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ARKANSAS CITY INDOOR RECREATION FACILITY & OUTDOOR AQUATICS CENTER

Request for Proposal

Master Plan and Design Services

November 17, 2023

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17 November 2023

Nick Rizzio
C/O Tiffany Parsons
City of Arkansas City
118 W. Central Ave.
P.O. Box 778
Arkansas City, Kansas 67005

RE: Request for Proposal/Qualifications
Design Services for Arkansas City Indoor Recreation Facility and Outdoor Aquatic Center

November 17, 2023

Nick and Members of the Selection Committee,

Thank you for the opportunity to submit our Qualifications for Architect & Design Services Arkansas City Indoor Recreational Facility and Outdoor Aquatics Center. We are excited to establish a relationship with Arkansas City and help you plan for the future.

Our team is experienced with Recreational Facility and Aquatic Design and has successfully delivered multiple projects for clients including recent YMCAs in Wichita, Maize Performing Arts & Aquatics Center, Valley Center Recreation and Aquatic Center, Derby Recreation Center and numerous athletic/recreation facilities for school districts throughout the State of Kansas. Lamp Rynearson, our Aquatic Consultant, is recognized for their aquatic facilities, throughout the central and Midwest United States.

We will partner with you and your community partners to design a facility that will meet all your needs, budget and expectations. This includes a complete community engagement process to help understand how to best serve your community and have their support in the project. In today's volatile market, accurate cost estimating and smart decisions is imperative. We understand the need to be within budget and believe this should begin during schematic design and continue throughout the design process.

Schaefer's goal is to team with you to develop a successful Recreation Complex and Aquatic Facility that will serve your community partners for years to come. Our proposal addresses your questions and includes information relative to projects of similar size, scope or spaces.

Please contact us if you need additional information. We look forward to further presenting our qualifications to you.

Sincerely,



Terry Wiggers AIA
Executive Vice President
twiggers@schaefer-arch.com



Robert Love
Vice President
rlove@schaefer-arch.com



3.03

Project Understanding & Approach



PROJECT UNDERSTANDING & APPROACH

Together, Schaefer and Lamp Rynearson provide the best possible combination of design excellence, community engagement, master planning, recreation facility experience and local knowledge to successfully capitalize on this important project for the City for Arkansas City Recreation Commission and Community Partners. Throughout every project, large or small, we provide the same approach with exceptional skills and services resulting in an outstanding product. Our extensive experience with similar assignments and our collaborative approach will ensure complete responsiveness to functional requirements and city expectations as well as careful consideration for all components desired by the community.

Schaefer Architecture will serve as the lead recreation consulting architect, drawing on our highly successful award-winning designs ranging from YMCAs to community recreation centers, aquatic facilities, including indoor and outdoor sports complexes. This includes a complete community engagement process to help understand how to best serve your community and have their support in the project. With over sixty five years of experience, Schaefer has led communities through in-depth studies with expert leadership, engaged stakeholder outreach and exemplary client services. It's Schaefer's mission that every recreation facility will be unique, functional and beautiful. Schaefer strives to give its clients a facility that will be timeless and reflect the mission of their organization and community.

Upon establishing our working relationships, our team will work closely with the City commission, staff and community partners to further evaluate the project scope. Throughout the evaluation process it is extremely important that we are consistent in our interaction with all parties and discuss project solutions as well as related budgets. The following describes our process to guide your project:

PROJECT INCEPTION

Relying on past experiences on similar projects, our team will work with you and your community partners to synthesize information and form an initial plan of action. We will use existing reports, drawings, surveys and field review to document any existing conditions needed. Our design team of expert consultants will help form a comprehensive scope of work. We will retain environmental assessments services as required.



ENGAGEMENT AND CONCEPTS

Utilizing the information gathered during programming review and community feedback, as well as input from you and your community partners, potential design solutions will be worked through until a successful solution as been reached. We will work concurrently with city staff to coordinate compliance issues early. Drawings and narratives will be provided to clearly explain the proposed solutions and may include plans, elevations, interior/exterior drawings sketches and perspectives. A statement of probable cost will also be provided. The information gathered and solutions proposed during this phase will be compiled into a community report that can be presented to the necessary entities at mutually agreed upon times.

3.04

Team Members

The following pages include firm information for Schaefer Architecture, Lamp Ryneerson, Dudley Williams and Associates, Midwest Engineering In.c, and Integrated Consulting Engineers.



CITY OF ARKANSAS CITY



TERRY WIGGERS
PRINCIPAL IN CHARGE



ROBERT LOVE
RECREATION DESIGNER



MATT HAMM
PROJECT MANAGER



GARY HOLLER
PROJECT ARCHITECT



SEAN BRUNGARDT
ARCHITECT



JACOB KARST
ARCHITECTURAL TEAM



AMY ZOGLMAN
INTERIOR DESIGNER



MOLLY GARDNER
INTERIOR DESIGNER

**LAMP
RYNEARSON**

POOL CONSULTANT
ANDY SMITH, PE
PROJET MANAGER



STRUCTURAL ENGINEER



MECHANICAL ENGINEER



ELECTRICAL ENGINEER



Terry Wiggers AIA

Executive Vice President

Principal in Charge

Education

Bachelor of Architecture,
Kansas State University, 1985

Years at Schaefer

38 years

Professional Affiliation

Joined Schaefer Architecture
in 1985

Registered Architect in KS, AR,
TX, FL

Member of American Institute
of Architects (AIA)

Junior Achievement, Board
Member 2012-2022

2012 Chamber Leadership
Class

East Wichita Rotary

Wichita Riverfest Volunteer

About

Terry Wiggers will lead and execute the programming and schematic design phases for the Mental Health Hospital. Terry's extensive experience in facility planning of all types and sizes helps him to ask the right questions and engage all participants. He will work closely with the owner to determine the space needs, considering all stakeholders' perspectives, while ensuring the design meets budget parameters. His experience will help lead to good early decisions that will pay tangible dividends over the course of the job.

As the Principal In Charge, he will ensure that a high standard of quality is maintained throughout the process while keeping to the project schedule.

Relevant Experience

Valley Center Rec & Aquatic Center

Hutchinson Sports Arena

Wichita Riverfront Stadium

Wichita USD 259:

North High Renovations and Pool

New Northeast Magnet and Pool

New Southeast High School and Pool

West High Gym/Pool Addition and
Renovation

Andover USD 385 Community
Masterplan

Andover High School and Pool

Mulvane USD 263 New Elementary Gym/
Community Wellness Center

Anthony Harper USD 361 Community
Masterplan and Community

Engagement

Belle Plaine USD 357

Derby USD 260 Community
Masterplan and Panther Stadium

Douglass USD 396 Community
Masterplan & Community
Engagement

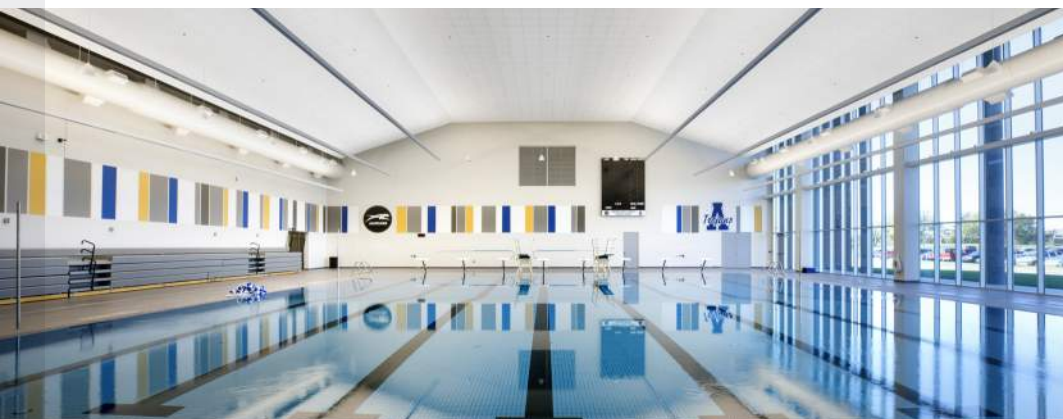
Fort Scott USD 234 New Middle
School

Goddard USD 265

Iola USD 257 New Science/
Technology Center and Elementary
School

Maize USD 266

Neodesha USD 461 Community
Center Renovation





Robert Love Associate AIA

Vice President

Recreation Designer

Education

Bachelor of Architecture,
Kansas State University, 2000

Years at Schaefer

23 years

Professional Affiliation

Associate Member of American
Institute of Architects (AIA)

About

Since joining Schaefer, Robert has been an essential team leader, having experience in a wide variety of projects. He takes great pride in seeing a project through, from concept to completion. His ability to build successful relationships with our clients is valuable to the repeat business that our firm continues to enjoy.

Robert has been highly involved in the design of numerous YMCAs in his time at Schaefer. On your project, Robert will bring creative thought balanced with your budget, which will result in a project that is functional and cost effective.

