



CITY of NOVI CITY COUNCIL

**Agenda Item 2
November 24, 2008**

SUBJECT: Approval to award design services for the creation of a park conceptual plan, including conceptual design of a recreation center and operational feasibility plan for the community center to Neumann Smith Architects in an amount not-to-exceed \$39,000.

SUBMITTING DEPARTMENT: Parks, Recreation & Forestry *R. Auler*

CITY MANAGER APPROVAL: *[Signature]*

EXPENDITURE REQUIRED	\$ 39,000 (Fees will be paid on an hourly basis for actual work performed to a maximum not-to-exceed amount of \$39,000)
AMOUNT BUDGETED	\$ 75,000 (includes \$45,000 for Signature Park and \$30,000 for Landing property study)
APPROPRIATION REQUIRED	\$ -0-
LINE ITEM NUMBER	208-691.00-816.000

BACKGROUND INFORMATION:

On January 19, 2008 City Council approved goals to be achieved over the next 12-18 months. One of the goals is to acquire property and develop a signature park that includes a community center. Recently, the City Council and the Novi Community District School Board completed a cooperative agreement for the exchange of land, including acreage at Eleven Mile Road and Beck Road suitable for the Signature Park. The agreement is contingent on the City securing financing, in an amount to be determined by the City, for initial development of the property, and for acquisition of the Kaluzny Trust property, through the City's issuance of voter-approved bonds. City Council appropriated funds in FY08/09 budget, to utilize consulting services to prepare a conceptual plan for the park, a community/recreation center, and to prepare an operations/ financial feasibility plan for the center. The process to create a plan will create a vision for the development of the park and facilities and provide a basis for which decisions may be determined by City Council and citizens. Additionally, the plan may be utilized by the Novi Parks Foundation for potential donor solicitation of the project.

As a budgeted priority study, staff prepared the attached Request for Proposal (RFP), conducted a pre-bid meeting and solicited proposals. Nine proposals were received. A cross-department team of staff, representing engineering, planning, finance, police, community relations, and parks, recreation & forestry reviewed the proposals utilizing the Qualifications Based Selection (QBS) process. A summary of each firm's rating is as follows:

Total Scores	Item Weight	Bowersrein Johnson Hill Land Ethics; Power Wellness	Ehresman Associates, Inc.	Fanning Howey	George J. Hartman Architects, P.C.	Hamilton Anderson	JJR Landscape	Neumann Smith	Russell Design	TMP Associates, Inc; Councilman Hansaker; Rowe, Inc.
	%									
Fee	10%	130	90	420	340	220	240	540	360	360
Schedule	5%	175	195	205	45	120	190	175	165	80
Approach/Work Program	25%	575	475	900	200	975	1,325	1,075	650	575
Past Performance on Design/ Signature	30%	720	390	870	240	1,260	1,470	1,290	990	870
Past Performance on Feasibility Studies	30%	660	600	930	210	930	1,470	1,500	900	900
TOTALS		2260	1750	3325	1035	3505	4695	4580	3065	2785
RANKING		7	8	4	9	3	1	2	5	6



The four top ranked firms were selected and interviewed. Based upon the QBS rating, information gathered during the interview process, and performing due diligence, staff is recommending award of the contract to Neumann Smith Architecture. Neumann Smith received the second highest QBS rating, however, the cost of their service is approximately fifty percent (50%) less than the price of the highest-rated QBS firm.

The Neumann Smith team has proven experience in the design (program/park/facility) and operations/financial feasibility plan on other similar signature park and recreation projects. Examples of these projects, included in their proposal are the 130,000 square foot Community Recreation Center in Livonia, Michigan, and the 92,000 square foot Community Recreation Center in Macomb Township, MI. Neumann Smith understands the Signature Park is an opportunity to create a social hub for activity and focal point for the community. The planning process will utilize input identified in the 2007-2010 Parks, Recreation & Forestry Strategic Plan, the Parks, Recreation and Forestry Services Community Survey (funded by the Novi Parks Foundation), city staff and the recently appointed five member Signature Park work group (Director of Parks, Recreation & Forestry Randy Auler, Council Members Kathy Crawford and David Staudt, Novi Parks Commission Chair Reagan Schwarzlose and Novi Parks Foundation Chairperson Linda Blair). The workgroup will provide continuous updates to the Council for review and input. The operational/financial feasibility plan will provide an analysis of the market, demographics, other service providers, and program development to prepare a five-year pro-forma including projected debt service, cash flow and operating costs/ revenues.

The plan will be completed by January 30, 2009.

RECOMMENDED ACTION: Approval to award design services for the creation of a park conceptual plan, including conceptual design of a recreation center and operational feasibility plan for the community center to Neumann Smith Architects in an amount not-to-exceed \$39,000.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

DESIGN SERVICES FOR THE CREATION OF A PARK CONCEPTUAL PLAN CITY OF NOVI





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October 22, 2008

City of Novi
Office of the City Clerk
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Novi, MI 48375-3024

**Design Services for the Creation of a Park Conceptual Plan
Including Conceptual Design of a Recreation Center and
Operational Feasibility Plan for the Recreation Center**

Members of the Selection Committee:

The team of Neumann/Smith Architecture (Neumann/Smith), Ballard*King & Associates, Ltd. (B*K), Barker Rinker Seacat Architecture (BRSA), and Beckett & Raeder, Inc. (BRI), are excited to participate in the development of the proposed "Signature Part" for the City of Novi residents.

Neumann/Smith is one of Michigan's most distinguished design firms, honored by over 150 national, regional and local awards and the prestigious Firm Award from AIA Michigan. We are committed to southeast Michigan and have recent experience working in the City of Novi (Oak Pointe Church and Twelve Oaks Mall Expansion). Years ago, we recognized the unique issues and opportunities inherent in the design of community recreation centers. Over the years we've formulated strategic alliances with other specialists to provide our clients with the highest level of service to maximize the success of the project. B*K is a nationally recognized firm specializing in consulting for the planning and operations of recreation facilities. BRSA is a pioneer in the design of community/recreation centers with over 100 completed projects. BRI is a local leader in park planning. In collaboration with one another in various ways, we have served our clients well and proven ourselves as a cohesive team.

The proposed Signature Park is an opportunity to create a social hub for activity and focal point for the community. We understand that the City Counsel has made this project a number one opportunity. We are excited to compliment your team and help accelerate the momentum of the "flywheel" to unveil the opportunities, to help your residents understand the benefits for them, and improve the quality of life in the City of Novi.

We also understand design issues key to generating funds such as the placement of donor designations. We can assist with the creation of support materials, such as renderings, virtual tours and website materials, and lead presentations to help potential donors understand the design and building process.

Our team is eager to work with the City of Novi to provide meaningful information that will allow you to make informed decisions and create a special place that is an enduring source of pride for the community. I can assure you that this project will be given our highest priority.

An overview of our team's capabilities and experience is enclosed for your consideration. We would welcome an opportunity to meet with you to learn more about your needs and present our qualifications in greater detail.

Sincerely,

NEUMANN/SMITH ARCHITECTURE

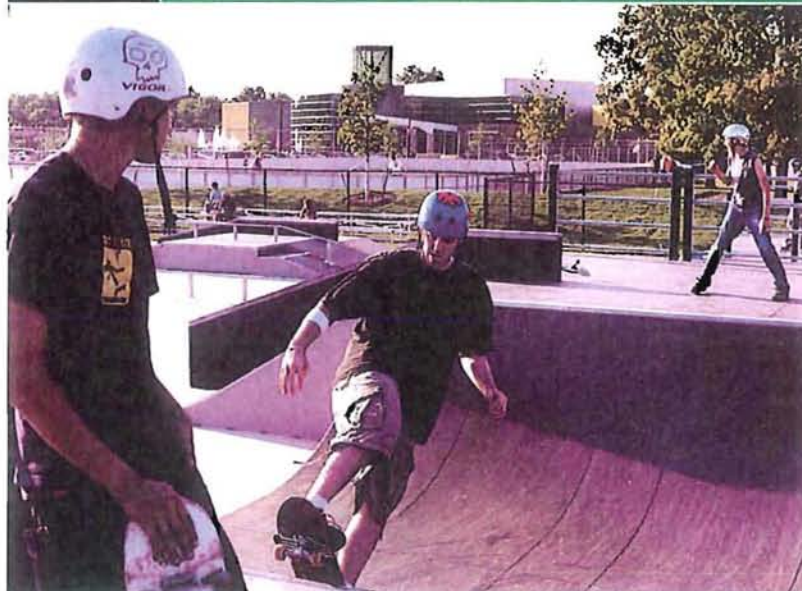
A handwritten signature in green ink that reads "Stephen J. Gedert". A horizontal line is drawn across the signature.

Stephen J. Gedert, RA, LEED AP
Principal



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OUR UNDERSTANDING OF THE PROJECT

The City of Novi Community Recreation Plan identified the need for an additional park land to meet the residents' recreation and park needs. In addition, it is recognized that the "boomer" and senior population has grown rapidly and is expected to increase by 269% in Novi over the next 14 years. This projected growth supports the need for increased recreation programs, facilities, and park land.

Although the City of Novi utilizes school facilities for recreation services, space demands have exceeded capacity. The City of Novi has been looking at ways to meet growing needs and has engaged in discussions with the Novi Schools on possible land opportunities. Novi Community Schools owns 74 acres of property at Eleven Mile and Beck Roads. The City of Novi is expressing interest in obtaining, through exchange and future development rights, this property to fulfill community needs for park and recreation space. This centrally located property provides easy access for the entire community and is adjacent to the ITC Transmission corridor. This provides the opportunity to develop a contiguous pathway from ITC Community Sports Park to this property and St. John Health's Providence Park.

City Council has placed among the top of its priorities the need to acquire land and create a "Signature Park" unique to and representative of the City of Novi. The park would offer a full complement of active and passive recreation opportunities for all residents. Program components may include a variety of outdoor amenities including ball fields, nature trails, a festival area, "art in the park," and a community recreation building.

The City of Novi has retained the consulting firm of Leisure Vision to provide a statistically valid resident survey to determine what recreation programs may be desired and the willingness to financially support the development.

The services to be provided by our design team, in general, would be to define the desired program in more detail, create a conceptual plan for both the community recreation building and outdoor park spaces, determine the project budget for the development of the plan, and evaluate operational and revenue costs. The purpose of this study would be to inform the residents about the opportunities and benefits of the Signature Park, the general visual character of the park and building, and related cost, with the primary goal to obtain community support.

PROJECT TEAM

*The association of Neumann/Smith Architecture, Ballard*King & Associates, Barker Rinker Seacat Architecture, and Beckett & Raeder offers the creative talents of one of Michigan's most distinguished design firms, the focused expertise of nationally recognized specialists in the planning and design of recreation facilities, and Michigan's leading landscape architects and civil engineers. Collectively we offer extraordinary expertise and experience to create a vibrant Signature Park for the City of Novi.*

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While each firm's reputation for the highest standards of professional practice provides a solid foundation for a successful team, we also bring to the project the added advantages of proven working relationships among participating firms and key individuals. Our past and current collaborations provide a network of trust and common expectations of one another that will enhance the quality and efficiency of our work for the City of Novi.

While all work will be performed as a team in all phases of project development, Neumann/Smith will serve as Architect of Record, providing single source responsibility for all contractual matters and accountability for accomplishment of the work.



NEUMANN/SMITH ARCHITECTURE

At Neumann/Smith, architecture is more than just our job ... it's our passion. Our passion is evident in the creativity that has distinguished our work for four decades, earning the firm over 150 awards including the prestigious AIA Michigan Architecture Firm Award and numerous features in the international architectural press. Our work has also been recognized by two Marvin M. Black Excellence in Partnering Awards and three Build Michigan Awards from the Associated General Contractors of America.



Neumann/Smith Architecture evolved from the 1968 partnership of Kenneth Neumann and Sanford Rossen. The firm, incorporated in 1989, continues to build on its history of design excellence under the leadership of our Partners, Principals and Associates, most who have worked together for 15-35 years. Neumann/Smith is currently ranked among the largest architectural firms in Michigan by *Crain's Detroit Business*.

Our focus on architecture is a deliberate choice which allows us to excel in our profession. Our architects and interior designers are skilled in master planning, site evaluation, feasibility studies, space planning, architecture, interior design and project management.

Our staff is proficient with major CAD programs, including AutoCAD, and Adobe and Microsoft Office Suites for the production of contract documents and schedule tracking. To help our clients visualize their projects, we have developed in-house expertise in three dimensional CAD modeling, photo realistic renderings, animation and 3D virtual reality of site, exterior and interior spaces. Many of our clients rely on our sophisticated in-house computer capabilities to support their marketing and fundraising efforts.



NEUMANN/SMITH ARCHITECTURE

Our staff of 45 includes 30 architects, 5 Interior designers, 1 construction services coordinator and 9 administrative staff. Ten members of our staff are LEED Accredited Professionals.

We know that money matters on every project. We respect that. Neumann/Smith looks beyond the ordinary for smart design concepts and approaches that allow us to give our clients more for their money than they ever imagined possible. Whether designing office buildings, classrooms, recreation centers, student housing, museums, city halls, urban lofts, hospitals, medical centers, custom homes, parking structures, shopping centers, mixed-use developments or interior environments, we find cost-effective ways to create extraordinary facilities.

Our creativity and unwavering commitment to the highest standards of professional practice have earned us a variety of notable fitness and recreation facilities including an iconic municipal aquatics and recreation center, a new fitness center in the heart of an urban university campus, and an innovative hybrid which fully integrates a medical clinic for athletic medicine, cardiovascular rehabilitation, and industrial medicine with a public fitness center. We recently completed one of the 10 largest municipally operated recreation centers in the nation, a community recreation center which will be the cornerstone of a new Town Center in a neo-traditional planned community and a subsequent addition, a new neighborhood YMCA, and conceptual design for a Kroc Community Center for the Salvation Army.

We have recent experience working in the City of Novi including the new Oak Pointe Church and a major expansion and renovation to the Twelve Oaks Mall.





BALLARD* KING & ASSOCIATES, LTD.

*Ballard*King & Associates, Ltd. (B*K) specializes in consulting for the planning and operation of recreation and wellness facilities in the public, non-profit, collegiate and private sectors. With over 70 combined years of facility management and planning experience, our consulting firm has completed over 400 projects in 47 states and has working relationships with more than 50 architects coast-to-coast. We are honored to be the recipient of four Athletic Business Facilities of Merit Awards.*

B*K was established in 1992 by Ken Ballard and Jeff King in response to the need for market-driven and reality-based planning for recreation facilities. B*K has achieved 16 years of success by realizing that each client's needs are specific and unique.

B*K offers a broad range of services. These services can be integrated into a design team or contracted independently. Some of our services includes feasibility studies, operations analyses, maintenance cost estimates, revenue projections, staffing levels, budgeting, marketing plans and third-party design review. Additionally, we perform audits for existing facilities as well as parks and recreation master plans.

By bringing practical, proven experience to a project we can accurately represent the client's best interests. Our firm has a keen awareness of the impact a sports or recreational facility has on the community and the organization that operates it. Thanks to our extensive field experience, we are able to provide assistance with practical tools, an uncommon ability to see the overlooked, and view your project from a wealth of expertise and knowledge.

Teamwork is a core aspect of our company. We work together ensuring all clients are receiving the wealth of knowledge our B*K team brings. The success of any project begins with an integrated, mutually valued approach to the individual needs and goals of each client. Thus, we team with you and for you.

B*K is a company of strong ethical character. Our top concern is our client's best interests and our approach is always honest and down-to-earth. We aim to help each client see the full potential of their project by providing trustworthy services to achieve their goal.

BARKER RINKER SEACAT ARCHITECTURE

Barker Rinker Seacat Architecture (BRSA) has been recognized nationally as a leader in the strategic planning, master planning, programming and design of community facilities.



Designing places where people work, learn, play and visit has been the driving passion of Barker Rinker Seacat Architecture since its early beginnings more than thirty years ago. With ten principals, two associate principals, one senior associate and a total firm of 35 our mission and commitments are the same today as they were then. By putting the client's needs first and remaining true to architectural excellence, BRSA has become a national leader in innovative design and has assisted more than 130 communities across the country.

With more than 150 centers in their portfolio, Barker Rinker Seacat Architecture has been recognized nationally as a leader in the strategic planning, master planning, programming, and design of community recreation centers.

Libraries, performing arts, cultural arts, city halls, visitor facilities, schools, chapels, and other public buildings round out the collection of projects we've designed. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project. We encourage potential clients to contact past and current clients to learn the value of a BRSA-led project. You'll hear things like, "We got more than we expected..." "...exceeded our dreams..." "...trusted advisor..." and "...the best thing that happened to our project..."

Our mission statement is Designing Inspired Community Architecture. We get our inspiration from the communities and clients with whom we work. We'd love to work with you.



BECKETT & RAEDER, INC.

Beckett & Raeder's landscape architects, planners and engineers provide exceptional and innovative professional service to a variety of municipal governments, state and federal agencies, institutions and private sector clients.

Beckett & Raeder, Inc., originally founded as a partnership by John Beckett and Paul Raeder, received its first major commission in 1966, a master landscape development plan for the University of Michigan Medical Center. While the major focus of project involvement remained in southeast Michigan, individual projects were executed in virtually every region of Michigan and over twenty-five other states.

Beckett & Raeder, Inc. / BRI, Inc. are Michigan Corporations located in Ann Arbor, Michigan, Toledo, Ohio, and Southfield, Michigan.

The firm has a full time staff of over thirty including landscape architects, planners, civil engineers, and support staff maintaining registrations in the State of Michigan, State of Ohio, State of Pennsylvania, State of Wisconsin and certification at the national level.

Major areas of practice and scope of services include land use programming and analysis, master planning, site planning and civil engineering, municipal engineering, community planning and urban design, and environmental research. These services are offered for the following facilities categories:

- Civic and Governmental Facilities
- Municipal Infrastructure
- Commercial Facilities
- Correctional Facilities
- Downtown Development and Design
- Waterfront Planning and Design
- Parks, Recreation and Open Spaces
- Schools, Colleges and Universities
- Community and Economic Development Planning

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's six principals. Staff Landscape Architects, Planners, and Engineers are assigned to projects in accordance with their individual expertise and the requirements of the project. In keeping with the philosophy of the office, the project team is involved in all aspects of the work and through its entire duration.





EXPERIENCE

Our team's extensive and recent experience with the planning and design of fitness/recreation facilities, municipal parks and buildings, and cultural venues assures an in-depth understanding of current trends and practices to achieve the City of Novi's project goals.

Our proposed team of consultants has been strategically developed over a period of time specifically for this project type. We have all collaborated in some capacity on numerous past projects providing successful results to our clients.

Neumann/Smith with Ballard/King: 5 times in the past 4 years

- The Salvation Army Community Center
- Saginaw Chippewa Indian Tribe Reservation Activity Center
- The Salvation Army Community Center
- Neighborhood Club Facility
- Isabella County/City of Mt. Pleasant Family Center

Neumann/Smith with Barker/Rinker/Seacat: 11 times in the past 10 years

- The Salvation Army Community Center
- Saginaw Chippewa Indian Tribe Reservation Activity Center
- The Salvation Army Community Center
- Neighborhood Club Facility
- Isabella County/City of Mt. Pleasant Family Center
- Macomb Township Community Recreation Center Expansion
- Macomb Township Community Recreation Center
- City of Livonia Community Recreation Center
- Dearborn Civic Center Feasibility Study
- Canton Summit on the Park
- Fitness Works/William Clay Ford Center for Athletic Medicine

Neumann/Smith with Beckett & Raeder: 2 times in the past 4 years

- Macomb Township Community Recreation Center Expansion
- Macomb Township Community Recreation Center

Barker/Rinker/Seacat with Ballard/King: over 50 times in the past 15 years

Numerous projects throughout the United States

Ballard/King with Leisure Vision (Novi's recreation survey consultant): over 40 times in the past 15 years

Numerous projects throughout the United States

EXPERIENCE

Following is a sampling of each firm's experience with the planning and design of recreation and municipal facilities.

