

January 18, 2024

LeAnn Williams, MS CPRE
Director, Recreation
City of Fort Collins

Dear LeAnn,

On behalf of Clark & Enersen, I am pleased to submit the following design services proposal for the City of Fort Collins Pool Feasibility Study.

Scope of Services

- The services provided by our team for this project includes: architecture, aquatics consulting, cost modeling, landscape architecture, civil engineering, structural engineering, mechanical engineering, and electrical engineering.
- We have engaged Counsilman-Hunsaker and StudioCKA for aquatics consultation and cost modeling.
- The design team will provide all necessary services to complete the tasks and deliverables in the scope of work, as outlined below.

Programming Phase

- **Task 1** – Meet with both City of Fort Collins Recreation Department and CSU Athletic staff to determine needs of each agency. Determine a range of potential facility sizes and amenities that meet both parties' needs.

Deliverables

- Narrative, Aquatic Program Identification, Room Data Sheets, Room Lists, Adjacency Diagrams

Conceptual Design Phase

- **Task 2** – Evaluate the feasibility of building a new Aquatic facility on the current site of Mulberry Pool. This will require a comprehensive site evaluation to include but not limited to the challenges of Arthur Ditch that is underground on the site, soil conditions, site access, utility access and sizing, etc. Using this information, recommend if the site is feasible and if it is, the scope and size of the facility that could be built along with additional construction and site costs due to the complexity of the site.
- **Task 3** – Identify other sites and conduct multiple site (goal would be to identify between 3-5 alternative site locations) analysis on potential sites. Geographic locations will be discussed with both agencies. For each site identified, provide the feasibility of the site, the scope and size of the facility along with estimated additional construction and site costs for the site.
- **Task 4** – Provide three conceptual drawings of a City and CSU joint aquatic facility that meets the needs of both agencies as identified in Task 1. The conceptual drawings will have a budget for construction along with ongoing operational and maintenance costs.

The deliverable will also have the projected revenue generation for the facility and cost recovery. The costs should reflect current City building standards of LEED Gold. The construction cost should show projected and compound escalation for the next five years.

The conceptual drawings will also include the following:

- Total development cost estimate including: hard and soft costs, appropriate conceptual estimating, and construction contingencies

Deliverables

- Narratives, Site Plans & Analysis (Mulberry + 3-5 additional sites), Conceptual Building Drawings, Estimated Construction, Project, and Operations and Maintenance Costs (for each option), Estimated Revenue Generation & Cost Recovery Projections (for each option)

Operations & Maintenance Analysis

- **Task 5** – Recommend an equitable cost share for the City and CSU for facility construction, operations and maintenance, infrastructure, and equipment replacement.
- **Task 6** – Provide a comparison report that evaluates and prices out the construction cost, operations and maintenance, infrastructure, and equipment replacement for a stand-alone facility for each agency. This should show each agency what it would cost to co-construct and co-operate a facility versus each agency building and operating their own facility that would meet their needs.

Deliverables

- Operations & Maintenance Report

Upon completion of all phases, a final draft Pool Feasibility Study will be issued for review and comment. The design team will incorporate all comments, make appropriate edits, and submit the final Pool Feasibility Study.

Proposed Schedule

We propose to begin our efforts upon approval of funding in mid-February 2024, and complete the final Pool Feasibility Study by end of April 2024. See the proposed draft schedule on the following page for additional details.

City of Fort Collins Pool Feasibility Study		2024			
		January	February	March	April
DESIGN PHASE SCHEDULE					
Programming					
Kick Off Meeting	Week of 2/19		■		
Worksession - Programming #1	Week of 2/26		■		
Worksession - Programming #2	Week of 3/11			■	
Worksession - Programming #3	Week of 3/11			■	
Worksession - Programming #4	Week of 3/11			■	
Programming Deliverable	3/22/24			■	
Conceptual Design					
Site Investigation - Mulberry Site	Week of 3/4		■		
Site Investigation - Alternative Sites	Week of 3/11		■		
Worksession - Conceptual Design #1	Week of 3/18			■	
Worksession - Conceptual Design #2	Week of 3/25			■	
Conceptual Design Deliverable	4/8/24				■
Operations & Maintenance Analysis					
Worksession - O&M #1	Week of 4/8				■
Draft Feasibility Study Deliverable	4/22/2024				■
Study Review Session	Week of 4/22				■
Submit Final Feasibility Study	4/30/2024				■

Proposed Fee

We propose to perform this work for a fee of **\$78,000** including reimbursables. This fee includes subconsultant fees of **\$26,500** for Counsilman-Hunsaker and **\$19,500** for CK Studios

LeAnn, we are hopeful that this proposal meets your expectations. Please don't hesitate to contact us with any questions or clarifications.

Sincerely,



Philip Walter, PE, LEED AP
Principal