Relevant Experience

Valley Center Rec & Aquatic Center

Maize USD 266 Performing Arts and
Aquatic Center

Greater Wichita YMCA, Various Projects:

Steve Clark YMCA- WSU Campus

Newton YMCA

Robert D. Love Downtown YMCA

Dennis Schoenebeck North YMCA

Richard A. DeVore South YMCA

Ken Shannon Northwest YMCA

Dr. Jim Farha Andover YMCA

YMCA Camp Hyde Pool

Crossroads YMCA, Various Projects:

Schererville YMCA

Hammond Family YMCA

Dean & Barbara White Southlake YMCA

Rolling Hills Country Club Pool





Matt Hamm AIA

Vice President

Project Manager

Education

Bachelor of Architecture,
Kansas State University, 1999

Years at Schaefer

24 years

Professional Affiliation

Joined Schaefer in 1999

Registered Architect in KS
Member of American Institute
of Architects (AIA)

Junior Achievement,
2011-Present

AIA Kansas Blox, Class of 2013

City of Wichita District
Advisory Board, 2010-2013

City of Wichita Design Council,
2016-Present
Leadership Wichita, Class of
2015

AIA Kansas Board of Directors,
2017 - 2020

Exploration Place Building
Committee, 2017 - Present

About

Matt's creative eye and free-hand sketching ability make him a valuable asset to every project. He knows how to shape successful design solutions even in challenging situations. Matt has an optimistic attitude and enjoys collaborating with owners, consultants, and contractors to create useful, beautiful, and long lasting architecture.

As Project Manager, Matt will be a hands-on leader for the design and production effort. He will be the bridge between the Owner and the design team's daily work. Matt will assure designs are well considered, excellently detailed and are correctly executed in the field.

Relevant Experience

Maize Performing Arts & Aquatics
Center

Derby Recreation Center

Wichita Riverfront Stadium

Rusty Eck Ford

Rusty Eck Ford Quick Lane

Midwest KIA

Scholfield Honda

Goodwill Various Projects

Exploration Place Various Projects

Catholic Diocese of Wichita - Holy Savior
Parish

Derby USD 260

Geary County USD 475

Catholic Diocese of Wichita - Holy
Savior Parish

Geary County USD 475:
Freshman Success Academy
Fort Riley Elementary School

Goddard USD 265, various
Renovation & Additions:

Amelia Earhart Elementary School
Challenger Intermediate School
Clark Davidson Elementary School
Discovery Elementary School
Explorer Elementary School
Goddard Academy
Goddard High School
James McGee Memorial
Oak Street Elementary School

Maize USD 266:

Early Childhood Center
Maize South High School
Maize South Elementary Athletics
Maize South Intermediate School
Maize Intermediate School

Wichita USD 259:

Martin Ortiz Elementary School
Northwest High School





Gary Holler AIA

Vice President

Project Architect

Education

Bachelor of Architecture,
Kansas State University, 1991

Years at Schaefer

32 years

Professional Affiliation

Joined SJCF in 1991

Registered Architect in KS

Member of American Institute of
Architects (AIA)

Newton Chamber of
Commerce

Newton YMCA Board Member,
2016-Present

About

Gary values building solid client relationships by helping clients work through the challenges of each project. One of his goals is to ensure every project yields a positive experience for all parties involved. Gary's wide variety of experience has afforded him a thorough knowledge of the design process and an understanding of how to manage complex projects from early design through construction administration.

Relevant Experience

Valley Center Rec & Aquatic Center

Crossroads YMCA Various Projects:
Dean & Barbara White Southlake, YMCA,
Schererville YMCA, Hammond Family
YMCA

Hutchinson Sports Arena

Hutchinson Community College,
Various Projects:
Gowans Stadium, Football Locker Room
Expansion, All Sports Weight Room,
Parker Student Union Dining Facility,
Rimmer Learning Resource Center,
Smith Science Center

Andover High School/Andover Central
High School:
stadiums, baseball fields, softball fields,
tennis complex

Derby USD 260 Panther Stadium

Andover USD 385

Belle Plaine USD 357

Derby USD 260

Geary County USD 475

Maize USD 266

Mulvane USD 263

Osage City USD 420

Wichita USD 259





Sean Brungardt AIA

Associate Project Architect

Education

Masters of Architecture,
University of Kansas, 2017

Years at Schaefer

5 years

Professional Affiliation

Registered Architect in KS

Member of American Institute
of Architects (AIA)

About

Sean is the ultimate team player. He is creative, yet technologically adept, and can move easily between projects at any point, from design to production to construction administration. During his time with Schaefer, Sean's flexibility allows him to accommodate changes and makes him a key player with complicated, multi-phased projects.

Relevant Experience

Southlake Hammond YMCA

Wichita Riverfront Stadium

Andover High School/Andover Central
High School:

Stadiums, baseball fields, softball fields,
tennis complex

Derby Panther Stadium

Derby Soccer Complex

Junction City High School stadium,
baseball fields, softball fields

Maize Performing Arts & Aquatics
Center

Dean & Barbara White Southlake YMCA

Andover USD 385:

Andover High School Athletics & various
projects

Andover Central High School Athletics &
various projects

Andover Middle School Athletics &
various projects

Derby USD 260:

Panther Stadium

Derby High School Addition &
Renovation

Soccer Complex

Geary County USD 475:

Junction City High School Athletics

Jefferson Elementary School

Maize USD 266:

Maize Performing Arts & Aquatics
Center

Maize South High School Addition &
Renovation

Maize Intermediate School

Maize South Intermediate School

South Gray Schools USD 371:

Montezuma High School

Wichita USD 259:

East High School Addition &
Renovation





Jacob Karst ASSOCIATE AIA

BIM Manager

Architectural Team

Education

Masters of Architecture,
Kansas State University, 2018

Years at Schaefer

5 years

Professional Affiliation

Joined Schaefer in 2018

Associate Member of American
Institute of Architects (AIA)

About

Jacob knows how to turn the demands each project brings into great architecture. He utilizes Building Information Modeling (Revit) software to bring your space to life on the screen, as well as in colored renderings. Jacob is a critical thinker and attuned to the details making him a valuable asset to the team.

Jacob will attend design meetings and assist with all drawings, imagery, and coordination with structural, mechanical and electrical engineers. Jacob will also assist with review of shop drawings and construction observation.

Relevant Experience

Greater Wichita YMCA, Various Projects:
Steve Clark YMCA
East YMCA

Crossroads YMCA Various Projects:
Dean & Barbara White Southlake YMCA
Schererville YMCA
Hammond Family YMCA

Holy Savior Gymnasium

Derby USD 260:
Derby Admin Building
Stone Creek
Panther Stadium

Geary County USD 475:
Junction City High School

Iola USD 257:
Iola Elementary School, Science Center

Wichita USD 259:
West Hall of Fame, East High Science





Amy Zoglman IIDA

Associate Interior Designer

Education

Bachelor of Science in Interior Design,
Kansas State University, 2000

Minor in Business
Kansas State University, 2000

Years at Schaefer

23 years

Professional Affiliation

Joined SJCF in 2000

Registered Interior Designer in
KS, NM

Member of International
Interior Design Association
(IIDA)

National Council for Interior
Design Qualification Certified
(NCIDQ)

Past IIDA Director

Junior Achievement of Kansas

About

Amy is among our most experienced designers, lending her talent to a wide variety of projects. Her genuinely considerate approach to every client enables her to better understand the sensitivities that underlie each client's needs. As a key member of the SJCF design team, she will develop a vision for building finishes, furniture, space planning, custom millwork, signage, graphics, and artwork. Amy believes in building a long lasting relationship and a wants to be a reliable source for clients to contact for all aesthetics for years to come.

Relevant Experience

Greater Wichita YMCA, Various Projects:
Steve Clark YMCA
Newton YMCA
Robert D. Love Downtown YMCA
East YMCA
Dennis Schoenebeck North YMCA
Richard A. DeVore South YMCA
Ken Shannon Northwest YMCA
Dr. Jim Farha Andover YMCA
YMCA Camp Hyde Pool

Crossroads YMCA, Various Projects:
Schererville YMCA
Hammond Family YMCA
Dean & Barbara White Southlake YMCA

Wichita Riverfront Stadium

Century II Interior Finish Upgrades

Derby North Middle School

Hutchinson Sports Arena

Lawrence-Dumont Stadium
Concession Remodel

Rimmer Learning Resource Center,
HCC

Ronald Reagan Building

Sedgwick County Tag Office

United Methodist OpenDoor

Credit Union of America
Headquarters

Derby Recreation Center

Oaklawn Activity Center

Hubbard Art Center





Molly Loveland Associate IIDA

Interiors

Interior Designer

Education

Masters of Interior Architecture and Product Design, Kansas State University, 2018

Years at Schaefer

4 years

Professional Affiliation

Joined Schaefer in 2018

Associate Member of International Interior Design Association (IIDA)

Current Education Chair for IIDA Mid-America Chapter

Wichita Riverfest Operations Member

About

Molly brings an energy and enthusiasm to her projects that is unique among the Schaefer interior design staff. She enjoys the every-day challenges that most projects present and is always on the lookout for innovative solutions that can solve a design puzzle. She stays well-informed on evolving trends and methods within the industry and uses that knowledge to help inform each of her design decisions in the interior space. This mix of exuberance and knowledge makes Molly the right go-between in the dynamic between the architectural team and the vision of the owner.

