



May 6th, 2024

Ms. Leslie Gahagan
Sustainability & Natural Resources Director
Graham Creek Nature Preserve
Foley, AL

Re: PROPOSAL FOR VENUE PAVILLION

Dear Director Gahagan:

Watermark Design Group (WDG) and Thompson Engineering (TE) appreciate the opportunity to provide you with the proposal herein. It is our understanding that you are seeking professional services for the Design and Construction Documents associated with a new venue pavilion at Graham Creek Nature Preserve. In addition to the architectural services for designing a venue pavilion that is integrated in the typology of the preserve, hosts 150 guests, provides ancillary storage, and is ventilated by solar powered fans, there will also be engineering services to support the building construction and the stormwater management. We shall observe the City of Foley Ordinance No. 20-2005, which adopts the 2018 International Building Code (ICC). We have calculated the budget for the project based on the occupancy of the building, the number of people that will be hosted, and by contacting manufacturers and local contractors to ascertain realistic construction costs. The design will incorporate a manufactured pre-engineered open air shade structure like Poligon and blend their “Western Skyline” and “Crossing” prototypes.

PROJECT TEAM:

Shown below is the anticipated project team of companies that will be engaged for execution of this project:

- Watermark Design Group
 - Architecture, Interior Design, Landscape Architecture, and Project Management
- Thompson Engineering
 - Civil Engineering, Surveying, Geotechnical Engineering, and Structural Engineering
- Stewart Engineering & Construction
 - Building Systems Consultants

SCOPE OF SERVICES:

Basic Design Services

Service A – Schematic Design

- *We will develop a Schematic Design of the facility, that exhibits the general scope, layout, and character of the project before expending material design expense. These will be used to discuss potential adjustments and gain your approval.*

Service B – Design Development

- *Based on the approved Schematic Design, we will generate Preliminary Design Documents that incorporate a more in-depth design of the architectural attributes as well as the Structural, and Electrical components. These will be used to gain your approval prior to the development of detailed Construction Documents. Two (2) Revit generated renderings shall be provided gratis to supplement the technical drawings and aid in the visualization.*
- *During this phase, a projection of the probable cost of work will be prepared and submitted for review.*

Service C –Contract Documents

- *Contract documents including Bidding and Contract requirements, Construction Drawings and Technical Specifications shall be developed and submitted for your approval prior to distribution for local permitting and receiving bids from contractors.*

2970 Cottage Hill Road, Suite 200, Mobile, AL 36606

251.344.5515

www.watermarkarch.com

A THOMPSON HOLDINGS, INC. COMPANY

Service D – Construction Contract Procurement

- *Based on approval from the City of Foley Permitting Office, we will provide digital Issued for Construction documents to bidders for their use in preparation of a proposal for construction of the facility.*
- *We will assist with bid phase responses to questions and with bid opening process. We will assist you in evaluation of the proposals and preparation and execution of a construction contract with the selected Contractor.*

Service E – Construction Contract Administration

- *We will perform required administration of the Construction Contract including inspections of the Contractors work as dictated by the Standard Articles of Owner Architect Agreement and local code through the construction period.*
- *We will assist in getting the project closed-out with you, the City of Foley and the Contractor.*

SPECIAL SERVICES:**Master Plan Programming**

- *Programming an overall Master Plan is not included in the fee schedule for Basic Services. For this project, we recommend a coordinated programming effort to ensure that the final design responds to the vision of the director regarding future buildouts as well as the typology of the existing preserve structures. Since there is no current master plan, this project should not be considered in a vacuum from upcoming projects, such as a bathroom pavilion. Instead, we see programming for this project as an opportunity to further inform the master planning task at hand and to start informing the design and the material selection for all upcoming projects.*

Survey

- *If the programming exercises reveal the necessity to add parking, pathways, boardwalks, etc., then a topographic survey will be necessary.*

Geotechnical Investigation

- *A geotechnical report is needed for the pavilion concrete pad and footings.*
- *The Pre-Engineered structure manufacturer, Poligon, in addition to the superstructure design, they are also able to provide foundation design and drawings. They would also require the Geotech report for their design. The Pre-Engineered option is a more effective alternative to this project's already challenging budget.*
- *The structural fee for the foundation design for the proposed pavilion for the Graham Creek Nature Preserve is \$5,000.00. This assumes that the pavilion structure will be designed by others (Poligon) and that they will provide column reactions and connection requirements for the columns (anchor rod material requirements, diameter and layout). Additionally, the Geotech report with soil conditions and foundation recommendations will be required for both Thompson's structural team and Poligon to complete the work.*
- *The Thompson Geotech Group out of our Spanish Fort office will do two borings to 15 ft. and provide foundation/slab recommendations for \$5,500.*

