protection, sprayground equipment power supply, sprayground bonding and grounding per NEC680, sprayground mechanical room lights and circuitry.
  - Plumbing/Civil: subsurface drainage system under the sprayground.
  - Structural: support structures, backwash basin and pump pit.
  - Environmental/OSHA review: chemical SARA Title II, MSDS, OSHA signage and storm water permits.
- E. Coordinate SP construction drawings and specifications with Architects and design team engineers.
- F. Provide progress sets of SP sheets and specifications if requested by Architect at the following design intervals:
  - 50%
  - 75%
  - 90% to 99%
  - 100% (bid)
- G. Review 90% to 100% completion set of construction documents (if requested) prepared by Architects and consulting engineers for sprayground issues.
- H. Provide opinion of probable construction cost for the sprayground and answer questions regarding estimate data for the aquatic facility. The Consultant does not guarantee opinion of probable costs.
- I. Provide signed and sealed construction documents by a licensed Professional Engineer.
- J. Support this phase of the design with e-mail, open telephone and fax lines.

#### BID PHASE

No site visits

- A. Address bidders' inquiries and furnish addenda items to Architect to clarify drawings and specifications, if required.

CONSTRUCTION ADMINISTRATION PHASE

No site visits

- A. Review submittals (shop drawings, product information and requested substitutions by manufacturers and/or contractors) with regard to the sprayground and its related systems.
- B. Maintain open phone line, fax line and e-mail for the discussion of questions and issues as they arise in the development of the project.

The Consultant's fee shall be paid monthly based on percentage complete for the following phases:

Construction Documents Phase	\$38,725
Bidding Phase	\$400
Construction Administration Phase	\$2,000

**Total Fee (excluding reimbursable expenses) \$41,125**

No additional site visits are included in this Additional Service Proposal

**Counsilman-Hunsaker**

By:

Doug Cook, PE, LEED AP  
Partner/West Region Director

Signature:  \_\_\_\_\_

Date: October 4, 2012

**Architekton**

By: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



October 12, 2012

Mr. Joe Salvatore, AIA, LEED AP  
**Architekton**  
464 South Farmer Avenue, Suite 101  
Tempe, AZ 85281

**Re: Fee Proposal  
Maricopa Recreation Center  
Splash Pad**

Dear Joe:

We are pleased to present to you this proposal for structural consulting services for this phase of the project. The parameters of the project are as follows:

- The items as outlined in your email correspondence of today. Our scope will be limited to the shade canopy standards for the design of the shade structure between the competition pool and the new splash pad.

As a design based structural engineering firm, it is our desire to create structures that work in harmony with the architecture. For this portion of the overall project, we propose to provide the following services as a portion of this construction administration contract:

1. Develop the shade structure design standards in conjunction with USA Shade.
2. Design and drawing review.
3. Submittal review.

Currently excluded from this scope are:

1. Reimbursable expenses, which will be billed in conjunction with our current schedule.

2. Special Structural Inspections as required by the local municipality.

The items currently excluded from this proposal may be included under a separate contract or as an addendum to this proposal.

We propose the following fee as outlined below:

For the scope, as outlined above, we propose a fixed fee of \$2,000.00 (Two Thousand dollars).

It is typically the policy that invoices are paid within 15 days of corresponding payment from the owner. A fee of 1.5% per month will be applied to late payments that go uncollected for more than 90 days, calculated from the invoice date.

If this proposal provides for any construction phase services by Consultant, it is understood that the Contractor, not Consultant, is responsible for the construction of the project, and that Consultant is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers, employees, agents and representatives, from and against liability for all claims, losses, damages and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of Client and Consultant, they shall be borne by each party in proportion to its negligence.

The standard of care for all professional services performed or furnished by Consultant under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

We have established our reputation for being a different kind of structural design firm - one that is creative, design based, cost-conscious and responsive. All consulting engineering are provided with the consensus standard of care for the profession.

Mr. Joe Salvatore  
Architekton  
Fee Proposal – City of Maricopa  
Recreation Facility  
Splash Pad

BDA engineers

Page 3  
October 12, 2012

Yours truly,

A handwritten signature in black ink, appearing to be 'J. Greg Brickey'. The signature is stylized with a large, sweeping initial 'J' and a dot above the 'y'.

J. Greg Brickey, SE, AIA  
Principal

GB/mh

Mr. Joe Salvatore  
Architekton  
Fee Proposal – City of Maricopa  
Recreation Facility  
Splash Pad

BDA engineers

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October 12, 2012



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Project: City of Maricopa Recreation Center  
Splash Pad

We propose the following fee as outlined below:

For the scope, as outlined above, we propose a fixed fee of \$2,000.00 (Two Thousand dollars).