Relevant Experience

Derby City Hall Lobby Programming and Remodel

Evergreen Community Center and Library (City of Wichita)

Greater Wichita YMCA, Various Projects:

Steve Clark YMCA

East YMCA

Robert D. Love Downtown YMCA

Dr. Jim Farha Andover YMCA

Dennis Schoenebeck North YMCA

Crossroads YMCA, Various Projects:

Dean & Barbara White Southlake YMCA

Wichita Riverfront Stadium

Derby USD 260:

Stone Creek Elementary

Cooper Elementary

Oaklawn Elementary

Wineteer Elementary

El Paso Elementary

Tanglewood Elementary

Derby Hills Elementary

Park Hill Elementary

Administrative Center

Panther Stadium

Maize USD 266:

Educational Support Building

Maize South High School

Maize Early Childhood Center

Maize Elementary STEAM Labs





Andy Smith, PE

Project *Principal*

**LAMP
RYNEARSON**

✉ Andy.Smith@LampRyneerson.com

📍 Office Location: Kansas City, MO

📅 Years of Experience: 34

Education

- Bachelor of Science, Civil Engineering

Certifications/Registrations

- Professional Engineer | Arkansas, Iowa, Kansas, Missouri, Texas, Oklahoma

Professional Affiliations

- National Parks and Recreation Association
- American Society of Civil Engineers
- American Public Works Association
- Society for Protective Coatings
- USA Swimming Professional Provider

➤ About Andy

Andy Smith is the Aquatics Group Leader for Lamp Ryneerson. He has managed a multitude of aquatic projects including feasibility studies, concept development, final design, and construction administration. Projects under Andy's responsibility include repair strategies, rehabilitation of existing pools, and construction of new pools. These projects have included various clients: municipalities,

private entities, school districts, and nonprofit organizations.

In addition to aquatics, Andy has over 20 years of varied experience in stormwater management, flood control, water resources, wastewater, environmental planning, and site/civil design. This experience is significant for managing the challenges of any project.

➤ Experience

- Campus High School Natatorium, Haysville, KS
Role: Project Principal
- Caney Swimming Pool, Caney, KS
Role: Project Manager
- Smith Center Municipal Pool, Smith Center, KS
Role: Project Manager
- Ellis Community Pool, Ellis, KS
Role: Project Manager
- Seminole Aquatic Master Plan, Seminole, OK
Role: Project Manager
- Trident Swim Club Aquatic Center, Owasso, OK
Role: Project Principal
- Fremont Family YMCA, Fremont, NE
Role: Project Principal
- Marceline Inflatable Dome Swimming Pool, Marceline, MO
Role: Project Principal
- Mulvane Aquatic Center, Mulvane, KS
Role: Project Principal
- Downtown Kirk Family YMCA, Kansas City, MO
Role: Project Principal
- Cameron Aquatic Center, Cameron, MO
Role: Project Principal
- Henry Doorly Zoo and Aquarium - Alaskan Adventure, Omaha, NE
Role: Project Engineer
- Parrot Island Water Park, Fort Smith, AR
Role: Project Principal/Project Manager

3.05

Project Qualifications

Firms qualifications, relevant experience, and references for similar projects.





COMING SOON



VALLEY CENTER RECREATION & AQUATIC CENTER

Valley Center, KS

SCOPE OF WORK

The City of Valley Center has hired Schaefer Architecture to develop the plans for the renovation of Lions Park Aquatic Center and the new Valley Center Recreation/Aquatic Center. As the design developed, Valley Center Rec received design input from through a community wide survey. Nearly 100 survey responses were received. This was used to assist in creating a space that could be best used by all members of the community. Schaefer Architecture reviewed the 2020 Swimming Pool and Recreation Survey results, developed an updated program of spaces, established the square footage needed, and created a masterplan vision. The new recreation/Aquatic Center is planned to be just north of the middle school, allowing some shared use of the facility by the school district's swim team. The goal is to commence construction of Phase 1 for the Recreation/Aquatic Center in late spring of 2023.

LOCATION

Valley Center, KS

COMPLETION DATE

On-Going

CONSTRUCTION COST

\$17M

CLIENT CONTACT

Brent Clark
316.755.7310





MAIZE PERFORMING ARTS & AQUATIC CENTER

Maize, KS

SCOPE OF WORK

The USD 266 Maize Performing Arts and Aquatics Center is a two story 88,000 square foot hybrid civic building, joining a competition swimming pool, a spring board diving well, and a large therapy pool, with a state of the art 1,200 seat auditorium. The unique shared building creates costs savings for the school district through shared parking, lobby, restrooms, and utilities.

Developed as part of the 2019 Maize Bond Issue, the facility has pool features such as elevated spectator seating for 500 and locker rooms for boys, girls, and families. As part of SJCF Architecture's plans to limit district maintenance expenses, the pool structure comprises of simple durable precast concrete columns, panels, beams, and double tees.

Spectator seating is formed of cast-in-place concrete, built above locker room spaces. All rails are corrosion resistant aluminum and glass, providing great uninterrupted views of competition.



LOCATION

Maize, KS

COMPLETION DATE

2022

SQUARE FOOTAGE

87,900 sqft | 8,506 sqft Water Surface Area

CONSTRUCTION COST

\$29.7M

CLIENT CONTACT

Dr. Chad Higgins, Superintendent
316.722.0614



DR. JIM FARAH ANDOVER YMCA

Wichita, KS

SCOPE OF WORK

Following the success of the Northwest YMCA's outdoor water park, the Greater Wichita YMCA tasked Schaefer Architecture with creating Version 2.0 at the Andover location. With more deep water and taller water slides, the Andover YMCA water park accomplished the goal of providing more amenities and opportunities. In addition to the 14,500sf activity pool with zero-entry, toddler area, and 25 yard lap lanes, the design included a large water play structure with numerous sprays, multiple slides, and a dump bucket. This added the wow factor that keeps families coming back. SJCF also designed a 4,500sf Pool House building with check-in, concessions, shaded eating area, restrooms, changing and locker space, as well as equipment storage and pool mechanical rooms.

Due to a tight site with significant elevation change, the design solution required creative shaping and stepping of the building, pool, and lazy river elements. The result is a unique and bustling water park setting.



LOCATION
Andover, KS

COMPLETION DATE
2009 (Pool Renovation 2023)

SQUARE FOOTAGE
118,000 sqft

CONSTRUCTION COST
\$24M

CLIENT CONTACT
Ronn McMahon, Executive Director
316.776.8350





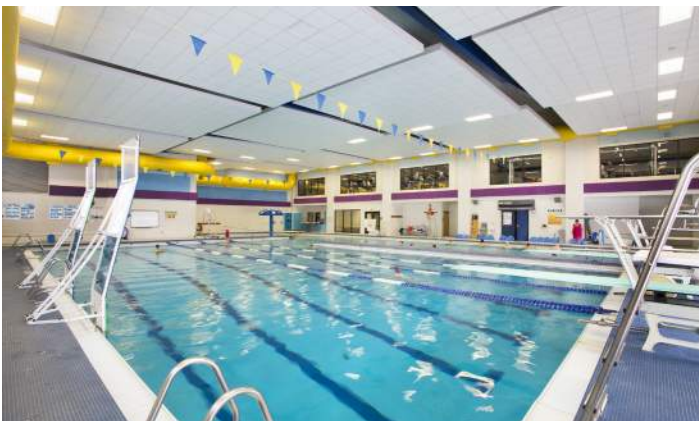
DERBY REC CENTER- ADDITIONS & RENOVATIONS

Derby, KS

SCOPE OF WORK

At its roots, the Derby Recreation Center combines fitness and fun for people of all ages. The interior spaces were designed to encourage social interaction among the members and promote a sense of community. A bright, voluminous lobby space is the communal core that the rest of the interior builds upon. The nearby relaxation lounge allows members and guests a place to catch up with one another. The kids' center supports the concept of exercise as a family activity. Multiple spacious studios house group exercise classes throughout the day.

From the indoor track and cardio/strength areas above the lobby, the building users have views of the various activities happening all around them, reinforcing the notion that they're part of an active community. The locker rooms are neatly organized and feature clean, elegant finishes that give the recreation center a spa-like atmosphere. This environment encourages members to visit before the work day and on lunch breaks. Regulation volleyball courts, eight full-size basketball courts, or a combination of each for simultaneous play.



LOCATION

Derby, KS

COMPLETION DATE

2013

SQUARE FOOTAGE

80,000 sqft

CONSTRUCTION COST

\$3.8M

CLIENT CONTACT

Chris Drum, Superintendent of Recreation
316.788.3781



STEVE CLARK YMCA AND STUDENT WELLNESS CENTER

Wichita State University | Wichita, KS

SCOPE OF WORK

The new Steve Clark YMCA and Student Wellness Center consists of two primary components: the fitness component, operated by the not-for-profit entity; and the wellness component, operated by the university, which houses student wellness and counseling services. A third stakeholder came on board midway through design phase, in the form of an urgent care clinic. This entity provides health care services for community members.