Site Civil and Landscape Architecture – Stormwater management

- *The site civil and landscape team will work to develop a couple of options to mitigate stormwater runoff and prevent natural system (wetlands) compromise. The building slab is a relatively large impermeable surface, that affects the natural drainage. The architectural team, through the implementation of gutters and downspouts can direct the rainwater so that it can be properly diverted to preferred water management system: planter beds, bioswales, and/or permeable pavers.*

Furnishings, Fixtures & Equipment (FFE)

- *We are including a budget for FFE and have included it under our fees, such that, if you request us once the structure is completed and there is available budget, we can manage the selection and procurement of complementary tables and chairs, trash receptacles and/or decorative element.*

SCHEDULE:

We understand that you desire a start date as soon as possible. We are prepared to commence this work upon receiving written authorization to proceed and anticipate 2 to 3 weeks for delivery of the Schematic Design. We anticipate that the designs for this project could be completed within 2 months, barring any unforeseen delays. It is anticipated that the City of Foley will require 2 weeks for review and approval of the contract documents, and another 2 weeks for review of the construction documents. Assuming a notice to proceed by June, this means that the project could be out to bid around Fall of this year.

PROPOSED FEES AND PAYMENT SCHEDULE:

The following is a breakdown of our Lump Sum Fee based on the Scopes of Work and Services outlined above. These fees are not to be exceeded without written authorization from you. Additional Services, if any, shall be on an Hourly Basis in accordance with WDG’s Standard Schedule of Fees and are not to be undertaken without your prior written authorization. In preparing the proposed fee we utilized the following assumptions:

- *An available budget of \$150,000*
 - *Additional funds may be procured but securing these funds could impact the schedule.*
- *There will be an estimated 1 acres of area affected by the design.*
- *Building area as requested by owner to be 40 x 60 = 2,400 sf*
 - *Includes a storage area of 150 sf.*
- *Budget Construction Cost of \$290,400*
 - *Basis is 110/SF as established by consulting local contractors and shelter manufacturers.*
 - *Includes 10% contingency.*
- *AE Fee estimated at \$23,232.00.*
 - *Fee basis is 8% of the budget construction cost.*
 - *Fee is based on an initial understanding of the scope of work including the requested building area. Adjustments to the scope of work may require adjustments to the fee.*

Considering these factors, the basis for our proposal is based on a Tentative Budget of **\$290,400.00** for the construction of your project. This budget yields the following percentage-based fee schedule:

Service A – Schematic Design Fee (10% of Basic Design Services)	\$2,323.20
Service B – Design Development Fee (15% of Basic Design Services)	\$3,484.80
Service C – Contract Documents Fee (50% of Basic Design Services)	\$11,616.00
Service D – Construction Contract Procurement Fee (5% of Basic Design Services)	\$1,161.60
Service E – Construction Contract Administration (20% of Basic Design Services)	\$4,646.40
Reimbursable Expenses (Travel)	\$1,500.00
Additional Service Geotech	\$5,500.00
TOTAL TENTATIVE FEE	<u>\$30,232.00</u>

Please note that the Basic Fee has been calculated at a rate that initially correlates to the budget construction cost noted above and may be adjusted based on changes in the scope and the construction cost at Substantial Completion of the work.

The tentative construction budget (\$290,400.00) + the professional services (\$30,232.00) = a total project budget of \$320,632.00. This budget is twice as much as your existing budget of \$150,000.00. We have reached out to contractors for verification and are confident that your project can be completed within the proposed budget. Please let us know how we can help you secure the additional funds. We shall work together to limit design moves and material selections that might jeopardize the project’s ability to remain within the revised budget.

SERVICES NOT INCLUDED IN THIS PROPOSAL:

The following services are not included in this proposal but may be warranted for the successful completion of your project. Thompson/Watermark can furnish quotes for these services upon request.

- *Programming*
- *Photo realistic digital models and renderings for presentations and fund raising (beyond the two that are provided gratis during preliminary design)*
- *Permitting*
- *Survey*

We trust this proposal is responsive to your request, and we look forward to working with you through the process of bringing your vision for this building to reality. Please let me know if you have any questions or need additional information.

We propose using the AIA Document B101–2017 Standard Form of Agreement Between Owner and Architect for this project, or City of Foley Standard form of contract if it is preferred.

If the proposal and its terms and conditions are acceptable, please confirm via email and we will coordinate with you for execution of a Contract.

Sincerely,



John A. McArthur, III, AIA
President / Principal Architect
WATERMARK DESIGN GROUP, LLC



Christopher Grant, PLA
Principal Landscape Architect
THOMPSON ENGINEERING, INC

Attachments: Preliminary sketches, and pre-manufactured pavilion types (Poligon).