Neumann/Smith

The Salvation Army
Community Center
Planning and Conceptual Design
Detroit, Michigan
103,000 sf - 2005

Saginaw Chippewa Indian Tribe
Reservation Activity Center
Mt. Pleasant, Michigan
2008

Neighborhood Club Facility
Renovation Study
Grosse Pointe, Michigan
2008

Isabella County/City of Mt. Pleasant
Family Center Study
55,000 sf - 2006

Macomb Township Community
Recreation Center Addition
Macomb Township, Michigan
34,000 sf - 2007

Macomb Township Community
Recreation Center
Macomb Township, Michigan
57,000 sf - 2004

City of Livonia
Community Recreation Center
Livonia, Michigan
135,000 sf - 2003

Civic Center Feasibility Study
Dearborn, Michigan
1997

Canton Summit on the Park
Aquatics and Recreation Center
Canton Township, Michigan
85,200 sf - 1996

Fitness Works/William Clay Ford
Center for Athletic Medicine
Detroit, Michigan
70,000 sf - 1996

YMCA
Ann Arbor, Michigan
70,000 sf - 2004



Warren Civic Center
Warren, Michigan
2006

City of Oak Park
Pool and Changing Room
Renovation
Oak Park, Michigan
2001

Wayne State University
Campus Fitness Center
Detroit, Michigan
68,000 sf - 2000

Family Aquatic Center Feasibility
Study
Rochester Hills, Michigan
1997

Liberty Golf and Banquet Facilities
Remodeling (study)
Clarkston, Michigan
2000

Parks & Recreation Activity Center
West Bloomfield, Michigan
60,000 sf - 1995

Pheasant Run Clubhouse
Canton, Michigan
4,000 sf - 1995

Jewish Community Center
Addition/Renovation
Oak Park, Michigan
25,000 sf Addition / 30,000 sf Renovation
1993

EXPERIENCE

Ballard*King

B*K has completed nearly 250 feasibility studies across the United States for a variety of recreation facilities since 2000 and has over 70 recreation facilities up and operating across the country. Of the 70 plus recreation centers that B*K has completed feasibility studies for and are now open, it is estimated that over 80% of these facilities have out performed the operations plans that were developed.

Those that have not met expectations were due to changes in the fee structure, changes to the building program, market differences and other factors that have impacted the facility.

Following is a representative listing of feasibility studies completed since 2000. There other projects that have been completed during this time that are not listed. In addition, over 100 studies were completed from 1992 to 2000.

- Provo Recreation Center Feasibility Study, Provo, UT
- Park City Ice Rink Feasibility Study, Park City, UT
- Clearfield Aquatic Center Study, Clearfield, UT*
- Springville Recreation Center Feasibility Study, Springville, UT
- Logan Aquatic Center Study, Logan, UT
- Idaho Falls Recreation Center Feasibility Study, Idaho Falls, ID
- Rexburg Recreation Center Feasibility Study, Rexburg, ID
- Coeur d'Alene Kroc Center Feasibility Study, Coeur d'Alene, ID
- Flagstaff Aquatic/Recreation Center, Flagstaff, AZ*
- Garland Recreation Center Feasibility Study, Sedona, AZ
- Tumbleweed Recreation Center, Chandler, AZ
- Red Mountain Recreation Center, Mesa, AZ*
- Payson Recreation Center Feasibility Study, Payson, AZ
- Holbrook Recreation Center Feasibility Study, Holbrook, AZ
- Cottonwood Recreation Center Study, Cottonwood, AZ
- Queen Creek Aquatic Center Feasibility Study, Queen Creek, AZ
- Laramie Recreation Center, Laramie, WY*
- Gillette Ice Rink Feasibility Study, WY
- Cheyenne Community Center Study, Cheyenne, WY
- Campbell County Community Center Study, Gillette, WY
- Alamosa Recreation Center, Alamosa, CO*
- Wheat Ridge Recreation Center, Wheat Ridge, CO*
- Longmont Recreation Center, Longmont, CO*
- Rocky Mountain Total Sports Feasibility Study, Windsor, CO
- Steamboat Springs Recreation Center Feasibility Study, Steamboat Springs, CO
- Steamboat Springs Health & Recreation Study, Steamboat Springs, CO
- The Trails Recreation Center, Centennial, CO*
- Grand Junction Recreation Center Study, Grand Junction, CO
- Carbon Valley Recreation Center, Fredrick, CO*
- Buchanan Park Recreation Center, Evergreen, CO*
- Carbondale Recreation Center Study, Carbondale, CO
- Canon City Recreation Center Study, Canon City, CO
- Eastern Rio Blanco Family Recreation Center Feasibility Study, Meeker, CO*
- Gilpin County Recreation Center, Black Hawk, CO*
- Cortez Recreation Center, Cortez, CO*
- Craig Recreation Center Feasibility Study, Craig, CO

EXPERIENCE

Ballard*King, *continued*

- Castle Pines North Recreation Center Study, Castle Pines, CO
- Erie Recreation Center Study, Erie, CO
- Thompson Rivers Recreation Center Study, Milliken, CO
- Mountain Village Recreation Center, Telluride, CO*
- Fraser Valley Recreation Center Feasibility Study, Winter Park, CO
- Berthoud Recreation Center Feasibility Study, Berthoud, CO
- Ft. Lupton Recreation Center, Ft. Lupton, CO*
- Sterling Aquatic Center Feasibility Study, Sterling, CO
- Brighton Senior Center Feasibility Study, Brighton, CO
- Jewish Community Center Aquatic Center Study, Denver, CO
- Jewish Community Center Tennis Center Study, Denver, CO
- Aurora Kroc Center Feasibility Study, Aurora, CO
- Billings Aquatic Facilities Master Plan, Billings, MT
- Missoula Aquatic Facilities, Missoula, MT*
- Carson City Recreation Center Study, Carson City, NV
- Gresham Community Center Feasibility Study, Gresham, OR
- Swanson Park Aquatic Center, Albany, OR*
- Mt. Scott Recreation Center, Portland, OR*
- West Linn/Lake Oswego Aquatic Center Study, West Linn, OR
- Hermiston Aquatic Center Study, Hermiston, OR
- Memorial Coliseum Reuse Study, Portland, OR
- Madras Aquatic Center, Madras, OR*
- Salem Kroc Center Feasibility Study, Salem, OR
- Lynnwood Community Center, Lynnwood, WA
- William Shore Memorial Pool, Port Angeles, WA
- Lincoln Park Sports Center Study, Port Angeles, WA
- Everett Senior Center Study, Everett, WA
- Mill Creek Community Center Study, Mill Creek, WA
- Quillayute Valley Aquatic/Community Center, Forks, WA*
- Northshore Aquatic Facilities Study, Bothell, Kenmore and Woodinville, WA
- Cheney Aquatic Center Study, Cheney, WA
- Skagit Recreation Center Study, Mt. Vernon, WA
- Stockton Recreation Center Feasibility Study, Stockton, CA
- Long Beach YMCA Building Conversion Study, Long Beach, CA
- Belmont Plaza Aquatic Center Operations Study, Long Beach, CA
- Seaside Aquatic Center, Long Beach, CA
- King City Recreation Center Study, King City, CA
- North Long Beach Community Facilities Study, Long Beach, CA
- Gastonia Aquatic/Recreation Center, Gastonia, NC
- Kernersville Recreation Center Study, Kernersville, NC
- Mobile Aquatic Center, Mobile, AL
- James City County, Williamsburg, VA
- Albemarle County Recreation Facilities Master Plan Study, Charlottesville, VA
- Bartlett Community Center, Bartlett, IL*
- Oak Park Recreation Facilities Study, Oak Park, IL
- Glenview Ice Arena Expansion, Glenview, IL
- Gurnee Recreation Center Study, Gurnee, IL
- La Grange Recreation Center Study, La Grange, IL
- Bloomingdale Recreation Center Study, Bloomingdale, IL
- Farmington Youth Services Center, Farmington, NM*

EXPERIENCE

Ballard*King, *continued*

- Farmington Sports Complex, Farmington, NM*
- San Juan Family Center, Aztec, NM*
- Black Bob Aquatic Center Study, Olathe, KS
- DeSoto Aquatic Center Study, DeSoto, KS
- Lawrence Aquatic Center, Lawrence, KS*
- Powell Community Center, Mission, KS*
- Olathe Recreation Center Study, Olathe, KS
- Manhattan Recreation Center Study, Manhattan, KS
- Friendship Community Center, Lower Paxton, PA*
- Greater Plymouth Community Center, Plymouth Meeting, PA*
- New Holland Recreation Center Study, New Holland, PA
- Moon Recreation Center Study, Moon, PA
- Northampton Community Center Study, Richboro, PA
- Manheim Community Center Study, Lancaster, PA
- Upper Dublin Recreation Center Study, Fort Washington, PA
- Upper St. Clair Recreation Center Study, Upper St. Clair, PA
- Upper Providence Recreation Center Study, Upper Providence, PA
- Pine Community Center Study, Wexford, PA*
- Northern Columbia Recreation Center Study, Benton, PA
- Skaneateles Aquatic Center, Skaneateles, NY*
- Victor Community Center Study, Victor, NY
- Perinton Community Center, Perinton, NY*
- RiverWinds Recreation Center, West Deptford, NJ*
- Pennsauken Community Recreation Center Study, Pennsauken, NJ
- North Kansas City Recreation Center, North Kansas City, MO*
- Rolla Recreation Center, Rolla, MO*
- Wentzville Park Master Plan, Wentzville, MO
- Manchester United Methodist Church Recreation Center, Manchester, MO
- St. Genevieve Recreation Center, St. Genevieve, MO*
- Columbia Recreation Center, Columbia, MO*
- University of Missouri Student Recreation Center, Columbia, MO*
- Grandview Recreation Center, Grandview, MO*
- Centralia Community Center Study, Centralia, MO
- Madison County Recreation Center Study, Madison County, MO
- Wentzville Park Master Plan, Wentzville, MO
- Lincoln County Community Center, Lincoln County, MO
- Legacy Park Recreation Center, Lee's Summit, MO*
- Harris Park Improvements Study, Lee's Summit, MO
- Lee's Summit Senior Center Study, Lee's Summit, MO
- Gladstone Community Center, Gladstone, MO*
- Sugar Creek Community Center, Sugar Creek, MO
- St. Louis Southside Community Center (YMCA), St. Louis, MO
- Jewish Community Center, St. Louis, MO*
- St. Charles Community Center Study, St. Charles, MO
- Eureka Community Center, Eureka, MO*
- Creve Coeur Ice Arena, Creve Coeur, MO*
- University City Community Center, University City, MO*
- Rock Hill Community Center Feasibility Study, Rock Hill, MO
- Excelsior Springs Recreation Center Study, Excelsior Springs, MO
- Key Biscayne Community Center, Key Biscayne, FL*

EXPERIENCE

Ballard*King, *continued*

- Orange County Park Master Plan, Orange County, FL
- Cedar Hill Recreation Center, Cedar Hill, TX*
- The Woodlands Recreation Center Study, The Woodlands, TX
- Medina Recreation Center/High School, Medina, OH*
- Vandalia Recreation Center, Vandalia, OH*
- Athens Recreation Center, Athens, OH*
- Marietta Aquatic Center, Marietta, OH*
- Troy Aquatic Center, Troy, OH*
- Huron Recreation Center Study, Huron, OH
- Middlefield Recreation Center Study, Middlefield, OH
- Findlay Recreation Facilities Assessment, Findlay, OH
- Sycamore Recreation Center Study, Sycamore, OH
- West Chester Recreation Center, West Chester, OH
- Lucas County Recreation Center Study, Maumee, OH
- Bainbridge Recreation Center Study, Bainbridge, OH
- Waukesha Aquatic Center, Waukesha, WI*
- Brillion Community Center Study, Brillion, WI
- Village Center, Waunakee, WI*
- Elkhorn Community Center, Elkhorn, NE*
- Yanney Activity Center Study, Kearney, NE
- Stewartville Aquatic Center, Stewartville, MN
- Shoreview Recreation Center, Shoreview, MN
- Shakopee Recreation Center Study, Shakopee, MN
- Farmington Community Center Study, Farmington, MN
- Rodgers Ice Arena, Rodgers, MN
- St. Paul Kroc Center Feasibility Study, St. Paul, MN
- Duluth Kroc Center Feasibility Study, Duluth, MN
- Rochester Community College Sports Complex, Rochester, MN
- Isabella County/Mt. Pleasant Family Center Study, Mt. Pleasant, MI
- Detroit Kroc Center Feasibility Study, Detroit, MI
- Tunnell Recreation Center Study, Longneck, DE
- Wasilla Recreation Center, Wasilla, AK*
- Greenfield Aquatic Center, Greenfield, IN*
- Carmel Central Park Study, Carmel, IN
- Yankton Aquatic Center, Yankton, SD
- Sioux Falls Recreation Center Study, Sioux Falls, SD
- Aberdeen Aquatic Center, Aberdeen, SD
- Rapid City Ice Rink, Rapid City, SD*
- West River Community Center, Dickinson, ND
- Midwest City Recreation Center Study, Midwest City, OK
- Kennebunk Community Center, Kennebunk, ME
- Easton Recreation Center Study, Easton, CT
- Greenwich Recreation Center Study, Greenwich, CT
- Glenwood Recreation Center Study, Glenwood, IA
- Ames Recreation Center Study, Ames, IA
- Urbandale Recreation Center Study, Urbandale, IA
- Clarke County Recreation Center Study, Osceola, IA
- West Des Moines Community Recreation Center Study, West Des Moines, IA
- S. Burlington Recreation Center Study, South Burlington, VT
- Rutland Recreation Center Study, Rutland, VT
- Claremont Community Center Study, Claremont, NH
- Martha's Vineyard Aquatic Center Study, Martha's Vineyard, MA

* Projects that are open or under construction.

EXPERIENCE

Barker Rinker Seacat

Colorado

- Adams 12 School District Aquatic Center, Thornton
- Apex Center, Arvada
- Arapahoe Recreation District Study
- Aspen Ice Rink and Community Center Study
- Bally Neal Golf & Hunt Club
- Battlement Mesa Recreation Center Study
- Berthoud Recreation Center Study
- Bob L. Burger Recreation Center, Lafayette
- Boulder Parks and Recreation Feasibility Study
- Breckenridge Recreation Center and Addition
- Brighton Community Recreation Center
- Brighton Senior Center Study
- Buchanan Recreation Center, Evergreen
- City Park Recreation Center, Westminster
- Colorado College Recreation Master Plan
- Commerce City Recreation Center/Senior Center and Addition
- Cortez Recreation Center
- Depot at Five Parks, Arvada
- Devil's Thumb Activity Center, Lodge, & Spa, Tabernash
- Douglas Buck Recreation Center, Littleton
- Durango Community Recreation Center
- East Boulder Community Recreation Center/Senior Center
- Englewood Malley Senior Center and Addition
- Englewood Parks and Recreation Feasibility Study
- Englewood Recreation Center and Addition
- Erie Recreation/Senior Center Study
- Fort Collins Senior Center
- Fraser Valley Recreation Center Study
- Golden Community Center Study
- Golden Community Center/Senior Center
- Golden Fossil Trace Golf Clubhouse
- Grant Ranch Community Building, Denver
- Gunnison Community Aquatic Center Addition
- Gypsum Community Recreation Center
- Heather Gardens Senior Center Study, Aurora
- Hatfield-Chilson Community Recreation Center, Loveland
- Lone Tree Recreation Center
- Longmont Recreation Center
- Mountain Village Community Center Study & Full Service
- North Boulder Recreation Center
- Northglenn Recreation center
- Paul Derda Recreation Center, Broomfield
- The Ridge at West Meadows Recreation Center
- The Splash Family Aquatics Center, Golden
- South Boulder Recreation Center Renovation
- Storage Tek Wellness Center, Louisville
- Thompson Rivers Recreation Center Study
- Washington Park Recreation Center and Addition, Denver
- Wheat Ridge Recreation Center Study (1992 and 1997)
- Wheat Ridge Recreation Center

Arizona

- Cottonwood Recreation Center Study & Full Service
- Flagstaff AquaPlex
- Tucson Adaptive Recreation Center
- The Salvation Army Ray & Joan Kroc Corps Community Center, Phoenix

EXPERIENCE

Barker Rinker Seacat, *continued*

Missouri

- Belton Recreation Center
- Clayton Shared Use High School and Community Center
- Excelsior Springs Recreation Center Study
- Ferguson Recreation Center Study
- Warrensburg Recreation Center

Ohio

- Bainbridge Community Recreation Center
- Fairfield Community Arts Center
- Huron Recreation Center Study
- Mentor Arlington Recreation Center Study
- Natatorium Community Recreation and Wellness Center, Cuyahoga Falls
- Upper Arlington Recreation Center Study
- Vandalia Community Recreation Center
- Westerville Community Recreation Center
-
- Utah
- Park City Ice Center Study
- Provo Recreation Center Study
- Sand Hollow Aquatics Center, St. George
- Springville City Recreation Aquatics Complex Study
-
- Washington
- Federal Way Recreation Center
- Kent Aquatics & Recreation Center
- Tumwater Recreation Center Study

Other States

- North Tahoe Recreation Center Study, California
- The Salvation Army, Ray & Joan Kroc Corps Community Center, Coeur d'Arlene, Idaho
- Owensboro Recreation Center Study, Kentucky
- Las Cruces Multipurpose Recreation/Aquatic Center, New Mexico
- River Winds at West Deptford Recreation Center, New Jersey
- The Salvation Army, Ray & Joan Kroc Corps Community Center, Augusta, Georgia
- The Salvation Army, Ray & Joan Kroc Corps Community Center, Quincy, Illinois
- The Salvation Army, Ray & Joan Kroc Corps Community Center, Salem, Oregon
- The Salvation Army, Ray & Joan Kroc Corps Community Center, Staten Island, New York
- Manheim Township Community Center Study, Pennsylvania
- Arlington North Tract Recreation Center, Virginia
- James City/Williamsburg Community Center, Virginia
- Roanoke Recreation Center Study, Virginia
- Warner Park Center, Madison, Wisconsin
- Waunakee Senior Community Center, Wisconsin



Beckett & Raeder

EXPERIENCE

Beckett & Raeder

BRI has a broad range of experience in all phases of parks and recreation planning and design from regional recreation opportunities studies and community recreation plans to site engineering for park construction. We have accomplished park and recreation projects for the Federal government, the State of Michigan, municipalities, counties, townships, institutions and private developers. In addition to our extensive project experience, partners of the firm authored sections on "Playground Design", "Athletic Facilities", "Park Equipment", and "Embankment Stabilization" for the Seventh edition of Architectural Graphics Standards, a nationally published resource book for designers. Our parks and recreation planning experience includes:

BRI has considerable experience assisting communities with the preparation of long range park and recreation master plans, including those required by the Michigan Department of Natural Resources for Trust Fund, Land and Water Conservation Fund, and Clean Michigan Initiative funding.

In recognition of BRI's park and recreation planning expertise, the firm has been designated by the Michigan Recreation and Parks Association as an "Honor Award" recipient for the Canton Township Leisure Services Master Plan and the Ypsilanti Parks and Recreation Master Plan.