The biggest programmatic challenge we faced as designers was finding ways to satisfy the need for each of the three stakeholders to have a certain degree of autonomy, while creating a shared experience for the end user. The three components of the project work like spokes in a wheel to contribute to the overall health and well-being of the broader community they serve.



LOCATION

Wichita, KS

COMPLETION DATE

2019

SQUARE FOOTAGE

73,500 sqft

CONSTRUCTION COST

\$16M

CLIENT CONTACT

Ronn McMahon, Executive Director
316.776.8350



NEWTON YMCA

Newton, KS

SCOPE OF WORK

The footprint and design of the Newton YMCA were informed by the constraints of the site, which is located on a hospital campus and adjacent to a major highway, and influencing the building’s orientation and views. To provide a unique visual identity, alternating cementitious panels were used on the rectangular form spanning the building and making it recognizable from both the neighborhood and the highway. A sleek welcome desk of translucent resin panels and quartz work surface is the foreground to a custom vinyl graphic wall covering that offers inspiration with its presentation of the iconic “Y” logo. Alternating neutral tones of porcelain tile reinforce the first impression of the exterior panels. The track encircles the fitness area and overlooks the high volume spaces which include the lobby, pools, gymnasium, and racquetball courts. Also on the second floor, super graphics strengthen the YMCA brand and encourage unity. Floor-to-ceiling steel trusses were used to create the open views through the Gymnasium and Natatorium on either side of the second floor fitness area, giving a visual connection between program spaces. Maintaining a transparent feel throughout all fitness areas, allows the user to experience a heightened sense of place. The end product is a modern fitness facility designed to successfully serve a growing community.



- LOCATION**
Newton, KS
- COMPLETION DATE**
2016
- SQUARE FOOTAGE**
75,000 sqft
- CONSTRUCTION COST**
\$16.7M
- CLIENT CONTACT**
Ronn McMahon, Executive Director
316.776.8350



ROBERT D. LOVE DOWNTOWN YMCA

Wichita, KS

SCOPE OF WORK

In the wake of designing six new suburban facilities for the Greater Wichita YMCA system, the design of the new downtown Central Branch presented provocative new challenges. In the urban context, all of the traditional YMCA program components were to be condensed into a finite site bounded by the city street grid, and encircled by an assembly of historic properties.

After considerable experimentation, the activities were organized into a three level composition synchronized within the limits of the property. The gymnasium and aquatic programs serve as a centerpiece on the main level. Administrative offices occupy the second level mezzanine where staff is only a single flight of stairs away from any activity. All of the fitness components are on the third level, which is circumnavigate by the sixth mile long running track with episodic skyline views of neighboring historic properties.



LOCATION

Wichita, KS

COMPLETION DATE

2012

SQUARE FOOTAGE

116,000 sqft

CONSTRUCTION COST

\$24M

CLIENT CONTACT

Ronn McMahon, Executive Director
316.776.8350



SOUTHLAKE YMCA

Crown Point, IN

SCOPE OF WORK

The Southlake YMCA project includes a major addition and renovation to the existing facility. Functions in the Addition include: - Check-in lobby - Family play center - Kid Zone - 3 Studios - Gymnasium - Men’s, Women’s and Family Locker Rooms - Lap Pool - Family Pool - Party Room - Whirlpool, Sauna and Steam Rooms - Large Fitness Area - Track Functions outside include: - A large pool complete with a zero entry area, diving area, lap pool, large play slide other play equipment. Functions in the Renovation include youth type functions such as: - Large and small gymnastics areas - 2 youth studios - Gymnasium - Community Room with Demonstration Kitchen - Branch and Corporate Offices - Board Room - 8 Pre-School Classrooms.



LOCATION

Crown Point, IN

COMPLETION DATE

2019

SQUARE FOOTAGE

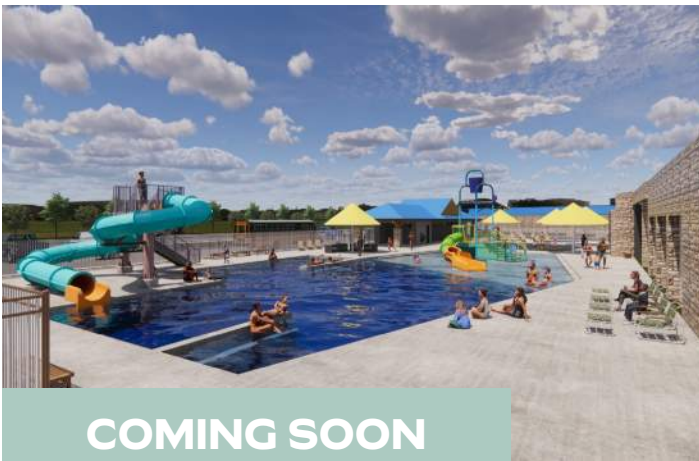
76,750 sqft

CONSTRUCTION COST

\$30M

CLIENT CONTACT

Jay Buckmaster, CEO
219-663-5810



COMING SOON



YMCA OF CENTRAL TEXAS

CHASCO LCC RENOVATION

Indoor renovation of Licensed Child Care building for kindergarten ages to 5th grade.

Features two new play areas with new play structures, a library reading center, new classroom, new dance studio, and updated toddler/infant space.

Re-designed outdoor play ground with new and existing play equipment, upgraded safety surfaces, and new trees.

CHASCO OUTDOOR AQUATICS

New outdoor swimming pool to accommodate up to 300 occupants that includes varying water depths, grand slides, volleyball net, lounging areas with shading umbrellas, and other pool play equipment.

Features new focal entry building that includes restrooms, changing rooms, and cubbie storage space for YMCA camp kids.

Additional pump room expansion to existing pump room to house new pool equipment.

CHASCO CAMP ROUND ROCK

Three new pre-fabricated pavilion structures with vertical shading devices to provide additional spaces to retreat from the sun.

Integration of adjacent property into the camp program.

CHASCO CARTS SITE

Adaptation of existing structure to be repurposed for YMCA camp functions.

Redesign of site and adjacent property for camp playing field and gathering spaces.

New drop-off loop and focal entry pavilion.

CHASCO METRO OFFICES

New building to house all of the YMCA offices in one updated location.

Inclusion of two large conference rooms as well as collaboration spaces.

Shell space to grow into future offices.

Updated parking layout with additional spots.

TWIN LAKES

Multi-use pavilion for camp functions as well as event space.

Breezeway that includes concessions, restrooms, and camp storage.

Large outdoor deck on the water and adjacent to the indoor event space.

Outdoor Adventure Park.



RICHARD A. DEVORE SOUTH YMCA OUTDOOR WATERPARK

Wichita, KS

SCOPE OF WORK

The South YMCA water park was the first such offering by the Greater Wichita YMCA. It did include a zero-entry, various water play elements, and dual water slides. A nice compliment to the indoor pool.

In 2007 Schafer Architecture and Councilman-Hunsaker collaborated on the expansion that would turn this venue into a full fledged water park, attracting a wide range of age groups. The new design included a deep water pool for volleyball and basketball games, a diving well with climbing wall and plunge slide, and a 430 foot lazy river surrounding a sun bathers island, which could be accessed by water or bridge. A spiraling tube slide drops into the lazy river, with provisions in place to add a third slide that launches from the same slide tower, to be added as part of future enhancements.

A water park of this scale warranted a Pool House design to support the needs of the patrons and staff. Schaefer designed an efficient 4,000sf building with check-in, concessions, shaded eating area, restrooms, changing and locker space, as well as equipment storage and pool mechanical rooms.