If you accept the terms as described above and wish to begin the work of the project, please sign below and email to [greg@bdaengineers.com](mailto:greg@bdaengineers.com). Thank you.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date accepted

\_\_\_\_\_  
Print name



kansas city phoenix houston new york metro  
tampa las vegas dallas bentonville

## DESIGN CHANGE DIRECTIVE

TO Joe Salvatore  
FROM Marcus Sanchez  
DATE 10/12/12  
PROJECT Maricopa Multi-Gen Recreation Center  
PROJECT NO 1150001279.201

ESTIMATED TIME (business days) to complete change [ ]

### ESTIMATED HOURS per discipline

HVAC [ ] Electrical [ ] Plumbing [ ]  
Fire Protection [ ] Specialty Lighting [ ] Technology [ ]

### ESTIMATED FEE

Hourly [ ] Hourly Not To Exceed [ ] Fixed Fee [ \$6,000.00 ]

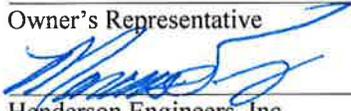
### ORIGIN / DESCRIPTION OF CHANGE

Provide MEP design services for removing the phase 1 swimming pool and replacing it with a splash pad. The scope of work will require modifications to the electrical drawings for pool equipment and grounding, revised exterior lighting as well as revisions to the plumbing systems serving the pool/splash pad.

*Henderson Engineers, Inc. shall not proceed with any changes to the Contract Documents for the above referenced project until this Design Directive has been signed and dated by an authorized representative of the Architect, the Owner, and Henderson Engineers, Inc.*

\_\_\_\_\_  
Architect's Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Representative  
  
\_\_\_\_\_  
Henderson Engineers, Inc.

\_\_\_\_\_  
Date  
10/12/12  
\_\_\_\_\_  
Date

||



# Scope of Services

## City of Maricopa, Arizona Multi-Generation/Swim Facility

(October 14, 2012)

### Task 100 Base Sheet Changes

**Purpose:** J2 staff shall meet with Architekton and City staff design/constructability team to ascertain the requirements of the new splash pad and shade canopy. J2 will gather the base data changes from Architekton in and AutoCAD format to reference the changes into our base files.

**Method:**

1. Update base sheet(s) with new spray pad and shade canopy.

**Products:**

- No formal products with this task item

**Meetings:**

- Programming Meeting with Architekton and City staff to understand the layout of the new splash pad elements and shade canopy locations

### Task 200 Landscape Modifications

**Purpose:** To revise the landscape planting design to accommodate the new splash pad layout and shade canopy impacts.

**Method:**

1. Revise landscape plans

**Products:**

- Landscape Site Plan (1 Sheet)

**Meetings:**

- No Meetings this task

### Task 300 Irrigation Modifications

**Purpose:** To revise the irrigation design to accommodate the new splash pad layout and shade canopy impacts.

**Method:**

2. Revise landscape plans

**Products:**

- Landscape Site Plan (1 Sheet)

**Meetings:**

- No Meetings this task

### Task 400 Pre-Final Submittal

**Purpose:** To provide pre-final construction documents for design review of the new splash pad and shade canopy impacts. J2 shall also assist during the establishment of the revised GMP through initiation and or conversations with the CM@R.

**Method:**

1. Revise interim design plans per client comments.
2. Complete plans and details for:
  - Planting



- Irrigation-Design/Details/Estimates/Specifications/Printing
3. Prepare 90% quantities and working with CM@R

**Products:**

- Landscape Site Plan (2 Sheet)
- Irrigation Plan Sheets (2 Sheets)
- Submittal to Architekton for processing

**Meetings:**

- Team Meeting - Progress (1 Meeting)

**Task 500 Final Construction Documents**

**Purpose:** To provide Final Construction Documents, sealed by an Arizona registered professional, suitable for CM@R Construction.

**Method:**

1. Finalize plans adjusting for any comments – achieve resolution on all review comments
2. Finalize bid set plans and details for
  - Planting
  - Irrigation-Design
3. Finalize Quantities for CM@R and GMP Use
4. Respond to questions from City and CM@R.

**Products:**

- Landscape Site Plan (1 Sheet)
- Landscape Planting Sheets (2 Sheets)
- Irrigation Plan Sheets (2 Sheets)
- Plans, provided in both hard copy and digital (PDF or CADD) format to Architekton.

**Meetings:**

- Team Meeting - Progress (1 Meeting)

All other scope of work items remain as stated in the base contract. This contract modification covers the effort for the new splash pad being added to the complex.