Recreation Planning

- Canton Leisure Services Master Plan 2000, Charter Township of Canton, MI
- New Baltimore Parks and Recreation Master Plan, New Baltimore, MI
- Lyon Oaks County Park Master Plan, Lyon Township, MI
- Recreation Master Plan 1990, Pleasant Ridge, MI
- Park Design Review 1991, Pleasant Ridge, MI
- Recreation Master Plan 1992, Chelsea, MI
- Community Center Site Selection Study, Allen Park, MI
- Recreation Master Plan, Village Of Dundee, MI
- Recreation Master Plan, Township of Ypsilanti, MI
- Parks and Recreation Master Plan, Wayne County, MI
- Parks and Recreation Master Plan, Inkster, MI
- Parks & Recreation Master Plan, Petoskey, MI
- Parks & Recreation Master Plan, East Lansing, MI

Regional Parks and Recreation Areas:

- Brighton Recreation Area, Brighton, MI
- Rifle River Recreation Area, Lupton, MI
- JW Wells State Park, Escanaba, MI
- Marshbank Park, West Bloomfield, MI
- Addison Oaks Campground, Addison Township, MI
- Lyon Oaks Phase I Park Improvements, Lyon Township, MI
- Groveland Oaks Campground, Groveland Township, MI
- Sleeping Bear Dunes National Lakeshore, Leelanau County, MI
- Rolling Hills Park, Ypsilanti, MI

EXPERIENCE

Beckett & Raeder, *continued*

- Community Recreation Plan, Tawas City, MI
- Brandenburg Valley Recreation Facility, West Branch, MI
- Park Lyndon, Chelsea, MI
- Calhoun County Recreation Area, Emmett Township, MI
- Price Nature Center, Saginaw County, MI
- Imerman Memorial Park, Saginaw County, MI

Community Parks and Playgrounds

- Waldenburg Park, Macomb Township, MI
- Parkridge Park, Ypsilanti, MI
- People's Park, Saline, MI
- Swift Run Park, Ann Arbor, MI
- Curtiss Park, Saline, MI
- Howell Landfill Park, Howell, MI
- Summit Park, Ann Arbor, MI
- Hamlin/John R. Recreation Area, Rochester Hills, MI
- Dodge Park V, Commerce Township, MI
- Macomb Corners Park, Macomb Township, MI
- Ashmun Bay Park, Sault Ste Marie, MI
- Sharon Mills County Park, Washtenaw County, MI

Coastal and Waterfront Areas:

- Fishing And Observation Pier, Mackinaw City, MI
- Muskegon Lakeshore Trail, Muskegon, MI
- Dundee Fishing Pier and Riverwalk, Village of Dundee, MI
- Rogers City Master Linkage Plan, Rogers City, MI
- John Henes Park, Menominee, MI
- Dundee Ford Park West, Dundee, MI
- Lapeer Linear Park, Lapeer, MI
- Engel and Reid Parks, Detroit, MI
- Grand Blanc Walkbridge and Nature Trail, Grand Blanc, MI
- Riverfront Parks, Ypsilanti, MI
- Gateway Park, Tawas City, MI
- Arbor and Memorial Parks, Menominee, MI

- Bayfront Park, Petoskey, MI
- Petoskey US-31 Pedestrian Tunnel, Petoskey, MI
- Gainsboro Neighborhood Park, Pleasant Ridge, MI
- Lansing Bicentennial Proposal, Lansing, MI
- Mill Pond Park, Fenton, MI
- Flint Riverfront Study, Flint, MI
- Mill Pond Park, Saline, MI
- Hellenberg Marina and Festival Site, Monroe, MI
- Munson Park, Monroe, MI
- Rowden Park, Lapeer, MI

Non-Motorized Trails

- Waterford Walkability Study, Waterford, MI
- Pinckney Non-Motorized Trail Linkages, Pinckney, MI
- Tecumseh M-50 Chicago Boulevard Trail, Tecumseh, MI
- Rogers City Trail, Rogers City, MI
- Lapeer Linear Trail, Lapeer, MI
- Washtenaw County Trail, Ann Arbor, MI
- Boyne City Boardwalk, Boyne City, MI

Athletic Fields And Sports Facilities

- Rouge Park Sports Complex, Detroit, MI
- Athletic Complex - The University of Michigan, Dearborn, MI
- Fuller Road Recreation Fields, Ann Arbor, MI
- Bald Mountain Shooting Facility, Pontiac, MI
- Athletic Complex - Howell Senior High School, Howell, MI
- Nine Mile and Beech Park, Southfield, MI
- Canton Softball Center, Canton, MI
- Catherine McAuley Health Services, Ann Arbor, MI
- Athletic Complex - Saline High School, Saline, MI
- Athletic Complex - Wayne Westland Schools, Westland, MI

EXPERIENCE

Beckett & Raeder, continued

Urban Mini-Parks, Plazas and Public Squares

- Ashmun Street Mall And Mini-Parks, Sault Ste. Marie, MI
- Fountain Plaza, Ypsilanti, MI
- Battery Park, Bay City, MI
- Loranger Square, Monroe, MI
- River Raisin "Esplanade", Monroe, MI
- Veterans Memorial, Dearborn, MI

BRI has also provided a wide range of professional services to coordinate and manage public improvements financing programs for Michigan municipalities. Our services have ranged from writing grant applications to coordinating the formation of special assessment districts to negotiating the private placement of loans for downtown development infrastructure projects. In addition, we have assisted the preparation of General Obligation Bonds with various municipal attorneys for a wide variety of projects. Representative experience includes:

Michigan Recreation Grants

- City of Hudson, MI
- City of Allen Park, MI
- Ypsilanti Township, MI
- Village of Dundee, MI
- City of Essexville, MI
- Village of Chelsea, MI
- City of Tawas, MI
- Wayne County, MI
- City of Petoskey

Development of TIF Plan

- Allen Park, MI
- Monroe, MI
- Village of Dexter, MI

Community Development Block Grant Program Management

- Monroe, MI
- Village of Dundee, MI
- Reading, MI

ISTEA/TEA-21/SAFTEA Grant Application And Management

- Adrian, MI
- Ann Arbor, MI
- Clinton, MI
- Dexter, MI
- Dundee, MI
- Hudson, MI
- Inkster, MI
- Livonia, MI
- Marlette, MI
- Petoskey, MI
- Pleasant Ridge, MI
- Southgate, MI
- Tecumseh, MI
- Wayne, MI
- Ypsilanti, MI

Coastal Zone Management Grant Administration

- City of Monroe, MI
- City of Petoskey, MI

Special Assessment District Programs

- City of Monroe, MI

Farmers Home Administration

- City of Reading, MI
- Tittabawassee Township, MI
- Village of Dexter, MI



CITY OF LIVONIA COMMUNITY RECREATION CENTER

Location
Livonia, Michigan

Size
130,000 sf

Cost
\$25,000,000 Budget

Completion
March 2003

Awards & Publications
Facility Design Award, Michigan
Recreation and Park Association,
2004

Award of Honor, AIA Detroit

Innovative Architecture and
Design Award, *Recreation
Management*

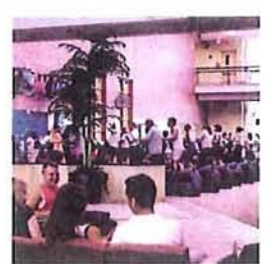
"M" Award for Excellence in
Masonry Design, Masonry
Institute of Michigan and AIA
Michigan

Also featured in *CAM Magazine*



"A paradise for fitness fanatics, the ultimate playground for kids, and a relaxing spa for mom and dad. The open interior hums with color, energy and the pure joy of movement."

CAM Magazine



Originally conceived by the City as an adaptive reuse of a portion of the existing Bentley Center (built in 1948-1950 as a high school), Neumann/Smith proposed a completely new building even though the project had a fixed budget of \$25 million. By challenging ourselves and our client to look beyond the original project parameters, we were able to create a 135,000 sf "mall of fun" meeting all of the original program criteria.

The new facility includes a 42' climbing wall, suspended indoor running track, 4 gymnasiums, fitness areas, gymnastics center, aerobics room, sauna, locker rooms, cabanas, private changing rooms, senior lounge, day care and play area, party and meeting rooms, a competition pool with adjustable floor, hot tub, lazy river, low and zero depth entry pools, and an outdoor spray park and sunning deck.

MACOMB TOWNSHIP
COMMUNITY RECREATION CENTER

Location
 Macomb Township, Michigan

Size
 57,693 sf Phase I
 34,000 sf Phase II

Cost
 \$12,450,000 Phase I
 \$9,000,000 Phase II

Completion
 August 2004 Phase I
 August 2007 Phase II

Awards & Publications
 Outstanding Facility Design
 Award, Michigan Recreation and
 Park Association



The design of Macomb's new Community Recreation Center places larger athletic components at the rear of the site to preserve the prominence of the nearby Township Hall. The portion of the building that faces the town square is traditional in design and smaller in scale. It evokes a Mediterranean theme, with the athletic spaces arranged in a simple, economical form beyond the pavilion that faces the square.

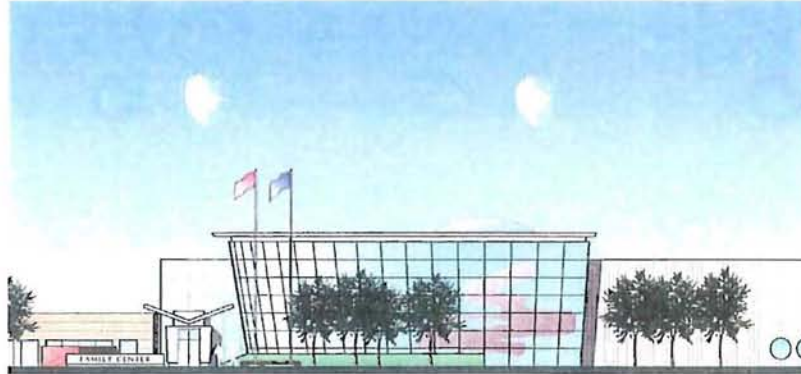
The building program emphasizes high-revenue, low-operations cost spaces in order to maximize cost recovery. These include spaces for tots and teens, a fitness area, an aerobics room, a birthday party room, a gymnasium and a jogging/walking track. Beyond the control desk is a two-story skylit atrium that serves as a community living room at the heart of the building, complete with views into all activity spaces.

ISABELLA COUNTY/CITY OF MOUNT PLEASANT FAMILY CENTER FEASIBILITY STUDY

Location
Isabella County/
Mount Pleasant, MI

Estimated Cost
\$16,600,000

Completion
2006



Neumann/Smith, in association with Ballard*King and Barker Rinker Seacat Architecture (BRSA), were commissioned to provide a needs assessment and feasibility study for the County of Isabella and the City of Mount Pleasant, Michigan, two municipal partners joining forces to construct a new Family Recreation and Senior Services Center (Family Center).

The feasibility study discovered a strong citizen desire for new aquatics and fitness facilities, as well as support for a county-wide measure to raise construction funds. Multiple public meetings also identified the County's Commission on Aging as a partner in the building, further increasing the potential for multi-generational use.

Neumann/Smith developed the conceptual design for the new Center which will include a warm-water leisure pool with interactive water features and lazy river, an 18-lane lap pool with spectator seating, a gymnasium, fitness area, jog-walk track, multi-purpose classrooms, babysitting, a senior center and lobby/café lounge.

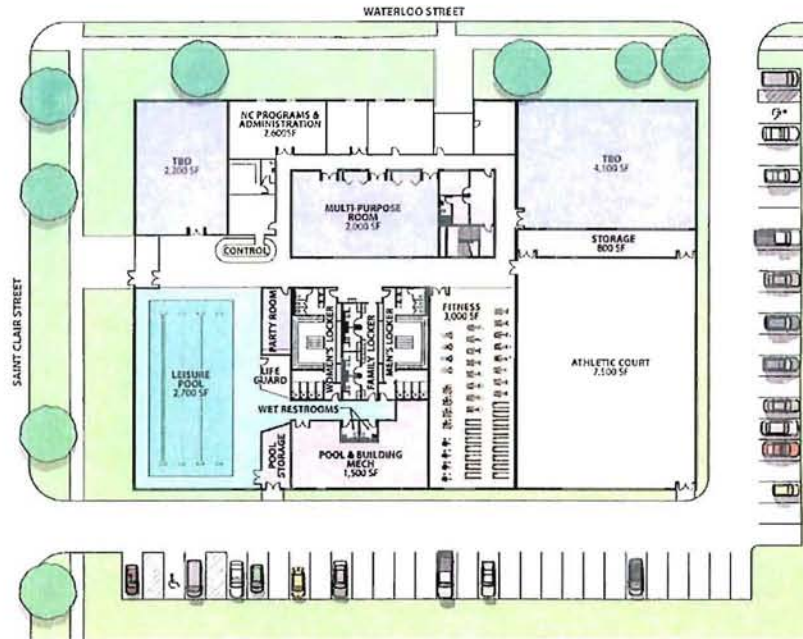
The new facility will be built adjacent to the existing CRC ice arena to create a recreation destination in Isabella County and Mount Pleasant.

THE NEIGHBORHOOD CLUB OF GROSSE POINTE

Location
Grosse Pointe,
Michigan

Size
40,300 sf

Completion
2008



The Neighborhood Club of Grosse Pointe, founded in 1911, is a non-profit community service organization providing a professionally organized program of leisure time activities for families and individuals of all ages. Club activities, primarily servicing the five Grosse Pointes and Harper Woods, are conducted in The Neighborhood Club's community center along with other public buildings and play fields. Programs are subsidized by proceeds from its thrift shop and by contributions from the community. The Neighborhood Club is a leader in developing cooperative, coordinated plans and programs with other public, private, and voluntary agencies that provide leisure time services. The current facility, considered to be functionally obsolete, is too small to accommodate current needs and is missing some desirable program spaces.

Neumann/Smith, in association with Barker Rinker Seacat Architecture (BRSA) and Ballard*King, were retained to evaluate The Neighborhood Club's existing programs and building and define potential opportunities. Once opportunities were defined, the team determined how they could be accomplished in either a phased renovation/expansion of the existing facility or the construction of a new facility. The study involved interaction and planning with the City of Grosse Pointe regarding the shared use of a future parking structure and the incorporation of a health care provider as a building tenant with shared use of some program areas.

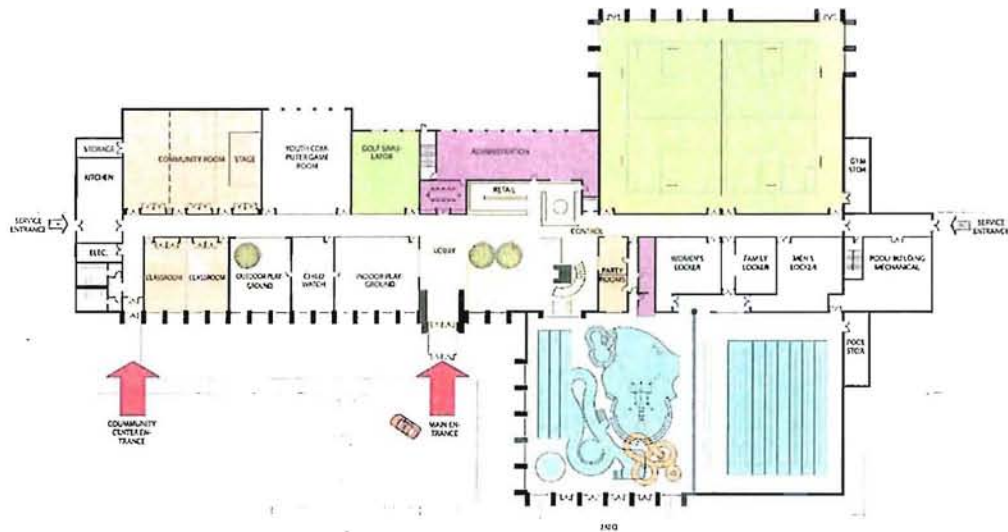
SAGINAW CHIPPEWA INDIAN TRIBE RESERVATION ACTIVITY CENTER

Location
 Mt. Pleasant,
 Michigan

Size
 94,500 sf

Cost
 \$19,500,000

Completion
 2008



Neumann/Smith, in association with Barker Rinker Seacat Architecture (BRSA) and Ballard*King, were commissioned to provide a needs assessment and feasibility study for the Saginaw Chippewa Indian Tribe to construct a new reservation activity center.

The final program included weight training and cardiovascular equipment, group fitness rooms, an aquatics area which included a competition lap pool and leisure pool, party rooms, youth rooms for game tables and computers, classrooms, community rooms, childcare, an indoor playground, golf simulators, a gymnasium, a walk/jog track, and support spaces.

The building plan is arranged with one primary entrance and control point. Community spaces are on the west side of the building and the recreation spaces are on the east, arranged along a "main-street" corridor. The building placement on the site allows for the attachment of a future school to be constructed to the north of the proposed building.

WARREN CIVIC CENTER

Location
Warren, Michigan

Size
109,667 sf
600 Car Parking Structure

Cost
\$30,000,000

Completion
November 2006

Awards and Publications
Honor Award, AIA Michigan

"M" Award for Excellence in
Masonry Design, Masonry
Institute of Michigan and AIA
Michigan

Outstanding Achievement Award,
The Engineering Society of Detroit

Impact Award, Commercial Real
Estate Women, Detroit Chapter

Merit Award (City Square)
American Society of Landscape
Architects, Michigan Chapter



"This project provides a refreshing take on large-scale buildings. The energy on the exterior brings the viewer to the project wanting more."

AIA Michigan



The new landmark city hall/library and parking structure lines the east edge of a new city square park consisting of formal green space, a fountain pool which becomes a skating rink during the winter months, and a pavilion building. The modern glass and brick design recalls the City's roots as an important industrial and research and development town whose great icon was the GM Tech Center. The new building, which features a 7-story clock tower, creates a powerful visual "bookend" to the Vehicle Engineering Center, the tallest building on the GM Tech Center campus.

To establish a strong presence and visually complement future high-rise development, the city hall offices are stacked three floors above the new library. A grand glass-walled atrium links the four floors, serves as the indoor public space, and overlooks the new city square. The structural columns and soffit of the large cantilevered roof canopy create a modern formal front porch.

places to play

Recreation Centers



Client

The Salvation Army
Midland Division

Contacts

Patty Douglas, Kroc Center
Development Manager
Email: patty_douglas@usc.
salvationarmy.org
217.430.8216

Budget

\$24.5 Million

Est. Completion

Summer 2010

The Salvation Army

Ray and Joan Kroc Community Center

Quincy, Illinois

Barker Rinker Seacat Architecture, in association with Architechnics, Inc. has been commissioned by The Salvation Army USA Central Territory to assist the Midland Division in their planning and design efforts for a \$24.5 million Ray and Joan Kroc Community Center. The project will be funded by a portion of a total \$1.5 billion gift from philanthropist Joan B. Kroc, who wished for the development of state-of-the-art community centers in which people could develop their skills to the full extent of their potential.

The Center will provide Worship and Performing Arts Education, Family Life and Personal Development, and Recreation and Aquatic opportunities to the underserved residents of Quincy.

BRS's professional services supported The Salvation Army - Midland Division in their successful application to USA Central Territory for funding of \$44 million. Twenty-two million will be set aside into an endowment fund from which the interest will be used to partially fund the operation of the center.

BRS's services included programming, site planning, design, and budgets.

Worship, Community and Education Spaces: Corps chapel with 500 seats, community events/banquet hall, commercial kitchen, administrative offices, media classroom, adult lounge and party rooms.

Family Life and Personal Development: family lounge, child watch, kids zone, and teen games area.

Recreation: 2-court gymnasium, weight/fitness center, aerobic/dance studio, climbing wall, locker rooms and family changing rooms.