LOCATION

Wichita, KS

COMPLETION DATE

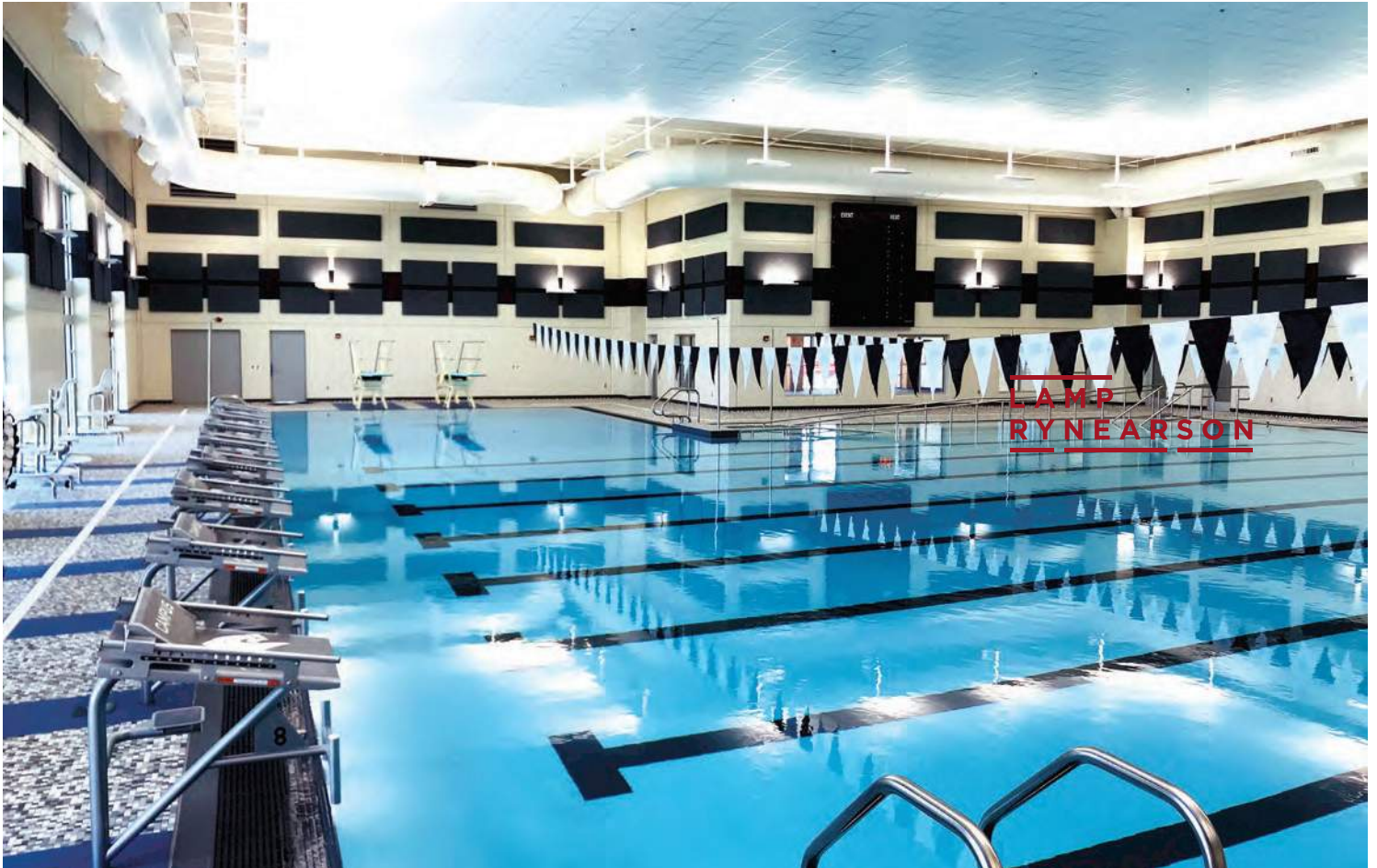
2000 Original, 2007 Expansion

SQUARE FOOTAGE

Original: 6,939sf (water surface area)
Expansion: 9,029sf (water surface area)

CLIENT CONTACT

Ronn McMahon, Executive Director
316.776.8350



Campus High School Natatorium

Haysville, Kansas

This new natatorium features a top-rate competitive pool that serves the high school swim team, community members, and visitors. The indoor pool consists of eight lap lanes and two 1-meter diving boards. This pool is about 250,000 gallons and has an area of 5,800 square feet.

A high priority while designing this facility was to make sure it was fast. The swimming pool depths were looked at closely as well as the type of gutter. This is not only a competitive pool but also a great teaching pool. The City had requested that there be a 1,400 square foot area where the depth is only 4', so that it could be used for instructional purposes.

Key Project Elements:

- 8 lap lanes
- Competitive pool
- Two 1-meter diving boards
- Shallow instructional area

Reference:

Jeff Sherrard
3500 North Rock Road, Bld. 500
Wichita, KS 67226
316.634.1111

Completion Date:

2018

Project Cost:

\$1.5 Million



Hutchinson Aquatics Master Plan

Hutchinson, Kansas

Lamp Ryneerson was hired by the City of Hutchinson Parks Department and the Hutchinson Recreation Commission to complete an aquatic feasibility study and master plan for the community aquatic facilities and program. The effort involved analyzing the facility conditions, assessing the attendance data, conducting community engagement, and creating goals for programming and performance parameters. This was achieved through a thorough evaluation of the projected capital improvement budget, patron feedback, programming needs, operating expenses, maintenance costs, and staffing requirements. These areas of focus allowed the team to create feasible concepts, estimation of construction, project staffing requirements, programming opportunities, and revenue potential. In the end, 4 viable scenarios were created: repair, repair plus upgrade, staff optimization and new facility.

Community engagement was a key component of this project. Great effort was given to generate, distribute and evaluate online surveys and interact with key community stakeholders. These efforts were successful strategies that helped generate critical feedback and build consensus.

Reference:

Justin Combs
Director of Parks and Facilities
City of Hutchinson, KS
1600 S Elm St
Hutchinson, KS 67501
620.694.2611

Completion Date:

2024



Newton Swimming Pool

Newton, Kansas

Lamp Rynearson was hired this year as part of the Dondlinger Construction and Continental Pools Design-Build team to provide the City of Newton with a modern aquatic facility that will improve quality of life for its residents. Their previous swimming pool served as a valued amenity for generations. But, as all pools do eventually, has out lived its time. The City wanted a state-of-the-art pool that served all ages of community members and we have the proven experience to do just that.

The new design has a wide, zero-depth entry section that leads guest to a variety of exciting features. Visitors can take their experience to the next level lazy river, water slides, a climbing wall and diving boards. The pool also has a full competitive swimming area that can comfortably accommodate both training and competition.

Key Project Elements:

- Zero-depth entry
- Lazy river
- Water slides
- Diving board
- Competitive swimming area
- Climbing wall

Reference:

Brian Bascue
Superintendent
Newton Recreation Commission
415 N. Poplar St.
Newton, KS 67114
316.283.7330
bbascue@newtonrec.org

Completion Date:

2021



Ellis Swimming Pool

Ellis, Kansas

The City of Ellis, Kansas hired Lamp Ryneason to breathe life into their old aquatics facility while preserving their historic bath house. They can now enjoy a number of modern amenities while honoring the history of their community. Our team worked to guide the City through the process of receiving a community development block grant (CDBG), to fund the improvements. Our team worked with City, Recreation Commission staff and a volunteer steering committee to determine how the new facility needed to be built and what amenities needed to be available. The community was invited to participate in an online survey and webinars. This project opened in 2022 in time for memorial day weekend!

Key Project Elements:

- Water slide
- Shaded seating
- Beach entry
- Diving board

Reference:

Amy Burton
City Clerk
City of Ellis, KS
815 Jefferson
Ellis, KS 67637
785.726.4812

Completion Date:

2022



RECREATION FACILITIES

Recreation facilities are more than just buildings, they are gathering spaces for a community. Schaefer Architecture is committed to creating recreational spaces that are functional, innovative and aesthetically pleasing. Our team of architects have extensive experience in designing recreation facilities. We know that each community has its own unique needs, which is why we work closely with our clients to develop custom solutions. Whether we're designing a new facility or renovating an existing one, our goal is always to create a space that enriches lives, fosters collaboration and inspires communities.

PROJECT EXAMPLES

- Valley Center Recreation and Aquatic Center
- Hammond Destination Crossroads YMCA
- Derby Recreation Center
- Greater Wichita YMCA, Various Projects
 - Steve Clark YMCA
 - Newton YMCA
 - Robert D. Love Downtown YMCA
 - Dennis Schoenebeck North YMCA
 - Richard A. DeVore South YMCA
 - Ken Shannon Northwest YMCA
 - Dr. Jim Farha Andover YMCA
 - YMCA Camp Hyde Pool
 - Farha Sport Center
- Crossroads YMCA, Various Projects:
 - Schererville YMCA
 - Dean & Barbara White Southlake YMCA
- Hutchinson Sports Arena
- Ponac City RecPlex
- Wichita Riverfront Stadium
- Dean & Barbara White Southlake YMCA
- Maize USD 266 Performing Arts & Aquatic Center



COMING SOON

Firm Profile

On June 1, 1957, Robert Schaefer founded our firm on the principles of honesty, continued learning, and imagination. Over 60 years later, those values remain inherent in our firm culture. Then and now, we realize the importance of creating architecture that enriches lives, fosters collaboration, and inspires communities.

At Schaefer Architecture, we explore possibilities and design meaningful spaces that reflect the spirit of our clients. Our passion is rooted in our strong foundation and is driven by our continued exploration of what lies beyond. As we look forward, we see opportunity. Opportunity that opens doors. Today, we're still building on this foundation, having accomplished hundreds of projects across the U.S. in every scope, size, and area, including government, corporate, community, education, recreation, and worship. After all these years, one thing remains the same: Our clients mean everything to us. If we can bring their visions to life, that's a job well done.