Summary of Fees

**Multi-Generation/ Swim Facility City of Maricopa, Arizona**

**J2 Design Fees to Architekton**

*J2 Engineering and Environmental Design, LLC*

<b>Task</b>	<b>Description</b>	
Task 100	<b>Base Sheet Changes</b>	\$214.33
Task 200	<b>Landscape Modifications</b>	\$153.24
Task 300	<b>Irrigation Modifications</b>	\$153.24
Task 400 - 500	<b>Pre-Final and Final Construction Documents</b>	\$279.85
	<b>Total all Task Items</b>	<b>\$800.66</b>

DERIVATION OF COST PROPOSAL: DESIGN SERVICES

**Multi-Generation/ Swim Facility City of Maricopa, Arizona  
J2 - Base Plan Update**

**J2 Engineering and Environmental Design, LLC**

**Estimated direct labor and rates**

Classification	Estimated Man Hours	Current Rates	Total
Design Manager	0	\$70.00	\$0.00
Senior Project Landscape Architect	1	\$51.83	\$51.83
Project Landscape Architect	0	\$41.38	\$0.00
Landscape Designer	0	\$27.65	\$0.00
CADD/Designer	0.9	\$32.10	\$28.89
Clerical	0	\$21.58	\$0.00

**Total Hours** 1.9      **Total Direct Labor** \$80.72

Total Estimated Labor: \$80.72  
Overhead @ 139.99% of Direct Labor \$113.00

**Total Estimated Labor and Overhead: \$193.72**

**Estimated Direct Expenses      Estimated Expenses      Total**

Printing, Reproduction, Reprographics, Supplies Etc.			\$0.00
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**Total Direct Expenses \$0.00**

**Subconsultants: Design**

No Sub-Consultants \$0.00

\$0.00

Total Estimated Outside Services: \$0.00

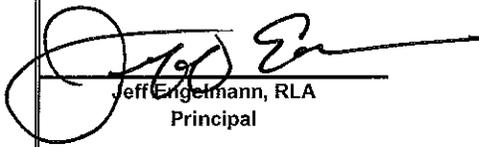
Total Estimated Cost J2 and Subconsultant \$193.72

Fixed Fee at 10% \$19.37

Fixed Capitol Cost of Money (FCCM) @0.64% \$1

**Total Estimated Cost: \$214.33**

J2 Engineering and Environmental Design LLC

  
Jeff Engelmann, RLA  
Principal

10.14.12  
Date

**Fee Schedule**  
10/15/2012  
**J2 Engineering and Environmental Design, LLC**

Task Number	Task:	Design Manager	Sr. Project Landscape Architect	Project Landscape Architect	Landscape Designer	CADD/ Designer	Clerical Support	Total
<b>Task 100</b>	<b>Base Plan Update</b>	0	0	0	0	0.9	0	0.9
	Landscape Planting Base Sheets Updates (2 Sheets)					0.45		0.45
	Irrigation Plan Base Sheet Updates (2 Sheets)					0.45		0.45
	<b>Meetings:</b>	0	1	0	0	0	0	1
	Meeting - Programming (1 Meeting)		1					1
	<b>Grand Total Design:</b>	0	1	0	0	0.9	0	1.9

DERIVATION OF COST PROPOSAL: DESIGN SERVICES

**Multi-Generation/ Swim Facility City of Maricopa, Arizona**

**Task 200 Planting Design Updates**

**J2 Engineering and Environmental Design, LLC**

**Estimated direct labor and rates**

Classification	Estimated Man Hours	Current Rates	Total
Design Manager	0	\$70.00	\$0.00
Senior Project Landscape Architect	0.5	\$51.83	\$25.92
Project Landscape Architect	0	\$41.38	\$0.00
Landscape Designer	1.15	\$27.65	\$31.80
CADD/Designer	0	\$32.10	\$0.00
Clerical	0	\$21.58	\$0.00

**Total Hours** 1.65      **Total Direct Labor** \$57.71

Total Estimated Labor: \$57.71  
 Overhead @ 139.99% of Direct Labor \$80.79  
**Total Estimated Labor and Overhead: \$138.50**

Estimated Direct Expenses	Estimated Expenses	Total
Printing, Reproduction, Reprographics, Supplies Etc.		\$0.00

**Total Direct Expenses \$0.00**

**Subconsultants: Design**  
 No Sub-Consultants \$0.00

Total Estimated Outside Services: \$0.00  
 Total Estimated Cost J2 and Subconsultant \$138.50  
 Fixed Fee at 10% \$13.85  
 Fixed Capitol Cost of Money (FCCM) @0.64% \$1