Aquatics: indoor leisure pool with current channel, water slides and interactive water play features and indoor spas.

The team, led by Architechnics of Quincy, Illinois as Architect of Record and Barker Rinker Seacat Architecture as Design Architect, includes Water Technology, Inc. Schematic Design was completed in May 2008. The Kroc Center is scheduled to open July 2010.

3457 Ringsby Court, Unit 200
Denver, Colorado 80216
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Toll Free 866-646-1980
Email brs@brsarch.com
www.brsarch.com

BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client

The Salvation Army
Cascade Division

Contacts

Randy Curtis, Project Director
RJKCCC Mid-Willamette Valley
E-Mail: curtisrm@comcast.net

Budget

\$25 Million

Est. Completion

Early 2009

The Salvation Army

Ray and Joan Kroc Community Center

Salem, Oregon

Barker Rinker Seacat Architecture has been commissioned by The Salvation Army Western USA Territory to assist the Cascade Division in their planning efforts for a \$25 million Ray and Joan Kroc Community Center. The project will be funded by a portion of a total \$1.5 billion gift from philanthropist Joan B. Kroc, who wished for the development of state-of-the-art community centers in which people could develop their skills to the full extent of their potential.

The Center will provide Worship and Performing Arts Education, Family Life and Personal Development, and Sports Training and Recreation opportunities to the underserved residents of Salem.

BRS's professional services supported The Salvation Army - Cascade Division in their successful application to Western USA Territory for funding of \$50 million. Twenty-five million will be set aside into an endowment fund from which the interest will be used to partially fund the operation of the center.

BRS's strategic planning services include mission and vision, needs assessment, programming, market analysis, citizen participation planning, site verification, conceptual design, operations, revenues & management, budgets, and feasibility.

Worship, Community and Education Spaces: Corps chapel with 300 seats, designed as a multi-purpose event space with a stage, community events/banquet hall, commercial kitchen, administrative offices, media classroom, adult lounge and party rooms.

Family Life and Personal Development: family lounge, child watch, licensed daycare, and teen games area.

Sports Training and Recreation: 2-court gymnasium, weight/fitness center, aerobic/dance studio, climbing wall, locker rooms and family changing rooms.

Aquatics: a six lane competitive lap pool, indoor leisure pool with current channel, water slides and interactive water play features and indoor spas.

The Barker Rinker Seacat-led team includes Curry Brandaw Architects of Salem, Oregon, Ballard*King & Associates, ETC/ Leisure Vision and Water Technology, Inc. The strategic planning & conceptual design study was completed in March 2006. Phase 3, technical design and construction, was awarded in May 2006.

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Toll Free 866-646-1980
Email brs@brsarch.com
www.brsarch.com

BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client
Town of Erie

Contact
Mike Acimovic, Town Administrator
303.926.2731

Budget
\$14 million (construction only)

Completion
January, 2008

*Pool design and engineering by
Water Technology, Inc. of Beaver
Dam, Wisconsin.*

Erie Community Center Erie, Colorado

The Town of Erie, Colorado is one of the fastest growing communities along the Front Range of Colorado. A feasibility study was recently completed to determine the recreation needs for the Town and its surrounding area.

The community was engaged through a public process with surveys, focus groups, and public input meetings to determine what programs and services a new center might include. After the study was completed, the concept and budget for a new 60,000 plus s.f. center was put before the voters to fund the project, which passed successfully.

The new center is located in a park donated by the developer of a new housing community called Erie Commons. It is the first building in a new Town Center which eventually will include a town plaza and a new public library. The new center will set the architectural tone for the rest of the Town Center development.

The program for the new center includes an aquatics center with lap and leisure pools, a party room, a gymnasium, an aerobics studio, weights and fitness area, a teen room, a child watch area, a senior lounge, an indoor playground, a climbing pinnacle, a multi-purpose room with catering kitchen, locker rooms, and a lounge.

With the Town anticipating growth to double in fifteen years, the new center is sorely needed.

3457 Ringsby Court, Unit 200
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Toll Free 866-646-1980
Email brs@brsarch.com
www.brsarch.com

BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client
City of Flagstaff

Contact
Kathleen Viskocil, P.E., Project
Manager, 928.226.4855

Budget
\$12 Million

Completion
Fall 2008

*Pool design and engineering by
Water Technology, Inc., Beaver Dam,
Wisconsin.*

Flagstaff Aquaplex Flagstaff, Arizona

The project team of Barker Rinker Seacat Architecture and Johnson Walzer Architects worked with the City of Flagstaff to develop a feasibility study that included site recommendations, programming and conceptual design for a new indoor aquatics and multi-generational facility. Community and user-group workshops were held to gain citizen input and to involve them in the planning process. A project website was also developed which documented the progress of the study. Council approved the design team recommendations and the team moved forward with the design and construction of the new Center.

The new 52,000 s.f. energy-efficient center is designed with every age in mind. It features a leisure pool with a lazy river, a community/multi-purpose room, a multi-activity gymnasium (MAC) and weight and fitness areas with an elevated jog/walk track. The two-story Gallery/Lobby area features natural daylighting and is complemented by wood timber construction. The natural materials allowed the building to nestle into the beautiful mountain landscape.

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www.brsarch.com

BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client
Shawnee Family YMCA

Troy & Dollie Smith Family YMCA Shawnee, Oklahoma

Contact
Jonie Welle, former Director
312.781.3596

In late 2005, Barker Rinker Seacat Architecture, in association with Water Technology, conducted a programming and site selection study for the YMCA to determine the need for an indoor recreation facility, define the program, and prepare budgets for project development. It was determined an addition of approximately 27,500 s.f. was needed and renovation of approximately 21,000 s.f. of existing space.

Budget
\$9.6 Million

Completion
2007

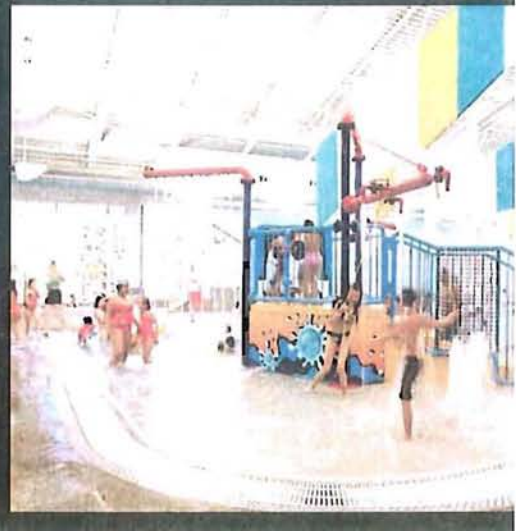
A new entry was designed that welcomes visitors and enables them to glimpse the many activities that they may participate in during their visit. A new leisure and lap pool, including a lazy river which doubles as a resistance channel for exercise, therapy and rehabilitation was added, creating family fun and fitness. New locker rooms and a fitness area were also added. Renovated spaces include the gymnasium, child care and aerobics areas.

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BARKER RINKER SEACAT
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places to play

Recreation Centers



Client

City of Federal Way, Washington

Contact

Betty (B) Sanders, Parks Planner
253. 661.4021

Budget

\$20.5M (hard and soft costs)

Completion

2006

*Pool design and engineering by
Water Technology, Inc. Beaver Dam,
Wisconsin*

Federal Way Recreation Center

Federal Way, Washington

In the growing city of Federal Way, a diverse community of 100,000 north of Tacoma, Washington, a new community recreation center was designed and opened in 2006. The city inherited a 30+ year old indoor lap pool and a feasibility study verified that it would be less expensive to build and operate a new facility than to renovate and maintain the existing structure.

The site for the new center is at the edge of a park that has existing soccer and softball fields. Athletic tournaments held at the park are a significant source of business for local hotels and restaurants. The City hopes to expand upon this idea by hosting indoor court sports tournaments year round.

The 78,450 s.f. center provides programs to appeal to citizens of all ages and abilities satisfying both their athletic and lifelong learning needs. In addition to leisure and lap swimming pools, the building features a gymnasium, fitness spaces, a climbing wall, a seniors' lounge, and community spaces that include classrooms, a pre-school, and a multi-purpose room which can seat up to 380.

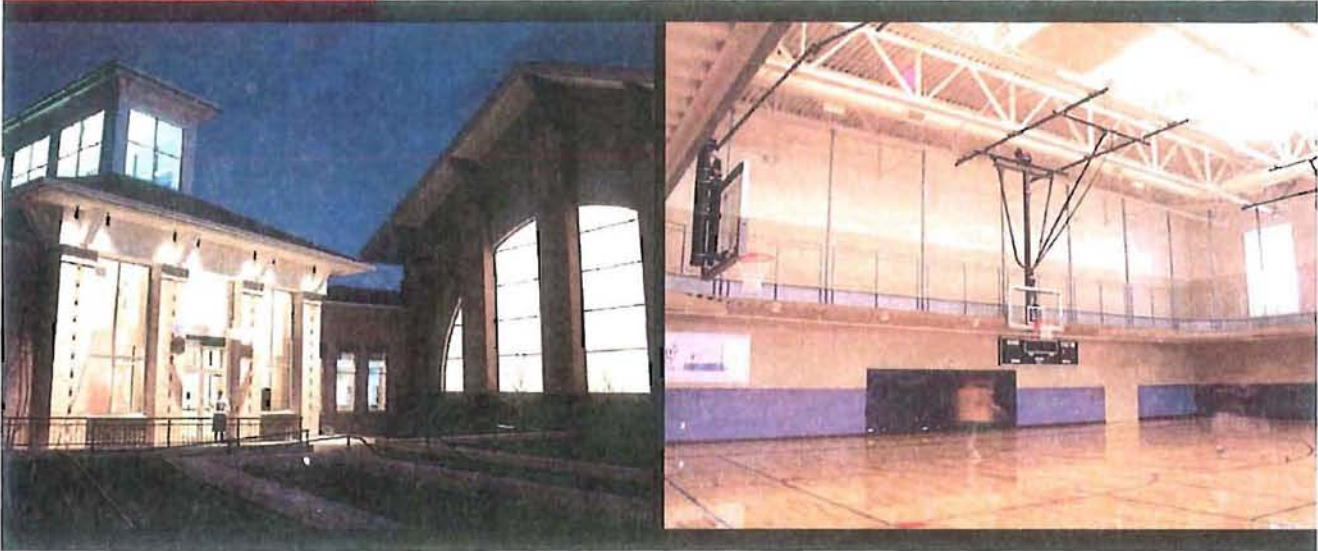
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BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client
South Suburban Recreation District

Contact
Bill Woodcock
303.798.5131

Budget
\$9.5 million

Completion
2005

*Pool design and engineering by
Water Technology, Inc. of Beaver
Dam, Wisconsin.*

Douglas H. Buck Community Recreation Center Littleton, Colorado

The new 54,000 s.f. Douglas H. Buck Community Recreation Center is a dynamic new addition to downtown Littleton, Colorado. Located directly north of the recently renovated Municipal Courthouse and within walking distance of the Littleton light rail station, the building reflects Littleton's traditional values in its history and environment.

By breaking up the large building mass into components, the center fits nicely into the context of the downtown area. The pitched roof, brick accents and base compliment the neighboring courthouse's details and the arched windows, overhangs, and roof brackets reference the historic railroad depot and nearby Carnegie Library.

Community areas open to the public without fees include the lounge, computer room, babysitting room, a multipurpose room with a raised platform for performances and a catering kitchen for larger community events.

Fees for programs include use of the gymnasium with a walk/jog track, a large fitness room, aerobics room, and the Natatorium. The Natatorium has substantial leisure, lap, and therapy pools and a unique multi-directional current channel. The center also houses a clinic area operated by Metropolitan Network Care Providers.

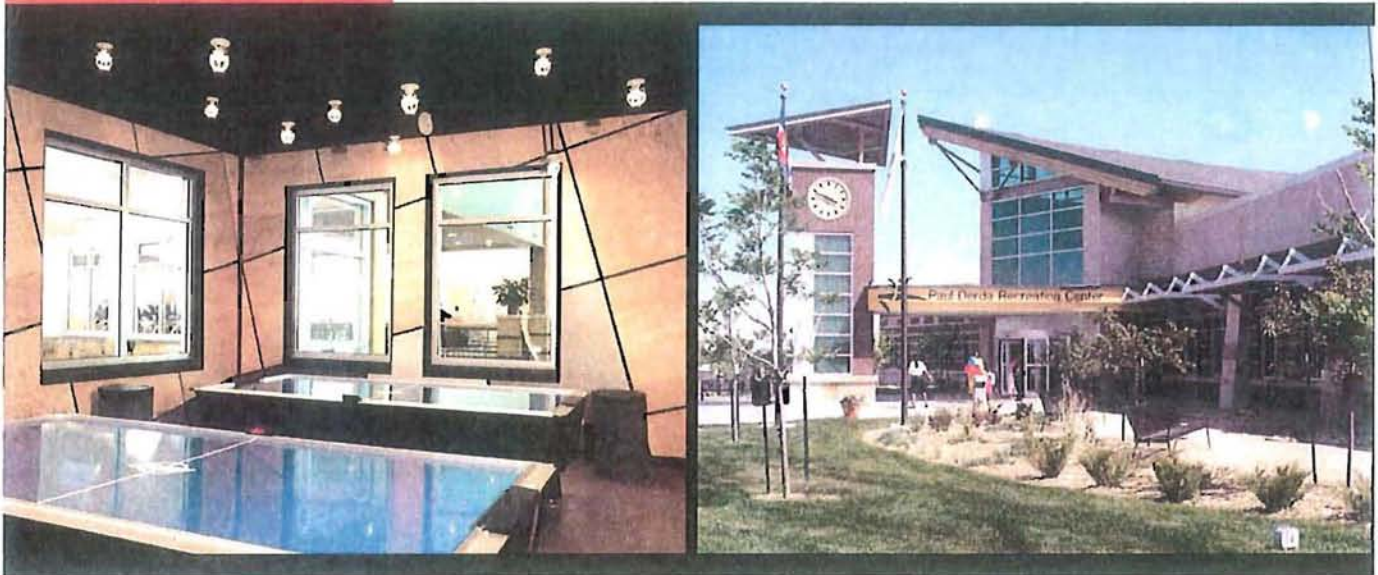
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BARKER RINKER SEACAT
ARCHITECTURE



places to play

Recreation Centers



Client

City and County of Broomfield

Contact

John Ferraro, Director
Recreation Services
303.460.0905
E-Mail: jferraro@ci.broomfield.co.us

Budget

\$17.8 Million

Completion

2003

*Pool design and engineering by
Water Technology, Inc., Beaver Dam,
Wisconsin.*

Paul Derda Recreation Center

Broomfield, Colorado

The 85,000 s.f. Paul Derda Recreation Center was designed around the vision of "Bringing the Mountains to the Plains." The center is themed with Colorado mountain elements, from huge boulders in the landscape to a 40 ft. tall climbing wall, adventure slides through rock formations in the natatorium, and art in public places.

Innovations abound in the design of the center. Electronic awning windows open the pool area to the sunning deck, sprayground, and views beyond. The 3-lane, 1/10 mile track sweeps around the lobby, climbing wall, fitness, cardio, gymnasium and gymnastics spaces to create a breathtaking fitness jogging/walking experience.

The upper level of the center was designed to conveniently accommodate the family with an indoor playground, two aerobic studios, babysitting, tot activity areas, and an outdoor tot lot.

- *Recreation Management Magazine - 2005 Innovative Architecture and Design Award*
- *Rocky Mountain Masonry Institute - 2004 Masterworks in Masonry Award*
- *2004 Athletic Business 17th Annual Architectural Showcase*
- *Featured in 2004 Government Recreation & Fitness Magazine, "New Paul Derda Rec Center a Labor of Love"*

"BRS truly helped us to not only define the vision but also to make it a reality. Everyday we get to enjoy the recreation center and marvel at its design and function."

-Hugh Brown, Director of Community Resources, City and County of Broomfield

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BARKER RINKER SEACAT
ARCHITECTURE



Lyon Oaks County Park Master Plan

Oakland County Parks and Recreation Commission

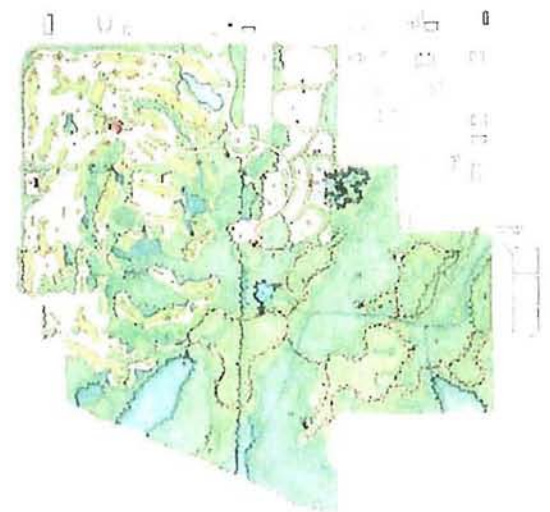
Beckett & Raeder, Inc. was retained by the Oakland County Parks and Recreation Commission to prepare a Master Plan for their newly-acquired Lyon Oaks County Park.

Completely undeveloped at the time of the Master Plan, the 972-acre parcel of land is comprised of richly diverse forest and open areas, with a large portion of the site consisting of a variety of wetland habitats. The goal of the Master Plan was to provide recreational and educational activities with widespread appeal while preserving the site's unique natural ecosystems.

The proposed activities include a 27-hole golf course, water park, nature/educational center, hiking/biking trails, archery range, cross-country skiing, as well as day use and corporate picnic facilities.

Phase one of the project involved the development of a storm water management plan for the more intense portions of the site including the golf course, the golf and banquet center, the maintenance facility, the day use picnic area and the roadway development of the site. Conservation easements were developed for the wetland zones prior to any construction allowed on the site. The storm water management facilities have been developed utilizing green infrastructure where possible, to cleanse and cool the water before it even reaches the ponds constructed to store two, back-to-back, 100 year events. The northern pond serves as the irrigation supply for the projected 27-hole course. State of the art, on-site sewage disposal systems designed with aerobic pre-treatment of kitchen waste are being utilized to service the banquet facility designed to seat 350 guests. Extensive involvement of the DEQ was required throughout the project.

Development of the site was concentrated in the open areas and along the forest edges, leaving approximately 50% of the site undeveloped, allowing Lyon Oaks to remain one of the most pristine of Oakland County's parks.



Waldenburg Park

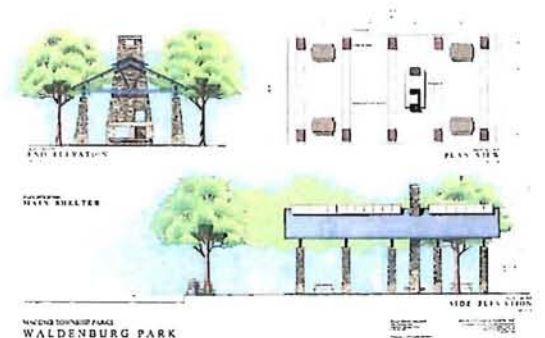
Macomb Township, Michigan

2003 MASLA Merit Award & 2003 MRPA Landscape Design Award

Macomb Township retained the services of Beckett & Raeder, Inc. to develop a park on the north side of 21 Mile Road east of Romeo Plank Road. The challenge was to find an environmental balance between recreation activities, and preservation of the wooded wetland and riparian edges, which comprise 80% of the site. Active facilities located in the only portions of the site above the 100-year floodplain, include a children's play structure with state-of-the-art solid surfacing, basketball courts, volleyball courts, a picnic pavilion and restroom building.