Services

- Architecture
- Interior Design
- Master Planning
- Programming
- Feasibility Studies
- Bond Issue Services
- Building Code Compliance
- Facility Audits
- Virtual Design
- Plan Management
- Furniture
- Graphics and Signage

Principals of Firm

Terry Wiggers, AIA, Executive Vice President

Troy Hertel, AIA, LEED AP, Senior Vice President

Justin Graham, AIA Senior Vice President

Gary Holler, AIA, Vice President

Matt Hamm, AIA, Vice President

Malcolm Watkins, AIA, LEED AP, Vice President

Robert Love, ASSOC. AIA, Vice President

Contact

Terry Wiggers, AIA
EXECUTIVE VICE PRESIDENT

316.684.0171
twiggers@schaefer-arch.com

257 N Broadway
Wichita, KS 67202



corporate



community



education



government



RECREATION



worship

Firm Profile

By choosing our firm, Lamp Rynearson (formerly Larkin Aquatics), as your aquatics expert ensures that your project will not only be innovative and attractive, but viable, practical, enduring and manageable. We listen to our clients and serve their needs. Collaboration and teamwork will hold an important role in making your project successful.

Since designing our first swimming pool over 60 years ago, Lamp Rynearson has successfully completed hundreds of aquatics projects throughout the Midwest and surrounding areas. From our offices in Kansas City, MO we assist communities in planning, designing, and constructing successful splash pads, swimming pools, aquatics parks, and community center facilities.

Our dedicated Aquatics staff is made up of creative professionals experienced in all facets of aquatic design including water treatment, filtration, chemical treatment, coatings, pumps, geotechnical concerns, and lighting accent design. This experience positions us to satisfy your specific needs for an aquatic facility and our engineering expertise enables us to manage the complex technical demands of the design.

Services

- New Facility Design
- Conceptual Planning
- Feasibility Studies
- Facility Evaluations
- Renovations & Additions
- Life Cycle Cost Analysis
- Operational Projections
- Public Involvement
- Funding Strategies
- Bidding Services
- Design-Build
- Construction Administration
- Fountain Design
- Recreational Center Design

Lamp Rynearson
Kansas Aquatics Experience
2005 - Present

Community	Population	Community	Population	Community	Population
St. Francis	1,329	Mulvane	6,111	De Soto	6,443
Oberlin	1,788	Haysville	10,826	Osawatomie	4,447
Stockton	1,329	Moundridge	1,737	Fairway	3,882
Phillipsburg	2,581	Pratt	6,835	Valley Falls	1,192
Montezuma	966	Belleville	1,991	Wathena	1,364
Ellis	2,062	Stafford	1,042	Spring Hill	5,437
Cimarron	2,635	Council Grove	2,182	Topeka	125,904
Smith Center	1,665	Halstead	2,085	Caney	1,991
Osborne	1,431	Valley Center	7,313	Fort Scott	7,761
		Newton	18,746	Prairie Village	22,170
		El Dorado	12,988	Edgerton	1,750
		Arkansas City	11,868	Overland Park	193,412
		Hutchinson	40,669		



Firm Profile

DUDLEY WILLIAMS AND ASSOCIATES, P.A. (DWA) is a consulting engineering firm established in 1952 for the professional practice of structural engineering. DWA ranks as one of the top structural engineering firms in Kansas. In its seventy-one years of existence, DWA has played a key role in the design of projects nationwide, including corporate, health care, educational facilities, public safety facilities, special event centers, and recreation facilities.

Multiple members of DWA's staff each have more than 26 years of experience designing and evaluating various types of new and existing structural systems. This experience allows DWA to help determine a cost-efficient structural system to meet the client's needs. DWA takes pride in successfully completing projects within the defined budget and time constraints, with a quality control program based on having experienced professionals actively involved in each project. Coordination and communication among team members is a top priority to assure that DWA is working in unison with all parties to achieve the project goals.

DWA has wide ranging experience in the structural design of health care facilities, including design of new stand-alone projects, additions to existing buildings, and evaluation of existing structural systems for new occupants and equipment. Healthcare facilities have utilized different types of structural systems such as steel frame with composite slab, concrete joist and beam, or two-way concrete floor slabs with concrete columns.

Principals of Firm

Desiree E. Morrell, P.E., S.E.

Jon Lucas, P.E., S.E.

Mark Hodges, P.E.

Year Established

1952

Contact

Desiree E. Morrell, P.E., S.E.

PRESIDENT

230 Laura, Suite 200
Wichita, Kansas 67211
316.263.7591
dwa@dwase.com
dwase.com



Firm Profile

Midwest Engineering, Inc. (MEi) was established in 2006 and is an emerging small business enterprise whose professional business model is built on relationship building and customer referrals. MEi's client base includes mid-sized to large organizations and government agencies. MEi's an efficiency driven organization whose outreach is nationwide. Each employee fully understands their job duties, and each is accountable for their performance. Job accountability is a strong part of our success and fosters closer teamwork, meeting deadlines, and providing quality work each day. All personnel have broad job responsibilities and individuals are empowered to be proactive professionals who analyze each situation and constantly search for new solutions and more effective approaches.

Midwest Engineering, Inc. (MEi) specializes in providing professional engineering design and quality assurance services. Services include professional engineering, energy consulting, LEED implementation, and building commissioning. The quality-focused orientated commissioning process is a natural fit for our organization. We understand the complicated process owners and facility managers face when operating facilities to achieve optimal performance and sustainable standards. Averaging over 25 years of design-construction industry experience, our team of management personnel, professional engineers, commissioning agents and technicians serve both as quality leaders and technical resources to ensure building systems are fully integrated, perform efficiently and operations personnel are properly trained.

Midwest Engineering, Inc. maintains professional engineering licenses in 11 different states and has performed energy consulting and commissioning services in 28 different states.

Collaboration with Schaefer

Our personnel with Midwest Engineering, Inc. (MEi) have had a strong relationship with SJCF Architecture for over 30 years as either in-house or as an independent mechanical consultant. MEi has worked with Schaefer Architecture on many major projects in the Wichita area as well as many smaller projects comprising on a wide variety of facility and system types. MEi has been involved with Schaefer Architecture on numerous on-call contracts with the City of Wichita, Sedgwick County, and the State of Kansas at Kansas State University and Wichita State University.

No. of Staff by Position

Mechanical Engineers | 2

Commissioning | 3

CADD Technician | 3

Administrative | 1



Firm Profile

Integrated Consulting Engineers, Inc. (ICE) is a multidisciplinary engineering firm established in 2006 and founded on the belief that our designs have the power to transform lives and enhance communities. Originally conceived as a mechanical consulting firm, ICE has grown to offer mechanical, electrical and plumbing systems engineering and so much more. ICE has been voted a “Best places to work” company four years in a row by the Wichita Business Journal. Based in Wichita, Kansas, our engineers are licensed in 48 states and have over 100 years of cumulative experience.

Guided by our core values of being client focused, team driven and detail oriented, the staff at ICE remain flexible in our approach. We recognize that each project is unique, and every client has different priorities and goals. ICE takes pride in providing client centric services and designs that are innovative, energy efficient and most importantly within budget and on schedule.

Services

- Mechanical Systems Engineering
- Electrical Systems Engineering
- Plumbing Systems Engineering
- Arc Flash Evaluation and Studies
- Building Due Diligence Evaluation & Inspection Surveys
- Building Controls Recommendations
- Commissioning
- Construction Observation and Administration
- Cost Estimating
- Data, Telecom, & Low Voltage System Design
- Energy/Utility Cost Analysis
- Fire Protection and Alarm Services
- Lighting Upgrades
- Sustainable Design Strategies (LEED)
- Thermal Imaging Studies
- Uninterruptible and Emergency Power Systems

ICE has an impressive portfolio of projects and services, including:

- Recreation Facilities
- Community Centers
- Parks
- Arc Flash Analysis and Evaluations
- Assisted Living
- Car Dealerships
- Financial Institutions
- Healthcare Clinics
- Higher Education
- Hospitals
- HVAC Improvements
- Industrial
- K-12 Education
- Municipal Facilities
- Religious Facilities

3.06

References

Ron McMahon, EXECUTIVE DIRECTOR GREATER WICHITA YMCA

Greater Wichita YMCA
316.776.8350

Frank Seitz, FORMER PARKS AND REC DIRECTOR:

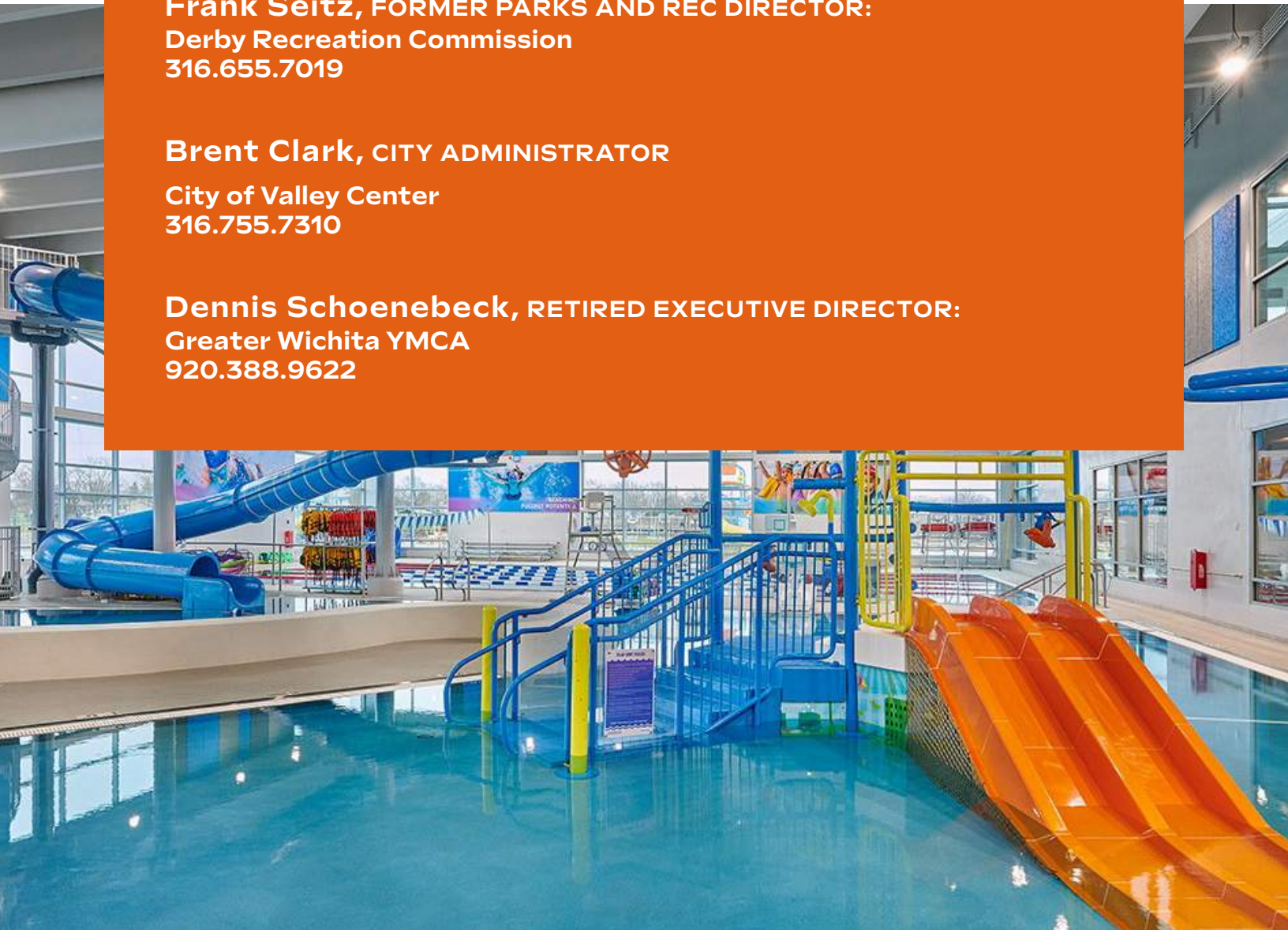
Derby Recreation Commission
316.655.7019

Brent Clark, CITY ADMINISTRATOR

City of Valley Center
316.755.7310

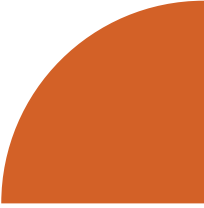
Dennis Schoenebeck, RETIRED EXECUTIVE DIRECTOR:

Greater Wichita YMCA
920.388.9622



3.07

Experiences



Firms qualifications, relevant experience, and references for similar projects.



EXPERIENCE WITH COLLABORATION

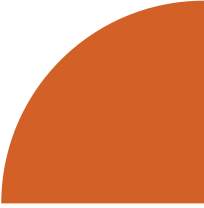
Schaefer Architecture has successfully completed a number of projects where the client team involved multiple client entities. Our collaborative and transparent process works well in producing a solution that satisfies all of the different requirements and expectations of this type of project. Here are examples of a couple of those projects.

- 1.** On WSU YMCA, Schaefer Architecture worked with three separate owner entities that are sharing the facility. These were the Greater Wichita YMCA, Wichita State University and Grace Med.
- 2.** On WSU Tech (formerly National Center for Aviation Training) Schaefer Architecture worked with no less than seven different aviation companies, the City of Wichita and Sedgwick County to complete all the requirements and expectations of the Facility. Some of the aviation companies included in the process were Boeing, Spirit, Cessna, Beechcraft and Hawker Aircraft companies.
- 3.** On the recent Riverfront Stadium, Schaefer Architecture worked with multiple team partners and multiple owner entities, each with their own set of requirements and expectations. These included, Major League Baseball, WindSurge Owners, City of Wichita, National Baseball Congress (NBC) and of course, the many baseball enthusiast in the surrounding community!



3.08

Scope of Service



Our goal is to collaborate with the City of Arkansas City to create a facility that is custom to your community's wants and needs. We also strive to ensure that the project is both high quality and cost effective. We believe that the core success of any project is the ability to meet both capital cost and operational cost expectations of our clients. From planning through construction, we meticulously monitor and update these critical elements.

PHASES- PROGRAMMING, COMMUNITY ENGAGEMENT, AND CONCEPT DEVELOPMENT

1.1 Project Kick-off Meeting

2 weeks

- Arrange and facilitate a kick-off meeting with select City staff, the mayor, plus any other partners you may choose to appoint (Client Group)
- Agenda for the kick-off Meeting will include:
 1. Introductions of Client group, Consultant team, roles and responsibilities
 2. Identify goals, interests, expectations, concerns of the Client group
 3. Establish communications protocols
 4. Review planning process and schedule
 5. Discuss performance parameters – i.e. visitor experience, staffing
- Prepare meeting notes and action items, for distribution and records

1.2 Partner Meetings, Data Collection, and Public Engagement

2 weeks

- Review existing documents which may include Master Plan drawing and site amenities.
- Develop public engagement strategy and implantation plan.
- establish public engagement.
- Visit the site and facilities to understand opportunities for expansion/ renovation new construction of recplex
- Interview city staff. In addition to the client group, interviews may include recreation manager and operation staff (these may be by phone)
- Prepare drafts of amenities options and equipment options. Report to document possible survey information and provide to client group for review.
- Receive comments from client group (comments may be oral or written, should be provided by one member of the client group)
- Make revision to amenity an equipment options report, as appropriate, based on comments received and submit as final.

1.3 Survey Development

2 weeks

- Develop facility amenity and equipment options and images
 - Discuss with client group information and outcome needed and required
 - Develop questions and content for community survey
-

1.4 Stakeholder Meetings

3 weeks

- Identify stake holders in the community: i.e. Civic groups, daycare providers, seniors, recreation organizations, swim teams, maintenance staff, etc.
 - Conduct stakeholder meetings
 - Distribute electronic information and surveys
 - Conduct town hall meeting(s)
 - Document results of meeting feedback
 - Evaluate results with client group
-

1.5 Summarize Feedback

2 weeks

- Determine recommendation of amenities and equipment for the facility
 - Review recommendation with client group
 - Make any suggested changes to recommendation
-

1.6 Summarize Feedback

3 weeks

- Prepare 3 or 4 alternative plans with amenities and equipment.
 - Prepare an architectural program of the facilities and spaces needed to support the recplex elements of each concept. This includes gyms, wellness areas, studios, pools, locker rooms, and mechanical space for the new facility.
 - Provide plan views of concepts, site plan, accompanied by narrative to describe each concept
-

1.7 Preliminary Budget Analysis of Alternatives

1 week

- Estimate a construction budget for each concept
- Estimate an annual operations and staffing projections for each concept

1.8 Submittal to Client Group

- Provide draft concept plan(s), site plan, construction budget, operations, and staffing projections for review prior to Project Workshop

1 week

1.9 Project Workshop with Client Group

- Present Draft Concepts, along with estimates of Construction Cost, annual operating costs, and staffing projections
- Review performance parameters and opportunities for recreational programming associated with each concept
- Receive input from Client group and develop consensus on one or two concepts to advance
- Prepare meeting notes and action items, for distribution and records