**Total Estimated Cost: \$153.24**

J2 Engineering and Environmental Design LLC

  
 Jeff Engelmann, RLA  
 Principal

10.14.12  
 Date

**Fee Schedule**  
10/15/2012  
**J2 Engineering and Environmental Design, LLC**

Task Number	Task:	Design Manager	Sr. Project Landscape Architect	Project Landscape Architect	Landscape Designer	CADD/ Designer	Clerical Support	Total
<b>Task 200</b>	<b>Design Development (60%)</b>	0	0.5	0	1.15	0	0	1.65
	Landscape Planting Sheets (2 Sheets)		0.5		1.15			1.65
	<b>Meetings:</b>	0	0	0	0	0	0	0
	No Meetings							0
								0
								0
	<b>Grand Total Design:</b>	0	0.5	0	1.15	0	0	1.65

DERIVATION OF COST PROPOSAL: DESIGN SERVICES

**Multi-Generation/ Swim Facility City of Maricopa, Arizona**

**J2 - Task 300 Irrigation Design Updates**

**J2 Engineering and Environmental Design, LLC**

**Estimated direct labor and rates**

Classification	Estimated Man Hours	Current Rates	Total
Design Manager	0	\$70.00	\$0.00
Senior Project Landscape Architect	0.5	\$51.83	\$25.92
Project Landscape Architect	0	\$41.38	\$0.00
Landscape Designer	1.15	\$27.65	\$31.80
CADD/Designer	0	\$32.10	\$0.00
Clerical	0	\$21.58	\$0.00

**Total Hours** 1.65      **Total Direct Labor** \$57.71

Total Estimated Labor: \$57.71  
Overhead @ 139.99% of Direct Labor \$80.79

**Total Estimated Labor and Overhead: \$138.50**

Estimated Direct Expenses	Estimated Expenses	Total
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Printing, Reproduction, Reprographics, Supplies Etc.		\$0.00
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**Total Direct Expenses \$0.00**

**Subconsultants: Design**

No Sub-Consultants \$0.00

Total Estimated Outside Services: \$0.00  
Total Estimated Cost J2 and Subconsultant \$138.50  
Fixed Fee at 10% \$13.85  
Fixed Capitol Cost of Money (FCCM) @0.64% \$1

**Total Estimated Cost: \$153.24**

J2 Engineering and Environmental Design LLC

  
Jeff Engelmann, RLA  
Principal

10-14-12  
Date



DERIVATION OF COST PROPOSAL: DESIGN SERVICES

**Multi-Generation/ Swim Facility City of Maricopa, Arizona**  
**J2 - Pre-Final and Final Submittal of Update Sheets**

**J2 Engineering and Environmental Design, LLC**

**Estimated direct labor and rates**

Classification	Estimated Man Hours	Current Rates	Total
Design Manager	0	\$70.00	\$0.00
Senior Project Landscape Architect	1.5	\$51.83	\$77.75
Project Landscape Architect	0	\$41.38	\$0.00
Landscape Designer	1	\$27.65	\$27.65
CADD/Designer	0	\$32.10	\$0.00
Clerical	0	\$21.58	\$0.00

**Total Hours** 2.5      **Total Direct Labor** \$105.40

Total Estimated Labor: \$105.40

Overhead @ 139.99% of Direct Labor \$147.54

**Total Estimated Labor and Overhead: \$252.94**

Estimated Direct Expenses	Estimated Expenses	Total
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Printing, Reproduction, Reprographics, Supplies Etc.		\$0.00
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**Total Direct Expenses \$0.00**

**Subconsultants: Design**

No Sub-Consultants \$0.00

\$0.00

Total Estimated Outside Services: \$0.00

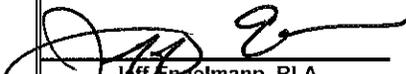
Total Estimated Cost J2 and Subconsultant \$252.94

Fixed Fee at 10% \$25.29

Fixed Capitol Cost of Money (FCCM) @0.64% \$2

**Total Estimated Cost: \$279.85**

J2 Engineering and Environmental Design LLC

  
 Jeff Engelmann, RLA  
 Principal

10.14.12  
 Date

# Fee Schedule

10/15/2012

## J2 Engineering and Environmental Design, LLC

Task Number	Task:	Design Manager	Sr. Project Landscape Architect	Project Landscape Architect	Landscape Designer	CADD/ Designer	Clerical Support	Total
<b>Task 400</b>	<b>Pre-Final Construction Documents (Bid Set)</b>							
	Landscape Planting Sheets (2 Sheets)	0	0.5	0	1	0	0	1.5
	Irrigation Plan Sheets (2 Sheets)		0.25		0.5			0.75
			0.25		0.5			0.75
	<b>Meetings:</b>							
	Team Meeting - Progress (1 Meeting)	0	1	0	0	0	0	1
			1					1
	<b>Grand Total Design:</b>	0	1.5	0	1	0	0	2.5