On the more sensitive portions of the site, extensive pathways meander the sites' natural woodland setting. The path crosses over wetlands and the Middle Branch of the Clinton River via pedestrian bridges and boardwalks. For local school and scouting groups, overlooks with pavilions provide sheltered areas for small group interpretive sessions, as well as resting points along the trail. The path system is planned to provide future connection to the regional bike trail.

To buffer the busy adjacent roadway the frontage of the park features low limestone screen walls, custom designed fencing, signage and landscaping that diffuse roadway noise, protect users and add color to the parks entryway. The park also provides a 55-car parking lot. The park is barrier free and is extensively used by the residents of Macomb Township throughout the year.



Rawson King's Mill Park

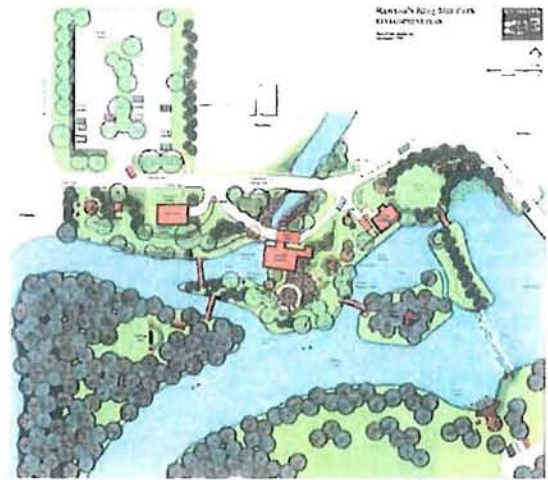
St. Joseph County Parks Commission

The St. Joseph County Park Commission is the beneficiary of the historic Rawson's King Mill. The site is situated on the Nottawa Creek, and is renowned for its scenic beauty, attracting artists from miles away to paint its landscapes and waterfalls.

The Rawsons developed the site with gardens, walking paths and scenic overlooks and have willed the property to the County upon their death. The County retained Beckett & Raeder to develop a master plan for the park addressing future issues of parking, vehicular access, and adaptive reuse of the site and buildings.

The master plan illustrates the addition of a 70 car parking lot and vehicular access to the site, conversion of the mill to an interpretive display and museums, conversion of the private residence as a care takers residence with associated private gardens, development of a wedding altar, picnic shelters, reception terrace, rose garden, perennial garden, canoe launch and associated picnic shelter for portaging at the dam and restoration of the waterfront terraces and sitting areas.

Due to the generosity of the Rawson's, future generations will not only have access to the property for boating, picnicking, fishing, and hiking, but will also benefit from the preservation of a functioning mill as an interpretive display and museum.



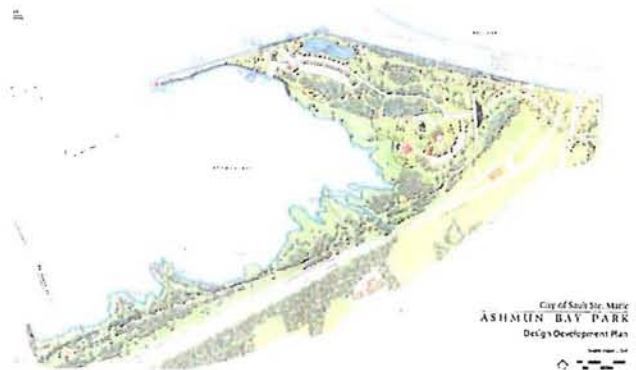
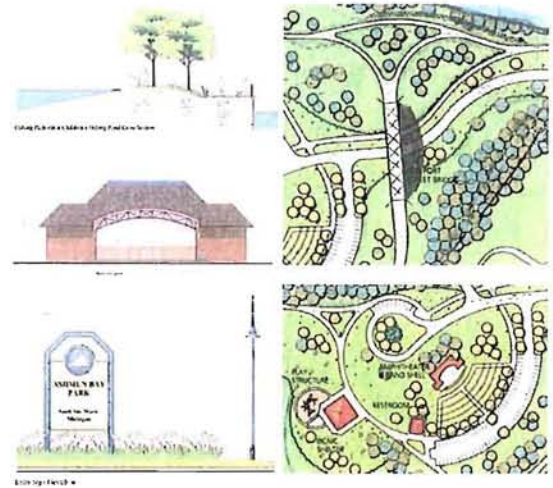
Ashmun Bay Park

Sault Ste. Marie, Michigan

Beckett & Raeder, Inc. was retained by Sault Ste. Marie to develop a long-range master plan for Ashmun Bay Park. The park is nestled between Ashmun Bay and the Edison Sault Electric Company power canal and consists of 50 acres of mostly undeveloped property with over 5,000 feet of shoreline along the St. Mary's River. The site is relatively flat and contains woodlands, wetlands, meadow and the mouth of Ashmun Creek.

The master plan process including community wide visioning sessions to gain valuable insight as to how the park is used and what vision the community has for the future of the park. The master plan includes facilities for both passive and active recreation and non-motorized trail connections (including snowmobiles during the winter season).

The recommended park improvements include updating the boat launch and trailer parking area including restrooms, a fish cleaning station, an accessible fishing platform, a children's fishing pond, a pier and overlook. Another highlight is the adaptive reuse of the Old Fort Street Bridge. The bridge is integrated in the non-motorized trail system as a separated non-motorized crossing of the main vehicular route in the park. The trail system continues the length of the park with a series of paths and boardwalks that provide access to scenic overlooks along Ashmun Bay. This trail connection also provides snowmobile access in the winter months. An amphitheater, band shell, restrooms, and children's play area are located in the central part of the park, providing a location for community activities and events.

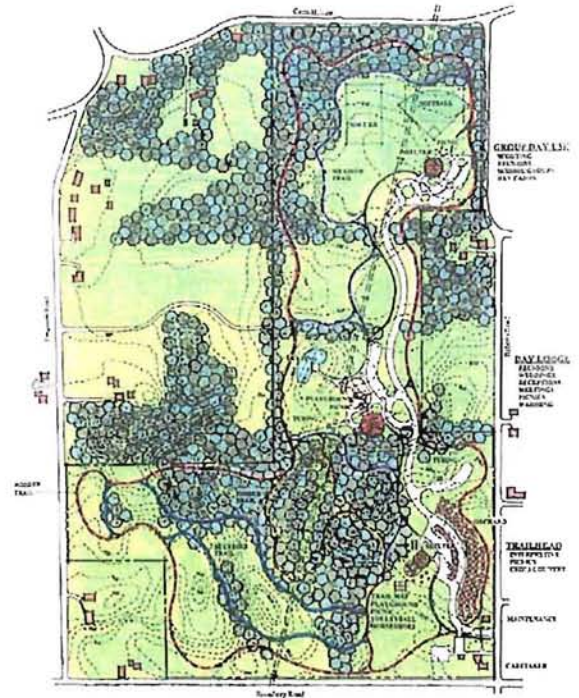


Meyer Broadway Park

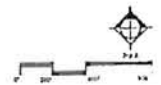
St. Joseph County Parks Commission

Beckett & Raeder, Inc. was retained by St. Joseph County Parks to develop a long-range master plan for the Meyer Broadway Park. The park consists of 149 acres of pristine rolling topography varying from hardy forested woodlands to open meadow succession. An abundance of wildlife can be encountered within the park including whitetail deer, squirrels, pheasant, wild turkey, and a wide variety of songbirds. The original structure, Dimmick Lodge, built in the 1800's still stands today. Historically, the site was operated as a brick quarry due to the abundance of clay found at the site.

The master plan calls for a Group Day use area, for scouting, reunions, school groups and day camps. The Day use area includes parking, a picnic shelter and picnic grounds for large groups, informal softball, soccer, and football fields and has access to the overall site trail system. The Day Lodge is the central feature of the winter sports area and provides space for reunions, weddings, receptions, meetings, picnics, and warming facilities for winter sports. Surrounding the Day Lodge are tubing hills and skating areas in the winter, and access to the trails system, a children's play area, and picnic grounds in the warmer months. A picnic shelter marks the trailhead for interpretive trails and cross country skiing, complete with picnic area, children's play area, volleyball courts and horseshoes. A maintenance area is developed around the existing barn, and the original building on the site will serve as a caretakers residence.



ST. JOSEPH Meyer Broadway Park
DEVELOPMENT PLAN
Beckett and Raeder Inc.
September 1999



Petoskey Bayfront Park

American Society of Landscape Architects 1992 Award

Bayfront Park is the primary feature and activity center of the Petoskey waterfront. The major goal of the park development is to provide increased public access to Little Traverse Bay and to establish an effective pedestrian and functional linkage between the waterfront and the renowned downtown "Gaslight" shopping district. Improvements to the park were funded primarily by local sources through the Petoskey Tax Increment Finance Authority, with projected State of Michigan participation through the Waterways Division and Recreation Services Division of the Department of Natural Resources and a total project commitment of up to five million dollars.

Main features of the park include a central promenade linking the downtown to the City pier, marina and waterfront walkway; waterfront playground, softball tournament field, rivermouth boardwalk, new City Hall and Public Service Buildings, open picnic and activity greens, and arboretum. Services provided by our firm included design, engineering and construction administration for all park facilities, roads, utilities, shoreline stabilization, and the pedestrian tunnel linking downtown to the waterfront park under the highway.



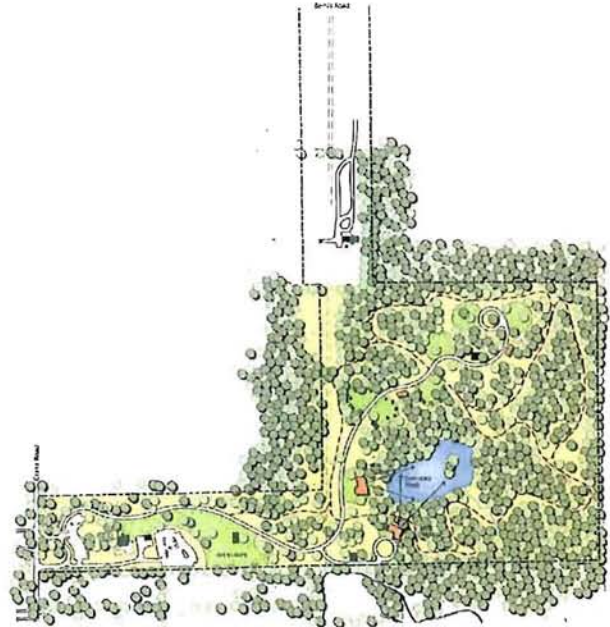
Girl Scouts of the Huron Valley Council Camp Crawford Master Plan

Washtenaw County, Michigan

Beckett & Raeder, Inc. was commissioned by the Girl Scouts of the Huron Valley Council (GSHVC) to prepare a Master Plan for Camp Crawford located near Milan, Michigan in Washtenaw County. Camp Crawford is a 65-acre site comprised of a lodge, sleeping cabins, platform tent camping sites and rustic tent camping sites. The camp is utilized by individual Girl Scout troops, as well as for council-wide Girl Scout events. The current site configuration does not accommodate adequate parking for the council-wide Girl Scout events, nor does it provide adequate overnight accommodations for its demand, given its central location to the Huron Valley Council's population base. Additionally, restroom and shower facilities are few and primitive, a condition no longer acceptable to the Girl Scouts camp users.

Beckett & Raeder, Inc. prepared a master plan, which addressed the long-range development goals of the GSHVC. The site's entry point was repositioned to a more visible, and therefore safe, location along Crane Road. A parking area for 40 spaces was designed immediately adjacent to the main entrance to limit vehicles from entering the site's activity zone during most events. Overflow parking for an additional 80 vehicles was provided for the occasional heavily attended event. The existing pond was expanded to a more visible size, becoming the site's focal point in its wooded and topographically undulating interior. A new lodge was proposed overlooking the expanded pond, along with a "Village" perched on an embankment and nestled in trees above the pond. The "Village" is a multi-use building comprised of two kitchenettes, activity space, restroom and showers surrounded by satellite sleeping cabins. The building and cabin arrangement allow the GSHVC a great deal of flexibility in the use of the activity space as well as the accommodation of single large groups or multiple smaller groups. A trail system was designed taking into account the natural features and topography of the site. Lastly, restroom and shower buildings were proposed in locations that would serve the existing platform and rustic campsites.

Beckett & Raeder, Inc. is currently working with the GSHVC on its Phase I implementation at Camp Crawford, which consists of one restroom and shower building.



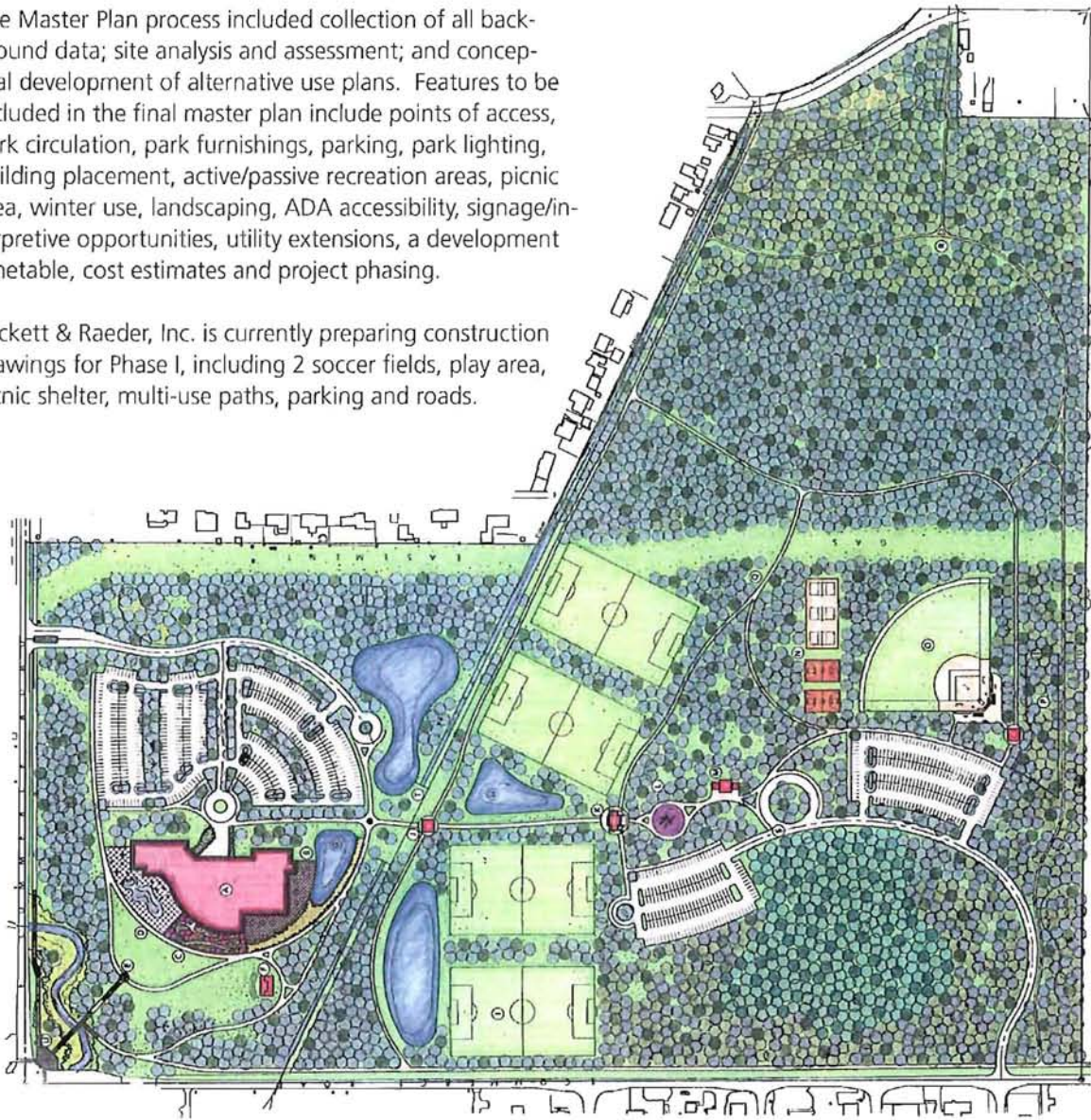
Dodge Park V Master Plan

Commerce Township Michigan

The Charter Township of Commerce hired Beckett & Raeder, Inc. to provide a Master plan for development and use of their property known as Dodge Park V. Dodge Park V is a 106 acre park located in Oakland County.

The Master Plan process included collection of all background data; site analysis and assessment; and conceptual development of alternative use plans. Features to be included in the final master plan include points of access, park circulation, park furnishings, parking, park lighting, building placement, active/passive recreation areas, picnic area, winter use, landscaping, ADA accessibility, signage/interpretive opportunities, utility extensions, a development timetable, cost estimates and project phasing.

Beckett & Raeder, Inc. is currently preparing construction drawings for Phase I, including 2 soccer fields, play area, picnic shelter, multi-use paths, parking and roads.