2 weeks

2.0 Concept Revisions

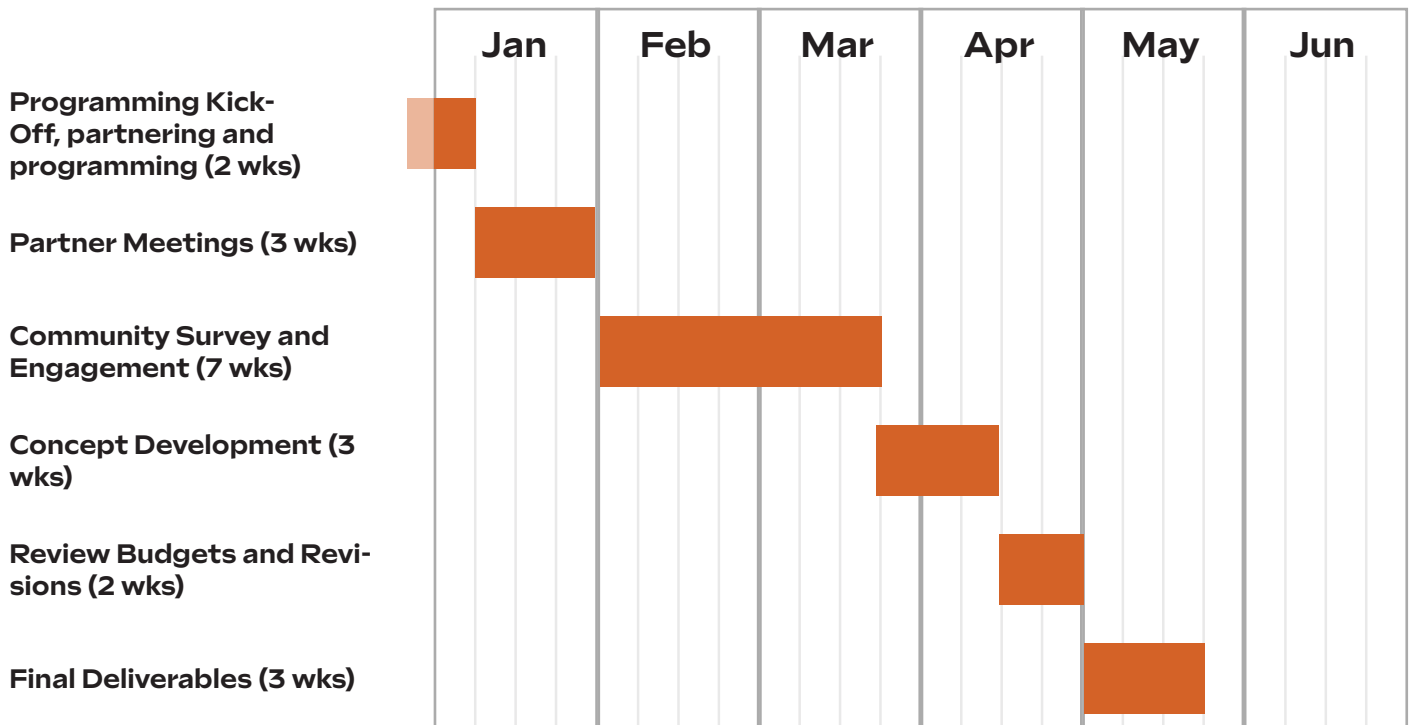
- Revise concepts identified for advancement based on comments received from Client Group
- Provide elevations, plans, site plan, cost estimate, narrative and 3D view of selected concept
- Review final concept and material with client group
- Prepare deliverable and final report for public distribution

1 month

Timeline/ Schedule

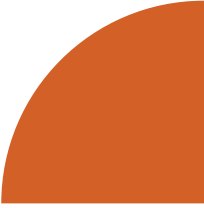
Below is our proposed schedule beginning with the project award December, 2023.

2024



3.09

Design Fee



SCOPE CLARIFICATIONS FOR FEE PROPOSAL

To perform the scope of services described in the previous section (3.08) Schaefer Architecture proposes the following fees, plus actual expenses:

Project Kickoff/ Partner Meeting	\$12,000
Public Engagment/Survey/Stakeholder meetings	\$16,000
Feedback Summarization/Concepts	\$9,000
Budget Analysis/Alternatives/Workshops	\$8,000
Final Concept/Report	\$4,000
TOTAL STUDY FEE:	\$49,000*

*½ of this study fee will be credited back to the City of Arkansas City for the Schematic Design phase of the facility design fee if Schaefer Architecture/ Lamp Rynearson is retained for the full design and construction administration of the project. (See additional content at the end of this proposal)

TRAVEL: Mileage at prevailing rates or car rental plus fuel charges, whichever is less. Lodging and meals at actual cost

REPROGRAPHICS: Cost of preproduction if required by third party.

POSTAGE: Actual Cost of postage/shipping, as required

The proposed scope and fee is based on the aforementioned scope of services and stated assumptions. Should the scope of service have any significant changes, Schaefer will immediately advise the city of Arkansas City the impact to the proposed fee and schedule

5.03


Conflict of Interest

Schaefer Architecture has no conflicts of interest.



5.07

Insurance

Client#: 1254449		SCHAEJOH4	
ACORD™		CERTIFICATE OF LIABILITY INSURANCE	
			DATE (MM/DD/YYYY) 11/03/2022
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).</p>			
PRODUCER USI Insurance Services LLC 245 N Waco Ste 412 Wichita, KS 67202 316 263-3211		CONTACT NAME: Mike Blankenship PHONE (A/C, No, Ext): 913-401-4812 FAX (A/C, No): 913-385-7007 E-MAIL ADDRESS: Mike.Blankenship@usi.com	
		INSURER(S) AFFORDING COVERAGE NAIC #	
		INSURER A : Continental Casualty Company 20443	
		INSURER B : National Fire Insurance Co. of Hartford 20478	
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	
INSURED Schaefer Architecture, inc 257 N Broadway Ave Wichita, KS 67202-2317			
COVERAGES		CERTIFICATE NUMBER:	
		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.			
INSR LTR	TYPE OF INSURANCE	ADDL INSR INSR WVD	POLICY NUMBER
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		B5094725387
			POLICY EFF (MM/DD/YYYY) 10/17/2022
			POLICY EXP (MM/DD/YYYY) 10/17/2023
			LIMITS
			EACH OCCURRENCE \$1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
			MED EXP (Any one person) \$10,000
			PERSONAL & ADV INJURY \$1,000,000
			GENERAL AGGREGATE \$2,000,000
			PRODUCTS - COMP/OP AGG \$2,000,000
			\$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/>		5094667393
			POLICY EFF (MM/DD/YYYY) 10/17/2022
			POLICY EXP (MM/DD/YYYY) 10/17/2023
			LIMITS
			COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
			BODILY INJURY (Per person) \$
			BODILY INJURY (Per accident) \$
			PROPERTY DAMAGE (Per accident) \$
			\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$10000		B5094727771
			POLICY EFF (MM/DD/YYYY) 10/17/2022
			POLICY EXP (MM/DD/YYYY) 10/17/2023
			LIMITS
			EACH OCCURRENCE \$5,000,000
			AGGREGATE \$5,000,000
			\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WC594727754
			POLICY EFF (MM/DD/YYYY) 10/17/2022
			POLICY EXP (MM/DD/YYYY) 10/17/2023
			LIMITS
			E.L. EACH ACCIDENT \$1,000,000
			E.L. DISEASE - EA EMPLOYEE \$1,000,000
			E.L. DISEASE - POLICY LIMIT \$1,000,000
A	Professional Liability		AEH008223340
			POLICY EFF (MM/DD/YYYY) 10/17/2022
			POLICY EXP (MM/DD/YYYY) 10/17/2023
			LIMITS
			\$5,000,000 per claim
			\$5,000,000 annl aggr.
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) This certificate is issued for the insured's operations.			
CERTIFICATE HOLDER		CANCELLATION	
		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE 	
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ACORD 25 (2016/03) 1 of 1		The ACORD name and logo are registered marks of ACORD	
#S37968266/M37929584		MXBAS	

Additional Content

Our Full Design Process

Not included in this fee proposal

If this project proceeds into design, bidding and construction, this process is representative of our services.



Our Full Design Process

PROJECT COMMENCEMENT & PROGRAMMING

Review Survey, Geotechnical and Utilities

Review Existing Concepts

Develop Plan with Phasing

Finalize Program

Update Schedule

Update Budget with Construction Sources

Provide Presentation Drawings

Present to Committee and City Council

Owner Review and Approval



PROJECT COMMENCEMENT & PROGRAMMING

Mech/Elec/Struc Requirements
Refine Site Development Plans
Refine Floor Plans/Elevs/Sections
Review Cost Estimates with Construction Sources
Update Schedule
Q/A Review

OWNER REVIEW AND APPROVAL

DESIGN DEVELOPMENT

Progress Meetings, 50% Review and Comments
Refine Schematics/Plans
Outline Specifications
Additive Alternatives
Update Cost Estimate/Schedule
ADA/Code Reviews
Q/A Review

OWNER REVIEW AND APPROVAL

CONSTRUCTION DOCUMENTS

Construction Detailing
Final Arch/Eng. Drawings
Final Specifications
Bid Packages/Additive Alternatives
Update Cost Estimate Schedule
Owner Review + Approval
Final ADA/Code Review
Q/A Review
Finalize Drawings/Spec with Owner Comments

OWNER REVIEW AND APPROVAL

BIDDING ASSIST AND CONSTRUCTION ADMINISTRATION

Q/A Addenda
Value Engineering
Pre-Construction Conference
Pay Apps/Change Orders
Progress Meetings
Final Inspections
Provide As-Constructed Record Drawings and Specs to Owner
1-Year Warranty Inspection

enriching lives ▲
fostering collaboration ▲
inspiring communities ▲

schaefer.
architecture