REFERENCES

We encourage you to contact our clients for a firsthand appraisal of our creativity, technical expertise, administrative abilities and overall performance in meeting project goals:

**The Salvation Army
Kroc Corps Community Center**
Mr. Joe Barger
Kroc Corps Community Center
Development Manager
The Salvation Army of Metro Detroit
16130 Northland Drive
Southfield, MI 48075
248-443-5500
*Neumann/Smith, B*K, BRSA*

**Isabella County/Mt. Pleasant
Family Center Study**
Mr. Chris Bundy
Director of Recreation & Sport
City of Mt. Pleasant
401 North Main Street
Mt. Pleasant, MI 48858
989-779-5328
*Neumann/Smith, B*K, BRSA*

**Saginaw Chippewa Indian Tribe
Reservation Activity Center Study**
Mr. Chip Neyome
Director of Parks and Recreation
Saginaw Chippewa Indian Tribe
7070 E. Broadway
Mt. Pleasant, MI 48858
989-775-4522
*Neumann/Smith, B*K, BRSA*

**Neighborhood Club Facility
Renovation Study**
Mr. John Bruce
Executive Director
Neighborhood Club
17150 Waterloo
Grosse Pointe, MI 48230
313-885-4600
*Neumann/Smith, B*K, BRSA*



**Livonia Community Recreation
Center**
Ms. Karen M. Kapchonick
Superintendent
Livonia Parks and Recreation
City of Livonia
15100 Hubbard
Livonia, MI 48154
734-466-2410
Neumann/Smith, BRSA

**Macomb Community Recreation
Center and Addition**
Mr. Salvatore A. DiCaro
Director
Macomb Township
Parks and Recreation
54111 Broughton Road
Macomb, MI 48042
586-992-0710
Neumann/Smith, BRSA, BRI

Ann Arbor YMCA
Ms. Cathi Duchon
Chief Executive Officer
Ann Arbor YMCA
400 W. Washington Street
Ann Arbor, MI 48103
734-996-9622
Neumann/Smith



Becken&Raeder

REFERENCES

Warren Civic Center

Ms. Gina Cavaliere
DDATIFA Director
City of Warren
29500 Van Dyke
Warren, MI 48093
586-574-4529
Neumann/Smith

Federal Way Community Center

Ms. Betty B. Sanders
Parks Planner
City of Federal Way
33325 8th Ave. S.
P.O. Box 9718
Federal Way, WA 98063
253-835-6912
BASA

Tumwater Recreation Center

Mr. Chuck Denney
Director of Parks and Recreation
City of Tumwater
555 Israel Road SW
Tumwater, WA 98501
360-754-4160
BASA

Hillsboro Aquatic Center Study

Mr. Kevin Smith
Project Manager
City of Hillsboro
4400 NW 229th Avenue
Hillsboro, OR 97124
503-615-6531
BASA

West Bloomfield Parks and Recreation

Mr. Dan Navarre
Parks & Recreation Director
4640 Walnut Lake Rd.
West Bloomfield, MI 48323
248-738-2500
BRI

Ms. Kelly Knight,
(Formerly Commerce Township
Deputy Supervisor)
White Lake Township
7525 Highland Road
White Lake, MI
248-698-3300
BRI

City of Petoskey

Mr. George Korthauer
City Manager
100 West Lake Street
Petoskey, MI 49707
616-347-2500
BRI

Pittsfield Township Parks and Recreation

Mr. Dan Cooperrider
Parks and Recreation Director
734-822-2120
BRI

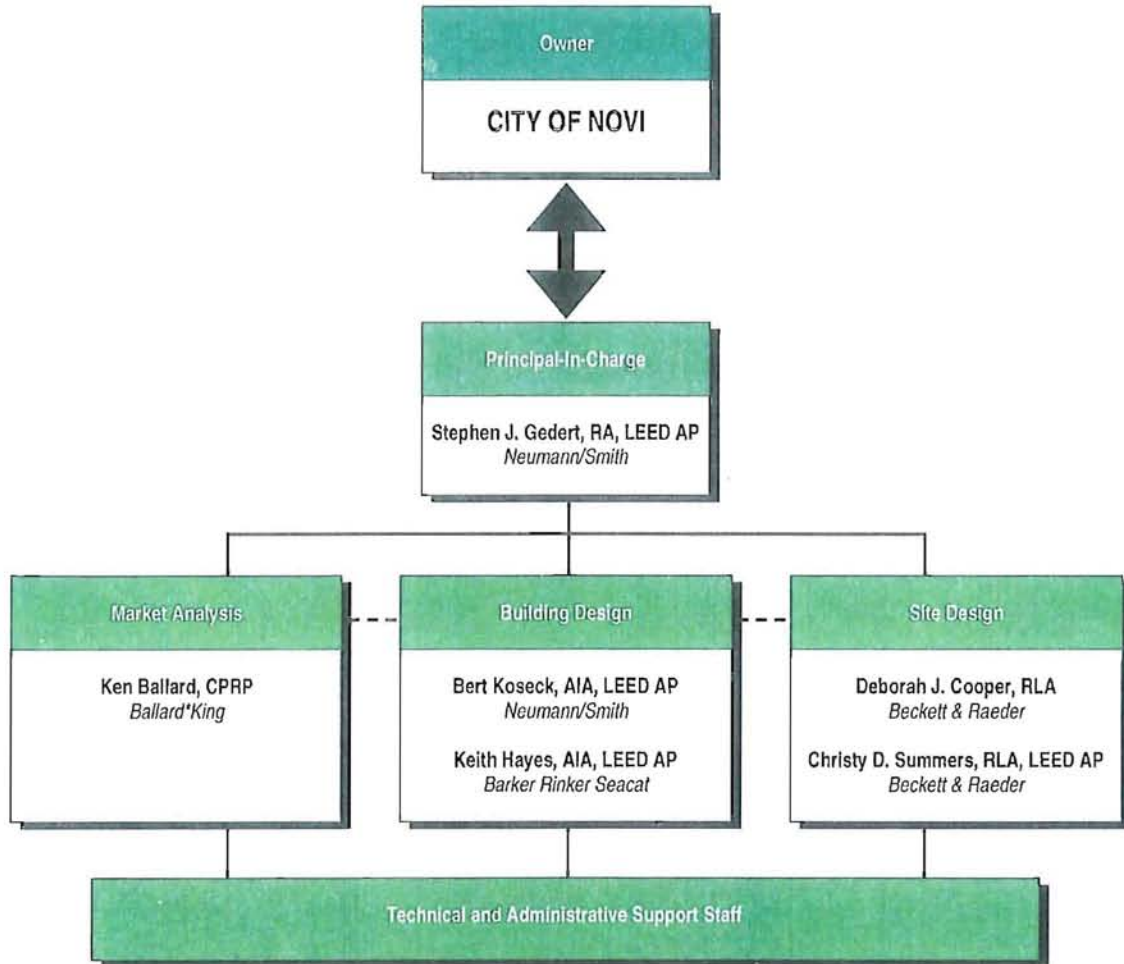
Washtenaw County Parks and Recreation

Mr. Tom Freeman
Superintendent of Park Planning
2230 Platt Road
Ann Arbor, MI 48107
734-971-6337
BRI



Beckett & Raeder

TEAM ORGANIZATION





**STEPHEN J. GEDERT, RA, LEED AP
PRINCIPAL-IN-CHARGE**

Steve is a Principal of the firm. Since joining Neumann/Smith in 1984, Steve has managed some of the firm's largest, most complex projects including the College of Pharmacy and Health Sciences for Wayne State University, the West Wing Addition for Sparrow Health System, and Community Recreation Centers for the City of Livonia and Macomb Township.

As Principal-In-Charge, Steve is responsible for all contractual matters and oversees the quality and progress of the project from start to finish.

Representative Experience

- YMCA Recreation Center (83,000 sf), Ann Arbor, MI
- Livonia Community Recreation Center (135,000 sf), Livonia, MI
- Summit on the Park, Aquatics and Recreation Center (85,200 sf), Canton Township, MI
- Macomb Township, Community Recreation Center (57,000 sf Phase I, 32,000 sf Phase II), Macomb Township, MI
- Rochester Hills, Family Aquatic Center Feasibility Study, Rochester Hills, MI
- City of Dearborn, Civic Center Feasibility Study, Dearborn, MI
- Pheasant Run Golf Clubhouse and Maintenance Building, Canton Township, MI
- Jewish Community Center Addition/Renovation, Oak Park, MI

Registration

- Registered Architect in Michigan, 1985
- LEED Accredited Professional, 2006

Education

- Master of Architecture, with Distinction, University of Michigan, 1982
- Bachelor of Science in Architecture, University of Michigan, 1980

Professional/Civic Affiliations

- Association of Project Managers
- Michigan Recreation and Park Association
- Architectural Woodwork Institute
- National Fire Protection Association (NFPA)
- International Code Council (ICC)





KEN BALLARD, CPRP MARKET ANALYST

As a founding partner of Ballard*King, Ken has over 30 years experience in recreation facility operation and planning. In his years of work with B*K, Ken has provided planning, feasibility and operations consulting to more than 250 recreation projects across the county. He is well known for his vast knowledge of recreation facility development and operations. His expertise has been developed over the years from a wide breath of experiences within the recreational field.



Ken's project experience includes feasibility studies, facility construction and design process, space planning and equipment specifications, request for proposal, grand opening celebrations, preventive maintenance programs, staffing, budgeting, marketing, programming, parks and recreation master plans, as well as audits. Ken also has extensive program experience including adult and youth sports, fitness/wellness, special events and cultural arts.

Ken's diverse experience has led to his active involvement with the Colorado Parks and Recreation Association's Recreation Facilities Design and Management School. For the past 13 years, Ken has been a faculty member at the Athletic Business Conferences where he presented numerous sessions on recreation facility planning. In addition, he serves on the editorial advisory board and planning committee. He has also been a speaker at several National Park and Recreation Association Congresses and numerous state parks and recreation conferences. Ken's published work includes the feature articles "Climbing Toward Cost Recovery" and "Happy Together" both in Athletic Business Magazine.

Ken has served several years on the selection committee for the "Athletic Business Facility of Merit awards. Additionally, he has taught a course titled "Maintenance of Recreation Facilities and Equipment" for the Department of Human Performance, Sport and Leisure Studies at Metropolitan State College of Denver.

Prior to co-founding B*K, he was the Recreation Manager for the City of Thornton, CO, and was a key member of the team responsible for the pre-design phase of their recreation center. For 12 years before joining them, he was the Director of the Englewood, CO, Recreation Center, in charge of the operation and administration of the Englewood Recreation Center, which received the 1986 "Facility of Merit" award from Athletic Business Magazine for design and operations excellence.

Ken's expertise, down to earth approach and proven practical experience combined with solid ethical values gives each client superior counsel.

Representative Experience

The Salvation Army, Kroc Corps Community Center (with Neumann/Smith),
Detroit, MI

Isabella County/Mt. Pleasant Family Center Study (with Neumann/Smith),
Mt. Pleasant, MI

Saginaw Chippewa Indian Tribe Reservation Activity Center (with Neumann/Smith),
Mt. Pleasant, MI

Neighborhood Club Facility Renovation Study (with Neumann/Smith),
Grosse Pointe, MI

Westland Recreation Center Study, Westland, MI

Brownstown Community Recreation Center Study, Brownstown Township, MI



**KEN BALLARD, CPRP
MARKET ANALYST**

Registration

Certified Parks and Recreation Professional

Education

BS Recreation, BA History, University of Colorado

Professional/Civic Affiliations

Athletic Business Magazine Advisory Board

Colorado Parks and Recreation Association

Colorado Association of Recreational Athletics

National Recreation and Park Association

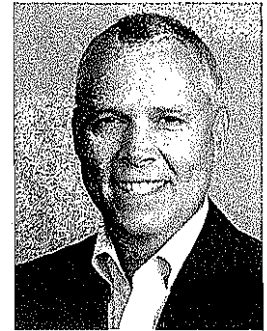
Metropolitan State College of Denver – Former Adjunct Faculty

Athletic Business Facility of Merit Awards Selection Committee



**BERT H. KOSECK, AIA, LEED AP
PROJECT DESIGNER**

Bert is a talented Designer whose keen eye for architectural composition and detail is reflected in the clarity of his design solutions. He has over 26 years of experience designing distinctive buildings and a special talent for creating dynamic "people places." An attentive listener, he works closely with our clients, providing leadership for project programming, concept development, schematic design and design development. His involvement continues during the construction documents phase and construction process to ensure that our clients' functional and aesthetic design goals are realized.



For more than a decade, Bert has specialized in the planning and design of municipal recreation centers, non-profit community centers, and collegiate, commercial and private fitness facilities encompassing over 600,000 sf. He is knowledgeable about the special requirements of program spaces as well as operational and maintainability issues

Bert joined Neumann/Smith in 1983. He is an Associate of the firm and a LEED Accredited Professional.

Representative Experience

Neighborhood Club Addition (32,400 sf) and Renovation (20,000 sf), Feasibility and Concept Design Study, Grosse Pointe, MI

The Salvation Army, Ray and Joan Kroc Community Center (100,000 sf), Detroit, MI

Livonia Community Recreation Center (135,000 sf), Livonia, MI

Macomb Township, Community Recreation Center (57,000 sf), Macomb Township, MI

Macomb Township, Community Recreation Center Addition (32,000 sf), Macomb Township, MI

Michigan State University, Old College Field Renovations (8,800 sf), East Lansing, MI

YMCA Recreation Center (70,000 sf), Ann Arbor, MI

Wayne State University, Campus Fitness Center (68,000 sf), Detroit, MI

Wayne State University, Campus Fitness Center Renovation, Detroit, MI

Fitness Works/William Clay Ford Center for Athletic Medicine (70,000 sf), Detroit, MI

Isabella County/Mount Pleasant, Family Center Study, Mount Pleasant, MI

Saginaw Chippewa Recreation Center, Programming and Conceptual Design Study (98,000 sf), Mount Pleasant, MI

City of Warren, South Side Community Recreation Center and Library, Programming and Conceptual Design Study (62,000 sf), Warren, MI

Lions Bear Lake Camp, Lapeer, MI

City of Sterling Heights, Family Life Center Study, Sterling Heights, MI

Registration

Registered Architect in Michigan, 1987

LEED Accredited Professional, 2006



**BERT H. KOSECK, AIA, LEED AP
PROJECT DESIGNER**

Education

Master of Architecture, University of Michigan, 1984

Bachelor of Science in Architecture, Lawrence Institute of Technology, 1981

Professional/Civic Affiliations

American Institute of Architects (AIA)

AIA Michigan

AIA Detroit, Chapter Director, 2008

AIA Detroit

Michigan Recreation and Park Association (MRPA)

City of Birmingham Board of Zoning Appeals

University of Michigan, Guest Lecturer

Lawrence Technological University, Architectural Juror



KEITH HAYES, AIA, LEED AP RECREATION SPECIALIST

Keith has been with BRSA since 1995 and became a Principal in 1999. He has more than a dozen years experience designing public architecture including community and recreation centers, schools, and municipal office buildings. Keith's strength lies in his commitment to his clients to assure that they are heard and their facility needs are met. As a Project Manager, Keith excels in his attention to details and his ability to juggle the many tasks necessary to assure an excellent project. Keith has spoken about a variety of recreation issues at state and national conferences. He is a LEED Accredited Professional.



Representative Experience

Livonia Recreation Center (with Neumann/Smith), Livonia, MI
Macomb Township Community Recreation Center (with Neumann/Smith), MI
Isabella County/Mt. Pleasant Family Center (with Neumann/Smith), MI
The Salvation Army, Ray and Joan Kroc Corps community Center Strategic Planning (with Neumann/Smith), Detroit, MI
City of Huron Recreation Study, OH
Durango Recreation Center, CO
Erie Recreation Center Study, Colorado
APEX Center, Arvada, CO
Hillsboro Community Recreation Center Study, Oregon
Federal Way Community Center Study and Full Service, WA
Kent Aquatics Study, WA
The Salvation Army, Ray and Joan Kroc Corps Community Center, Augusta, GA
The Salvation Army, Ray and Joan Kroc Corps Community Center, Quincy, IL
The Salvation Army, Ray and Joan Kroc Corps Community Center, Salem, OR
Colorado College Athletic/Recreation Development Plan, Colorado Springs, CO
Durango Ice Study, CO
The University of Northern Colorado Butler Hancock Hall Wrestling Room and Toilet Room Additions, Greeley, CO
The University of Northern Colorado, Athletic Facilities Master Plan, Greeley, CO
Tumwater Recreation Center Study, WA
Arapahoe County Office Building Tenant Finish, CO
Greeley Ice/Leisure Destination Center, CO
Colorado Municipal League, Denver, CO
Spring International Language School, Littleton, CO
Archival and Research Facility at Yellowstone National Park, WY
Conservation and Education Building at the Denver Zoo, Denver, CO
National Park Service Prototype Housing for Employees

Registration

Registered Architect in Michigan, Colorado, Ohio, Oregon and Washington
NCARB Certification



**KEITH HAYES, AIA, LEED AP
RECREATION SPECIALIST**

Education

Harvard University, Graduate School of Design, University Athletic & Recreation Facility Seminar, 2002

Master of Architecture, University of Washington, 1990

Architecture in Rome Program, 1989

Bachelor of Environmental Design, University of Colorado, 1986

Professional/Civic Affiliations

Denver Community Leadership Forum, 1998

AIA Colorado, Secretary, 1996

AIA Colorado, Associate Director, 1993

AIA Colorado, Intern Development Program Coordinator, 1992

Friends of the Cumbres & Toltec Scenic Railroad, Chama, NM, 1993-present



**DEBORAH J. COOPER, RLA
SITE DESIGN SPECIALIST**

Deb has over thirty years of experience in design issues affecting recreational areas and central business districts, twenty-three of those years have been with Beckett & Raeder. Deb has designed and managed countless recreational design projects both on large and small scales. She is the Partner-in-Charge of the Landscape Architecture staff.



Representative Experience

West Bloomfield Township Parks and Recreation Commission, Marshbank Park Design, MI

Macomb Township Parks and Recreation Department, Township Park Design, MI

St. Joseph County Parks and Recreation Commission, Meyer Broadway Park Site Planning, MI

St. Joseph County Parks and Recreation Commission, Rawson's King Mill Park Site Planning, MI

Oakland County Parks and Recreation Commission, Lyon Oaks County Park Master Plan, Lyon Township, MI

Oakland County Parks and Recreation Commission, Lyon Oaks County Park Phase One Implementation, Lyon Township, MI

Oakland County Parks and Recreation Commission, Addison Oaks Campground Design, Addison Township, MI

Oakland County Parks and Recreation Commission, Groveland Oaks Campground Renovation, Groveland Township, MI

Commerce Township, Dodge Park V, MI

City of Ypsilanti, Parkridge Park, MI

City of Ann Arbor, Hamlin/John R. Recreation Area, MI

City of Muskegon, Muskegon Lakeshore Trail, MI

City of Lapeer, Linear Park, MI

Village of Dundee, Ford Park West, MI

Village of Dundee, Fishing Pier and Riverwalk, MI

City of Lapeer, Rowden Park, MI

Catherine McAuley Health Services, Ann Arbor, MI

City of Sault Ste. Marie, Ashmun Bay Park, MI

City of Ypsilanti, Rolling Hills Park, MI

Registration

Registered Landscape Architect in Michigan; also registered in Ohio

Qualified for CLARB National Certification

Education

Bachelor of Landscape Architecture, Michigan State University



**DEBORAH J. COOPER, RLA
SITE DESIGN SPECIALIST**

Professional/Civic Affiliations

American Society of Landscape Architects, Past Vice President of Communications

Michigan Recreation and Parks Association

Guest Critic, Landscape Architecture Program, School of Architecture and Allied Arts, University of Oregon

Guest Lecturer, Uniform National Examination, Refresher Course for Landscape Architecture Registration

Guest Lecturer, Design Maintenance Connection Conference, Michigan State University



CHRISTY D. SUMMERS, RLA, LEED AP SITE DESIGN SPECIALIST

Christy has over 14 years of landscape architecture, design and project implementation experience. She has been involved in a variety of project types including urban and downtown design, corridor study and design, passive and active recreation design, access to recreation and ADA design, and campus and corporate projects. As a Principal with the firm, her responsibilities include project management, design, construction document preparation, construction administration, and construction observation for both large and small projects. Additionally, Christy is extensively involved in the development and utilization of computer applications with the firm. Christy is also a LEED Accredited Professional.



Representative Experience

Oakland County Parks and Recreation, ADA Master Plan, Oakland County, MI
Oakland County Parks and Recreation Commission, Lyon Oaks County Park Master Plan, Lyon Township, MI
Oakland County Parks and Recreation Commission, Lyon Oaks County Park Phase One Implementation, Lyon Township, MI
Oakland County Parks and Recreation Commission, Addison Oaks County Park, Campground Expansion, Addison Township, MI
Oakland County Parks and Recreation Commission, Groveland Oaks County Park, Campground Expansion, Groveland Township, MI
Washtenaw County Parks and Recreation Commission, Sharon Mills County Park, Sharon Township, MI
Village of Dundee, Ford Park West
Village of Dundee, Ford Park East Design Development
Village of Dundee, Dundee Fishing Pier
City of Albion, McClure Park Nature River Trail Master Plan
City of Muskegon, Muskegon Lakeshore Trail
Michigan Department of Natural Resources, Recreation Planning and Design, Access to Recreation Projects, Brighton State Recreation Area
Michigan Department of Natural Resources, Recreation Planning and Design, Access to Recreation Projects, J.W. Wells State Park, Cedar River, MI
Michigan Department of Natural Resources, Recreation Planning and Design, Access to Recreation Projects, Rifle River State Recreation Area, Lupton, MI
Eastern Michigan University, Convocation Center, Ypsilanti, MI

Registration

Registered Landscape Architect in Michigan
LEED Accredited Professional

Education

Bachelor of Landscape Architecture, Michigan State University

Professional/Civic Affiliations

American Society of Landscape Architects
Sigma Lambda Alpha Landscape Architecture Society
Michigan State University, Lifelong Education, Advisory Committee
National Trust for Historic Preservation



WORK PLAN

Task 1: Project Initiation

*Involves City of Novi Representatives and consultant team members
Neumann/Smith, Beckett & Raeder, Ballard*King*

Team meeting to introduce the project and key members of the City of Novi and the consultant team

- Determine project needs, goals, and success factors, public involvement, approval process, and deliverables
- Review and revise proposed work plan, project schedule, meeting types and dates
- Tour proposed site and existing facilities
- Tour neighboring communities and facilities for "benchmarking" (optional)

Task 2: Market and Competition Analysis

Involves consultant team member Ballard & King

Conduct Market and Competition Analysis:

- Demographic characteristics/community profile
 - Population/age range/income
 - Businesses/schools
 - Trends
- Review of existing city facilities/programs/services
 - Master plan/existing studies
 - Organizational structure/wage scales
 - Department policies and procedures
 - Existing aquatic/recreation program statistics
 - Demand for programs/services and facilities
- Competitive market analysis
 - Alternative recreation/aquatic service providers
 - Facilities and services offered
 - Admission rates/attendance numbers
- Market segment determination and analysis
 - Determination of user groups
 - Impact of user group needs on facility component listing

Task 3: Facility Space Program

*Involves City of Novi Representatives and consultant team members
Neumann/Smith, Barker Rinker Seacat, Ballard*King*

Develop a facility program, including identification of projected usage, size of program components, staffing size and needs, outdoor areas required, etc.

- Team Meeting
 - Meet with representatives of the City of Novi to review program options, size and space allocations, related building and operational costs, and revenue potential
- (Optional) Conduct a public "workshop" to explore desired program components for the building



WORK PLAN

Task 4: Operation Plan (Preliminary)

*Involves consultant team member Ballard*King*

Develop an operational plan for the desired building program

- Attendance estimates
 - Daily
 - Annually
 - By facility and/or component
- Fee structure
 - Drop-in
 - Multiple admissions/annual passes
 - Family, corporate, group
 - Rentals
- Sources of income
 - Identification and verification of revenue sources
- Operating cost projections
 - Develop a line item budget
 - Personnel by position
 - Contractual services
 - Commodities
 - Capital replacement
- Revenue generation projections
 - Develop a line item accounting
 - Admissions
 - Annual/multiple admissions
 - Programs and services
 - Rentals
 - Other revenue sources
- Revenue/expenditure comparisons
 - Cost recovery level
- Project recommendations/profitability of components
 - Marketing strategy
- Program/service considerations

Task 5: Conceptual Building Design

Involves consultant team members Neumann/Smith, Barker/Rinker/Seacat, Beckett & Raeder

Develop the conceptual design for the building

- Team Meeting/Design Workshop (concurrent with Task 6)
 - Explore building site options and interior configuration of the building with Representatives of the City of Novi.
- Develop conceptual design options in more detail for the placement of the building on the site, interior layout, and general massing. The building design will be conveyed in drawing form consisting of a general site plan, floor plan, and exterior elevations.
- Present options to City of Novi for discussion and selection of the preferred scheme



WORK PLAN

Task 6: Conceptual Site Design

Involves consultant team member Beckett & Raeder

Develop a conceptual site plan

- Team Meeting/Design Workshop (concurrent with Task 5)
- Explore site layout options incorporating the desired outdoor program elements with Representatives of the City of Novi.
- Develop the conceptual site design options in more detail illustrating outdoor uses such as entry plazas, patios, play areas, vehicular flow, parking layout, landscaping, and utilities.
- Present the site plan design to City of Novi for discussion and approval

Task 7: Estimate Capital Cost

Involves consultant team members Neumann/Smith, Barker/Rinker/Seacat, Beckett & Raeder

Develop an estimate of probable cost for the total project including construction cost of the park and building, utilities, furniture, fixtures, equipment, and professional fees.

Task 8: Annual Operational Budget

*Involves consultant team member Ballard*King*

Prepare a projected annual operational budget for the preferred site and building design. Included are all expenses and revenues for the recreation center including staff, maintenance, supplies, programming, utilities, facility rentals, admission/fees, memberships, capital replacement schedule, etc.

Task 9: Five-Year Pro Forma

*Involves consultant team member Ballard*King*

Prepare a five-year pro-forma from the anticipated opening date including all operational expenses and revenues.

Task 10: Construction Schedule

Involves consultant team members Neumann/Smith, Beckett & Raeder

Prepare an implementation plan and construction schedule for the development of the proposed site and building design.



WORK PLAN

Task 11: Funding Alternatives

*Involves City of Novi Representatives and consultant team members Ballard*King and Beckett & Raeder*

Recommend the most appropriate funding alternatives and phasing strategy for the development.

- Identify possible funding sources (tax increase, fundraising, donations, grants, partnerships, sponsorships/naming rights)
- Determine possible funding scenario (capital, operations)

Task 12: Final Report and Presentation

*Involves City of Novi Representatives and consultant team members Neumann/Smith, Beckett & Raeder, Ballard*King*

Create a written report compiling all data and graphics included as part of the study (may also include a formal presentation to City Council).



PRELIMINARY SCHEDULE

TASKS	2008									2009			
	NOVEMBER				DECEMBER					JANUARY			
	3	10	17	24	1	8	15	22	29	5	12	19	26
1. Project Initiation (November 11, 2008)													
2. Market and Competition Analysis													
3. Facility Functional and Use Program													
4. Operation Plan (Preliminary)													
5. Conceptual Building Design													
6. Conceptual Site Design													
7. Estimate Capital Cost													
8. Annual Operational Budget													
9. Five-Year Pro Forma													
10. Construction Schedule													
11. Funding Alternatives													
12. Final Report and Presentation (January 15, 2009)													

Refer to the enclosed Work Plan for a more detailed outline of the process.



FEE PROPOSAL

We the undersigned propose to furnish to the City of Novi services consistent with the Request for Proposals dated October 3, 2008. **Fees will be paid on an hourly basis for actual work performed to a maximum as proposed.** An additional fee schedule is being provided to show hourly rates of personnel.

Description:	Not-To-Exceed Fee
Fixed Fee	<u>\$39,000.00</u>

The fixed fee of \$39,000.00 includes **all normal reimbursable expenses.**

The hourly rate for the individuals identified in this proposal that can be applied to additional work as may be necessary is \$120.00. The hourly rate for support staff is \$75.00.

Company Name	<u>Neumann/Smith Architecture</u>
Address	<u>400 Galleria Officentre, Suite 555, Southfield, MI 48034</u>
Agent's Name	<u>Stephen J. Gedert, RA, LEED AP</u>
Agent's Title	<u>Principal</u>
Agent's Signature	<u></u>
Telephone Number	<u>248-352-8310 x1120</u>
Fax Number	<u>248-352-1821</u>
Email Address	<u>sgedert@neumannsmith.com</u>
Date	<u>October 22, 2008</u>



**NOTICE - CITY OF NOVI
REQUEST FOR PROPOSALS**

**DESIGN SERVICES
FOR
THE CREATION OF A PARK CONCEPTUAL PLAN,
INCLUDING CONCEPTUAL DESIGN OF A
RECREATION CENTER AND OPERATIONAL FEASIBILITY PLAN
FOR THE RECREATION CENTER**

The City of Novi will receive sealed proposals for Design Services For The Creation Of A Park Conceptual Plan, Including Conceptual Design Of A Recreation Center and Operational Feasibility Plan For The Recreation Center according to the specifications of the City of Novi.

Sealed proposals will be received until 3:00 P.M. prevailing Eastern Time, Tuesday, October 28, 2008. Proposals shall be addressed as follows:

**CITY OF NOVI
OFFICE OF THE CITY CLERK
45175 W. Ten Mile Rd.
Novi, MI 48375-3024**

All proposals must be signed by a legally authorized agent of the proposing firm.
ENVELOPES MUST BE PLAINLY MARKED

**DESIGN SERVICES
FOR
THE CREATION OF A PARK CONCEPTUAL PLAN,
INCLUDING CONEPTUAL DESIGN OF A
RECREATION CENTER AND OPERATIONAL FEASIBILITY PLAN
FOR THE RECREATION CENTER**

AND MUST BEAR THE NAME OF THE PROPOSER.

There will be a pre-proposal meeting on Tuesday, Thursday, October 9, 2008 at 1:30 P.M. in the Council Chambers of the City of Novi, 45175 W. Ten Mile Road, Novi, MI.

The City reserves the right to accept any or all alternative proposals and award the contract to other than the lowest bidder, to waive any irregularities or informalities or both; to reject any or all proposals; and in general to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

Sue Morianti
Purchasing Manager
smorianti@cityofnovi.org

Notice dated: October 3, 2008



cityofnovi.org

REQUEST FOR PROPOSALS

DESIGN SERVICES FOR

THE CREATION OF A PARK CONCEPTUAL PLAN, INCLUDING CONCEPTUAL DESIGN OF A RECREATION CENTER AND OPERATIONAL FEASIBILITY PLAN FOR THE RECREATION CENTER

The City of Novi is requesting proposals and statement of qualifications for design services for the creation of a park conceptual plan, including conceptual design of a recreation center and operational feasibility plan for the recreation center.

Project Background and Description

The City of Novi and the Novi Community School District have an excellent relationship that involves sharing facilities, programs, marketing, and land. The City and School District are discussing the transfer of land to enable the design and development of a Signature Park on 93 acres of land centrally located within the City. A Signature Park is one that creates an image of who the community is, what it represents, and naturally attracts people to utilize its amenities. Potential components of the park include:

- Community Recreation Center (program areas for older adults, teens, youth, and families; gymnasiums, and a theatre)
- Festival area for community events
- Art in Park

The Novi Parks Foundation has contracted ETC Institute (Leisure Visions) to conduct a statistically-valid resident survey. The survey will determine the residents' willingness to financially support the development of the park and amenities to be included in the park. The survey results will be completed and reported in mid-November.

The conceptual plan and pro forma will be utilized to inform residents of the project. Funding for the development of the project will come from a bond issue to be voted on by residents in February 2009. Additionally, the plan will be utilized to secure private donations through the "Naming Rights" program.

SCOPE OF SERVICES

Upon approval by City Council and the Project Manager, the selected consultant shall perform the following tasks:

Task 1 Project Initiation

- Review the details of the work plan
- Formalize the timeline and details of the creation of a park conceptual plan, including conceptual design of a recreation center and operational feasibility plan for the recreation center.
- Determine number and types of meetings
- Define expected quality and formats for deliverables
- Determine the detailed project needs and critical success factors

- Set a timeline for the public involvement process
- Define the anticipated approval process

Task 2 Market and Competition Analysis

Demographic characteristics/community profile

- Population/age range/income
- Business/Schools
- Trends

Review of existing city facilities/programs/services

- Master plan/existing studies
- Organizational structure/wage scales
- Department policies and procedures
- Existing recreation program statistics
- Demand for programs/services and facilities

Comparison with national, regional and local participation statistics and trends

- Alternative recreation/aquatic service providers
- Facilities and service offered
- Admission rates/attendance numbers
- Potential participation levels
- Trends

Market segment determination and analysis

- Determination of user groups
- Impact of user group needs on facility component listing

Task 3 Develop a facility program

Develop a facility program, including identification of projected usage, size of program components (in square feet), staffing size and needs, outdoor areas required, etc.

Task 4 Operation Plan

Attendance estimates

- Daily
- Annually
- By facility and/or component

Fee structure

- Drop-in
- Multiple admissions/annual passes

- Family, corporate, group
- Rentals
- Sources of income
- Identification and verification of revenue sources

Operating cost projections

- Develop a line item budget
- Personnel by position
- Contractual services
- Commodities
- Capital replacement

Revenue/expenditure comparisons

- Cost recovery level

Project recommendations/profitability of components

- Marketing strategy
- Program/Service considerations

Task 5 Conceptual Plan

Develop two (2) conceptual layouts of park concept and building designs, including graphic representations of floor plans and exterior building elevations and artist renderings.

Task 6 Preferred Park and Option-Conceptual Site

For the preferred facility option, develop a conceptual site design illustrating outdoor uses such as entry plazas, patios, play area, vehicular flow, parking layout, landscaping, and orientation on the selected site, including site utilities. Design shall allow for phasing if needed.

Task 7 Preferred Option-Estimate Capital Cost

For preferred option, prepare an estimated capital cost for the entire park and recreation center project including architectural fees, construction costs, utility connections, site development, furniture, fixtures, equipment, etc.

Task 8 Preferred Facility Option-Budget

For preferred facility option, prepare a projected annual operational budget including all expenses and revenues for the recreation center including Staff, maintenance, supplies, programming, utilities, facility rentals, admissions/fees, memberships, capital replacement schedule, etc.

Task 9 Preferred Facility Option-Pro-forma

For preferred facility option, prepare a 5-year pro-forma from anticipated opening date, including all operational expenses and revenues.

Task 10 Schedule

Prepare an implementation plan and construction schedule for preferred park and facility option

Task 11 Funding Alternatives

Recommend the most appropriate funding alternatives and, if needed, a phasing strategy for development.

REPORTS AND DOCUMENT FILE FORMAT

The consultant will be responsible for providing the Recreation Center Project Team with three (3) unbound copies and electronic versions of all drafts, needs assessment summaries, and all background and draft reports.

The consultant will be responsible for providing the Recreation Center Project Team with three (3) bound copies of the Executive Summary and the Final Report.

All documents shall be submitted to the City of Novi in an electronic format as specified by the following:

Documents: MS Word

Digital copies of files, maps, or drawings:

files: ArcView Shape file, AutoCAD 2008 or earlier

maps/drawings: ArcView layouts print file or AutoCAD format (.dxf)

All digital data should correspond to:

Project – State Plane Coordinate System
Michigan, South Zone – 6401

Datum – NAD83

Spheroid – GRS1980

Units – International Feet

Anticipated Schedule:

<i>Date</i>	<i>Activity</i>
October 6, 2008	RFP available
October 22, 2008	Deadline for proposal submission
October 28, 2008	Review of proposals
October 30, 2008	Interview "short list" firms
November 10, 2008	Recommendation to City Council
November 11, 2008	Begin project work
January 15, 2009	Final report to City

CONSULTANT SELECTION

Any firms desiring to be considered for the project and having the capabilities for this work shall submit **ten (10) bound copies and one (1) unbound copy** of their statement containing the qualifications and experience of the firm. Qualified firms wishing to submit proposals should submit their qualification statements and fee in a sealed envelope to the City of Novi, Office of the City Clerk, 45175 W. Ten Mile Rd., Novi, MI 48375 prior to **10:00 AM on October 22, 2008**.

The submittal should include, at a minimum, the following:

- Background of firm; including history, areas of expertise, locations, size and resource capabilities (especially of the local office) to perform the required services.
- Summary of related experience in other communities with projects of similar scope. Include cost, description and location of the project.
- If sub-consultants are to be used, a list of all projects undertaken as a team in past five (5) years.
- An identification of specific recreation facility needs and feasibility study experience of the firm, along with a list of all references and examples of work. Preference will be given to the consultant who has performed studies of similar scope and nature within the past five (5) years.
- A project schedule indicating recommended phases, tasks, reporting, timing of meetings, etc. The schedule must include all anticipated events between initial startup meeting and the submission of the final report.
- A detailed approach and work program for achieving the study's objectives. The work program should include study tasks, work steps to complete the tasks, and results achieved from each task.
- References for related projects or other communities with similar types projects.
- Resumes of individuals in the firm that would likely be involved in the project.
- Statement of understanding of the scope of services and project approach
- Project schedule
- Fee including a detail of consultant hourly rates that can be applied to additional work as may be necessary.

The statement of qualifications must be clearly labeled **"THE CREATION OF A PARK CONCEPTUAL PLAN, INCLUDING CONCEPTUAL DESIGN OF A RECREATION CENTER AND OPERATIONAL FEASIBILITY PLAN FOR THE RECREATION CENTER"**

Your Statements of Qualifications will be evaluated using the QBS (Qualifications Based Selection) process based on the criteria listed above. The City may, at its discretion, choose to conduct interviews as part of the evaluation.

USE OF CITY LOGO IN YOUR PROPOSAL IS PROHIBITED.

In the hiring of employees for the performance of work under this contract, neither the contractor, subcontractor, nor any person acting in their behalf shall by reason of race, creed, color, age, height, weight, sex, sexual preference or handicap discriminate against any person qualified to perform the work required in the execution of the contract.

All proposals must remain valid for one hundred twenty (120) days from due date and cannot be withdrawn during this period.

Questions regarding this Request for Proposals may be directed to: Randy Auler, Director Parks, Recreation & Forestry Department, at 248-347-0405 or via email at rauler@cityofnovi.org. or Tracie Ringle, Communications and Resource Development Supervisor at 248-735-5613 or via email tringle@cityofnovi.org.

The City of Novi reserves the right to accept any or all alternative proposals and to award the project to other than the firm with the lowest fee proposal, waive any irregularities or informalities, or both, to reject any or all proposals, and in general, to make award in any manner deemed by the City, in its sole discretion, to be in the best interests of the City of Novi.



cityofnovi.org

CITY OF NOVI
FEE PROPOSAL
DESIGN SERVICES
FOR
THE CREATION OF A PARK CONCEPTUAL PLAN,
INCLUDING CONCEPTUAL DESIGN OF A
RECREATION CENTER AND OPERATIONAL FEASIBILITY PLAN
FOR THE RECREATION CENTER

We the undersigned propose to furnish to the City of Novi services consistent with the Request for Proposals dated October 3 6 , 2008. Fees will be paid on an hourly basis for actual work performed to a maximum as proposed.

Description:

Not-to-exceed Fee

Fixed Fee

\$ _____

PLEASE TYPE:

Company Name: _____

Address: _____

Agent's Name: _____

Agent's Title: _____

Agent's Signature: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____ Date: _____



cityofnovi.org

**ATTACHMENT A
CITY OF NOVI
INSURANCE REQUIREMENTS**

1. The Contractor shall maintain at its expense during the term of this Contract, the following insurance:
 - a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
 - b. **Commercial General Liability Insurance** – The Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
 - c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and/or aggregate minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence and/or aggregate.
 - d. The Contractor shall provide proof of **Professional Liability** coverage in the amount of not less than **\$1,000,000** (One Million Dollars) per occurrence and/or aggregate.
2. The Contractor shall be responsible for payment of all deductibles contained in any insurance required hereunder.
3. If during the term of this Contract changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits, the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Contractor's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.
4. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City.

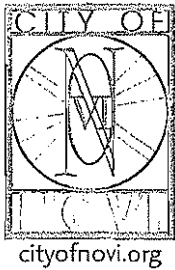
All policies except Professional Liability insurance shall name the City of Novi, its officers, agents and employees as additional insured. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Attn: Purchasing Department, 45175 West Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Contract and at least fifteen (15) days prior to the expiration dates of expiring policies.

5. If any work is sublet in connection with this Contract, the Contractor shall require each subcontractor to effect and maintain at least the same types and limits of insurance as fixed for the Contractor.
6. The provisions requiring the Contractor to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Contractor under this contract.
7. The City has the authority to vary from the specified limits as deemed necessary.

ADDITIONAL REQUIREMENTS

Indemnity

1. The Contractor agrees to save harmless and defend the City against and from any or all liability, loss or damages (including without limitations, fees and expenses of attorneys of attorneys, expert witnesses and other consultants) which the City may suffer as a result of claims, demands, costs, or judgments against it arising from, out of or in consequence of the performance of this Agreement, excepting only such liability, loss or damage as shall have been occasioned by the sole negligence of the City of Novi, its officers, agents or employees.
2. The Contractor agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Contract. Further the Contractor agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Contractor's performance under this Contract.
3. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.



CITY OF NOVI
GENERAL CONDITIONS

PREPARATION OF BID/ REQUEST FOR PROPOSALS

1. Bidders/Proposers are expected to examine specifications and all instructions. Failure to do so will be at the bidder's risk.
2. The City of Novi is not liable for any costs incurred by bidders/proposers prior to issuance of an award/contract. Each bidder/proposer shall furnish all information required in the Bid/RFP package. Any erasures or changes must be initialed by the person signing the bid/proposal form. Corrections or modifications received after the closing time specified will not be accepted.
3. The City of Novi reserves the right to amend this bid prior to the bid opening date indicated. Only written addenda will be binding. If upon review, material errors in specifications are found, contact the Purchasing Department immediately, prior to the bid opening date to allow for review and subsequent clarification on the part of the City of Novi.

SUBMISSION OF BID/REQUEST FOR PROPOSALS

1. To be considered, each firm must submit a complete response. The bid/proposal must be signed by an authorized agent of the bidding/proposing firm to bind the submitter to its provisions.
2. The required number of copies of the bid/proposal shall be submitted in a sealed envelope and shall include the following information on the face of the envelope:

Bidder's/Proposer's Name
Address
Name of Bid/RFP

Failure to do so may result in a premature opening or failure to open such proposal. Bidders must use attached bid proposal form when included. Those which do not comply with these conditions are subject to rejection.

3. Should any prospective bidder/proposer be in doubt as to the true meaning of any portion of this bid/RFP or should the prospective bidder/proposer find any patent ambiguity, inconsistency, or omission therein, the bidder/proposer shall make a written request for an official interpretation. Such request shall be submitted to the Purchasing Manager not less than seven (7) days prior to the bid/proposal deadline.
4. Such interpretation, as well as any additional information will be made only as an addendum which will be mailed or delivered to each firm recorded as having received a copy of the original bid/proposal package.

5. Bidders/Proposers are responsible for the timely receipt of their bid/RFP. Delays in the mail will not be considered. Any proposal received after the stated deadline will not be considered or opened. Faxed bids/proposals are not accepted.
6. In the event no bid/RFP is submitted, written notification should be sent to the Purchasing Manager advising whether future invitations are desired.
7. A bid/RFP may be withdrawn by giving written notice to the Purchasing Manager before the stated closing time. After the stated closing time, no bid/RFP may be withdrawn or canceled for a period of one hundred twenty (120) days after stated closing time.
8. The firm, by execution of the proposal, thereby declares that the proposal is made without collusion with any other person, firm, or corporation making any other proposal, or who otherwise would make a proposal.

DISCLOSURE

All information in the bidder's/proposer's proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976 known as the "Freedom of Information Act". This act also provides for the complete disclosure of contracts and attachments thereto.

CONSIDERATION OF PROPOSALS

1. In cases where items are requested by a manufacturer's name, trade name, catalog number or reference, it is understood that the bidder/proposer intends to furnish the item so identified or an item of "equal" quality and value as determined by the City of Novi.

Reference to any of the above is intended to be descriptive, but not restrictive, and only indicates articles that will be satisfactory. Bids of "equal" quality and value will be considered, provided that the bidder/proposer states in his/her proposal what he/she proposed to furnish, including literature, or other descriptive matter which will clearly indicate the character of the item covered by such proposal.

2. The Purchasing Manager hereby reserves the right to approve as an "equal", any item proposed which contains minor or major variations from specification requirements, but which may comply substantially therewith.
3. Samples for testing may be requested by the City of Novi during bid/proposal evaluation. Samples shall be free to the City. Failure to provide samples or demonstrations on a timely basis will be justification for bid/proposal rejection.
4. All City of Novi purchases require a Material Safety Data Sheet, ("MSDS"), where applicable, in compliance with Miosha "Right To Know" law. The MSDS must include the following information:
 - A. The chemical name and the common name of the toxic substance.
 - B. The hazards or other risks in the use of the toxic substance, including:

- 1) The potential for fire, explosion, corrosivity, and reactivity;
 - 2) The known acute and chronic health effects of risks from exposure, including the medical conditions which are generally recognized as being aggravated by exposure to the toxic substance; and
 - 3) The primary routes of entry and symptoms of overexposure.
- C. The proper precautions, handling practices, necessary personal protective equipment, and other safety precautions in the use of or exposure to the toxic substances, including appropriate emergency treatment in case of overexposure.
- D. The emergency procedure for spills, fire, disposal, and first aid.
- E. A description in lay terms of the known specific potential health risks posed by the toxic substance intended to alert any person reading this information.
- F. The year and month, if available, that the information was compiled and the name, address, and emergency telephone number of the manufacturer responsible for preparing the information.

BID/RFP AWARD

1. Upon receipt of materials, each bid/proposal will be reviewed. Bids/proposals may be reviewed with respect to, but not limited to, the following factors:
 - A. Unit Price - In case of mistakes in extension, the unit price shall govern.
 - B. Total Price
 - C. Delivery Time
 - D. City of Novi's evaluation of vendor's ability to perform.
 - E. Vendor's past performance record
 - F. City of Novi's experience with products bid
 - G. Results of testing samples (if requested)
 - H. Specific needs and requirements of the City of Novi
 - I. References
- The departmental recommendation will be placed on the agenda for action by the City Council.
2. The City of Novi reserves the right to award the bid/proposal in its entirety or to subdivide the award according to the best interests of the City of Novi.
 3. After contract award, a summary of total price information for all submissions will be furnished to those vendors participating in the bid/RFP.
 4. The City may, from time to time, find it necessary to continue this contract on a month-to-month basis only, not to exceed a six (6) month period. Such month-to-month extended periods shall be by mutual agreement of both parties, with all provisions of the original contract or any extension thereof remaining in full force and effect.

TERMS

1. All bid prices will be based on F.O.B. (City of Novi) our location.
2. It is understood that the City of Novi is a governmental unit, and as such, is exempt from the payment of all Michigan State Sales and Federal Excise taxes. Do not include such taxes in the proposal figure. The City will furnish the successful bidder with tax exemption certificates when requested. The City's tax-exempt number is 38-6032551.

The following exception shall apply to installation projects: When sales tax is charged to the successful bidder for materials to be installed during the project, that cost shall be included in the "Complete for the sum of" bid price and not charged as a separate line item. The City is not tax exempt in this case and cannot issue an exemption certificate.
3. Where applicable, a packing list shall accompany each shipment and shall include the following information:
 - A. Name and address of vendor
 - B. Name of requesting department
 - C. **CITY OF NOVI PURCHASE ORDER NUMBER**
 - D. Description of material shipped, including item numbers, quantity, number of packages.
4. Invoices shall be sent directly to:

THE CITY OF NOVI
ATTN: FINANCE DEPARTMENT
45175 West Ten Mile
Novi, Michigan 48375

INVOICES MUST CONTAIN THE DEPARTMENT CODE & PURCHASE ORDER NUMBER IN ORDER TO BE PROCESSED.

5. Fund Out -The City of Novi shall be the final authority as to availability of funds and how such available funds are to be allotted and expended. In the event funds for this project/purchase are not made available or otherwise allocated, the City of Novi may terminate this contract upon thirty (30) days prior written notice to the contactor.
6. Non-Performance – If in the opinion of the City of Novi, the contractor fails to perform after reasonable notice, or the contractor willfully or negligently does not comply with specifications, requirements, terms and conditions of the contract, the City reserves the right to cancel the contract by means of written notification.

SAMPLE CONTRACT
CONSULTANT DESIGN AGREEMENT

This Agreement shall be considered as made and entered into as of the date of the last signature hereon, and is between the City of Novi, 45175 W. Ten Mile Road, Novi, MI 48375-3024, hereafter, "City," and _____, hereafter, "Design Consultant."

RECITALS:

NOW, THEREFORE, in consideration of the foregoing, the City and Design Consultant agree as follows:

Section 1. Work.

For and in consideration of payment by the City as provided under the "Payment for Design Services" section of this Agreement, Design Consultant shall perform the work described in the manner provided or required by the following Contract Documents, which are attached to and made a part of this Agreement as Exhibits __ through __, all of said work to be done in a competent, efficient, timely, good and workmanlike manner, in accordance with the customary standard of care, and in compliance with all terms and conditions of this Agreement.

Exhibit A Work Description

Exhibit B City's Request for Proposals dated _____.

Exhibit C Design Consultant's Proposal, including Fee Proposal dated _____.

Section 2. Payment for Design Services.

1. Basic Fee.

2. Payment Schedule for Basic Fee.

Design Consultant shall submit monthly statements for Basic Services rendered. The statements shall be based on (as required in RFP) for services actually completed for each task as set forth in Exhibit A at the time of billing. The monthly statements shall be accompanied by a written description of the status of project progress for that month. The City shall confirm the correctness of such statements, and may use the City's own Engineer for such purposes. Upon such confirmation, the City shall pay the amount owed within 30 days.

Final billing under this agreement shall be submitted in a timely manner but not later than three (3) months after completion of the services. Billings for work submitted later than three (3) months after completion of services will not be paid. Final payment will be made upon completion of audit by the City.

3. Payment Schedule for Expenses.

As compensation for expenses, when incurred in direct connection with the project, and approved by the City, the City shall pay the Design Consultant its actual cost.

Section 4. Ownership of Plans and Documents; Records.

1. Upon completion or termination of this agreement, all documents prepared by the Design Consultant, including tracings, drawings, estimates, specifications, field notes, investigations, studies, etc., as instruments of service shall become the property of the City.

2. The City shall make copies, for the use of the Design Consultant, of all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Design Consultant under this Agreement, and also make available any other maps, records, or other materials available to the City from any other public agency or body.

3. The Design Consultant shall furnish to the City, copies of all maps, records, field notes, and soil tests that were developed in the course of work for the City and for which compensation has been received by the Design Consultant.

Section 5. Termination.

1. This Agreement may be terminated by either party upon fourteen (14) days' prior written notice to the other party in the event of substantial failure by the other party to fulfill its obligations under this agreement through no fault of the terminating party.

2. This Agreement may be terminated by the City for its convenience upon three (3) days' prior written notice to the Design Consultant.

3. In the event of termination, as provided in this Article, the Design Consultant shall be paid as compensation in full for services performed to the date of that termination, an amount calculated in accordance with Section 2 of this Agreement. Such amount shall be paid by the City upon the Design Consultant's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries, and that other information and materials as may have been accumulated by the Design Consultant in performing the services included in this Agreement, whether completed or in progress.

Section 6. Disclosure.

The Design Consultant affirms that it has not made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person or any of the person's immediate family, having the duty to recommend, the right to vote upon, or any other direct influence on the selection of consultants to provide professional design services to the City within the two years preceding the execution of this

Agreement. A campaign contribution, as defined by Michigan law shall not be considered as a valuable gift for the purposes of this Agreement.

Section 7. Insurance Requirements.

1. The Design Consultant shall maintain at its expense during the term of this Agreement, the following insurance:

- a. **Worker's Compensation** insurance with the Michigan statutory limits and **Employer's Liability** insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
- b. **Commercial General Liability Insurance** – The Design Consultant shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
- c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence.
- d. The Design Consultant shall provide proof of **Professional Liability** coverage in the amount of not less than **\$1,000,000** (One Million Dollars) per occurrence and/or aggregate.

2. The Design Consultant shall be responsible for payment of all deductibles contained in any insurance required hereunder.

3. If, during the term of this Agreement, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits, the Design Consultant will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Design Consultant's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.

4. All policies shall name the Design Consultant as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City. Commercial General and Automobile Liability policies shall name the City of Novi, its officers, agents and employees as additional insured. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Attn: Purchasing Department, 45175 West Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Agreement and at least fifteen (15) days prior to the expiration dates of expiring policies.

5. If any work is sublet in connection with this Agreement, the Design Consultant shall require each sub-consultant to effect and maintain at least the same types and limits of insurance as fixed for the Design Consultant.

6. The provisions requiring the Design Consultant to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Design Consultant under this Agreement.

7. The City has the authority to vary from the specified limits as deemed necessary.

Section 8. Indemnity and Hold Harmless.

1. The Design Consultant agrees to save harmless and defend the City against and from any or all liability, loss or damages (including without limitations, fees and expenses of attorneys, expert witnesses and other consultants) which the City may suffer as a result of claims, demands, costs, or judgments against it arising from, out of or in consequence of the performance of this Agreement, excepting only such liability, loss or damage as shall have been occasioned by the sole negligence of the City of Novi, its officers, agents or employees.

2. The Design Consultant agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Agreement. Further the Design Consultant agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Design Consultant's performance under this Agreement.

Section 9. Nondiscrimination.

The Design Consultant shall not discriminate against any employee, or applicant for employment because of race, color, sex, age or handicap, religion, ancestry, marital status, national origin, place of birth, or sexual preference. The Design Consultant further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 4563) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this Agreement.

Section 10. Applicable Law.

This Agreement is to be governed by the laws of the State of Michigan and the City of Novi Charter and Ordinances.

Section 11. Approval; No Release.

Approval of the City shall not constitute nor be deemed release of the responsibility and liability of Design Consultant, its employees, associates, agents and consultants for the accuracy and competency of their designs, working drawings, and specifications, or other documents and work; nor shall that approval be deemed to be an assumption of that responsibility by the City for any defect in the designs, working drawings and specifications or other documents prepared by Design Consultant, its employees, subcontractor, agents and consultants.

After acceptance of final plans and special provisions by the City, Design Consultant agrees, prior to and during the construction of this project, to perform those

design services as may be required by City to correct errors or omissions on the original plans prepared by Design Consultant and to change the original design as required.

Section 12. Compliance With Laws.

This Agreement and all of Design Consultant's work and practices shall be subject to all applicable state, federal and local laws, rules or regulations, including without limitation, those which apply because the City is a public governmental agency or body. Design Consultant represents that it is in compliance with all such laws and eligible and qualified to enter into this Agreement.

Section 13. Notices.

Written notices under this Agreement shall be given to the parties at their addresses on page one by personal or registered mail delivery to the attention of the following persons:

City: Rob Hayes, P.E., City Engineer and Maryanne Cornelius, Clerk, with a copy to Gerald A. Fisher, Secrest, Wardle, Lynch, Hampton, Truex & Morley, 30903 Northwestern Highway, Farmington Hills, MI 48334.

Design Consultant:

Section 14. Waivers.

No waiver of any term or condition of this Agreement shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.

Section 15. Inspections, Notices, and Remedies Regarding Work.

During the performance of the work by Design Consultant, City shall have the right to inspect the work and its progress to assure that it complies with this Agreement. If such inspections reveal a defect in the work performed or other default in this Agreement, City shall provide Design Consultant with written notice to correct the defect or default within a specified number of days of the notice. Upon receiving such a notice, Design Consultant shall correct the specified defects or defaults within the time specified. Upon a failure to do so, the City may terminate this Agreement by written notice and finish the work through whatever method it deems appropriate, with the cost in doing so a valid claim and charge against Design Consultant, or, preserve the claims of defects or defaults without termination by written notice to Design Consultant.

Section 16. Delays.

No charges or claims for damages shall be made by the Design Consultant for delays or hindrances from any cause whatsoever during the progress of any portions of the services specified in this agreement, except as hereinafter provided.

In case of a substantial delay on the part of the City in providing to the Design Consultant either the necessary information or approval to proceed with the work, resulting, through no fault of the Design Consultant, in delays of such extent as to require the Design Consultant to perform its work under changed conditions not contemplated by the parties, the City will consider supplemental compensation limited to increased costs incurred as a direct result of such delays. Any claim for supplemental compensation must be in writing and accompanied by substantiating data.

When delays are caused by circumstances or conditions beyond the control of the Design Consultant as determined by the City, the Design Consultant shall be granted an extension of time for such reasonable period as may be mutually agreed upon between the parties, it being understood, however, that the permitting of the Design Consultant to proceed to complete the services, or any part of them, after the date to which the time of completion may have been extended, shall in no way operate as a waiver on the part of the City of any of its rights herein set forth.

Section 17. Assignment.

No portion of the project work, heretofore defined, shall be sublet, assigned, or otherwise disposed of except as herein provided or with the prior written consent of the City. Consent to sublet, assign, or otherwise dispose of any portion of the services shall not be construed to relieve the Design Consultant of any responsibility for the fulfillment of this agreement.

Section 18. Dispute Resolution.

The parties agree to try to resolve any disputes as to contract administration or otherwise in good faith. In the event that the parties cannot resolve any reasonable dispute, the parties agree to seek alternative dispute resolution methods agreeable to both parties and which are legally permissive at the time of the dispute. The parties agree to use their best efforts to resolve any good faith dispute within 90 (ninety) days notice to the other party. In the event the parties cannot resolve that dispute as set forth above, they may seek such remedies as may be permitted by law.

WITNESSES

By:
Its:

The foregoing _____ was acknowledged before me this ____ day of _____, 200 8, by _____ on behalf _____.

Notary Public

County, Michigan
My Commission Expires: _____

WITNESSES

CITY OF NOVI

By: David Landry
Its: Mayor

By: Maryanne Cornelius
Its: City Clerk

The foregoing _____ was acknowledged before me this ____ day of _____, 200 8 by _____ on behalf of the City of Novi.

Notary Public
Oakland County, Michigan
My Commission Expires: _____

EXHIBIT A - WORK DESCRIPTION

[This document will change with each agreement, with the description to be prepared by the City for each project].

Design Consultant shall provide the City professional design services in all phases of the Project to which this Agreement applies as hereinafter provided. These services will include serving as the City's professional design representative for the Project, providing professional design consultation and advice and furnishing customary civil, structural, mechanical and electrical engineering services and customary design services incidental thereto, as described below.

A. Basic Services.

[insert project-specific scope of services]

B. Performance.

1. The Design Consultant agrees that, immediately upon the execution of this Agreement, it will enter upon the duties prescribed in this agreement, proceed with the work continuously, and make the various submittals on or before the schedule specified here. The City is not liable and will not pay the Design Consultant for any services rendered before written authorization is received by the Design Consultant.
2. The Design Consultant shall submit:

[insert any time limits for submission of plans, etc.]
3. If any delay is caused to the Design Consultant by order of the City to change the design or plans; or by failure of the city to designate right-of-way, or to supply or cause to be supplied any data not otherwise available to the Design Consultant that is required in performing the work described; or by other delays due to causes entirely beyond the control of the Design Consultant; then, in that event, the time schedules will be adjusted equitably in writing, as mutually agreed between the City and the Design Consultant at the moment a cause for delay occurs.
4. Because the work of the Design Consultant must be coordinated with the activities of the City (including firms employed by and governmental agencies and subdivisions working with the City), the Design Consultant shall advise the City in advance, of all meetings and conferences between the Design Consultant and any party, governmental agency, political subdivision, or third party which is necessary to the performance of the work of the Design Consultant.

CHECK LIST FOR BIDDERS

All information required by the terms of the bid documents must be furnished.

MISTAKES OR OMISSIONS CAN RESULT IN THE REJECTION OF YOUR BID.

Important items for you to check are included in, but not limited to, those listed below. This checklist is furnished only to assist you in submitting a proper bid. Check as you read.

- _____ Is your bid properly signed? (refer to bid documents)
- _____ If required, have you entered a unit price for each bid item?
- _____ If required, have you entered the unit price or lump sum price in both words and figures? (unit price or lump sum price in words governs)
- _____ Are decimals in unit price in the proper places? Are your figures legible?
- _____ Is the envelope containing your bid properly identified that it is a sealed bid and does it contain the correct project name and bid opening date?
- _____ If required, are references included?
- _____ Will your bid arrive on time? Late bids will not be considered. Bids must be received by the **Office of the City Clerk** before the time specified on the date specified.
- _____ Are any bid bonds or bid deposits, if required, included in your bid package?
- _____ Addendum, if required, acknowledged on your bid proposal?
- _____ Did you include an **unbound** original (marked as "**Original**") plus the required number of copies of your bid?