



June 5, 2025

Mayor Jessop
Hildale City
mayor@hildalecity.com

RE: Hildale City – Maxwell Park Improvements Schematic Design & Public Outreach

Dear Mayor Jessop:

We appreciate the opportunity to provide a proposal for the above-referenced project. Jones and DeMille Engineering and its wholly owned subsidiary, Campbell Architecture (JDE/CA), are pleased to provide this fee proposal for preliminary schematic design and public outreach services for the continued development of the Maxwell Park Improvement project.

SCOPE OF WORK

Strategic Communication and Program Management (Prospection Consulting LLC)

The proposed scope of work for strategic communication and program management services is as follows:

1. Strategic Communications: The Specialist will develop and execute a communication strategy to engage Hildale City, local businesses, BLM, and the public, leveraging a project webpage and other channels to build support and provide transparency.
 - a. Develop a stakeholder communication plan, specifying communication methods for Hildale City (e.g., council briefings), local businesses (e.g., economic impact updates), BLM (e.g., permitting coordination), and residents (e.g., public forums).
 - b. Assist in developing and maintaining a project webpage with sections for timeline, funding, FAQs, and contact details, hosted on the city's platform.
 - c. Produce updates and social media posts detailing master plan progress, permitting updates, construction milestones, and community benefits.
 - d. Facilitate meetings to gather input on multi-purpose facility design and address concerns, enhancing public support.
2. Program Management: The Specialist will oversee project components, including schedules, budgets, and funding compliance, to ensure progress and mitigate risks.
 - a. Review the conceptual master plan to confirm multi-purpose functionality (e.g., concerts, community events) and review maintenance cost implications.
 - b. Review and update on integrated project schedule encompassing master plan finalization, BLM permitting, and utilities construction.
 - c. Review and update on project expenditures for design, permitting, and construction.
 - d. Facilitate and manage compliance with Utah State Legislative Funds, CIB, and additional funding sources in preparing reports, applications and disbursement requests.
 - e. Review and advise architect/engineer's risk management plan addressing environmental permitting, funding, public support, facility design, and maintenance costs.
 - f. Prepare and submit grant applications for UORG Legacy Fund and EDA and coordinating with funding agencies.

Preliminary Maxwell Park Design – Schematic Design (SD)

Architectural Services

The proposed scope of work for Architectural Services is as follows:

1. Project Management
 - a. Weekly Project Coordination Meetings
 - b. Attend stakeholder's meetings, city council meetings, publicity events, and other public outreach activities at City's discretion.
2. Schematic Preliminary Design
 - a. Initial site visit to determine more in-depth design requirements for each structure, existing measurements and photographs.
 - b. Preliminary code analysis to determine existing occupancy loads and ADA and code requirements to comply with AHJ.
 - c. Prepare schematic floor plans and building elevation drawings for buildings listed below to confirm project requirements and building programs. Schematic design packages are required for funding applications.
 - i. Information Kisok
 - ii. Existing Restroom Renovation
 - iii. Pavilion (20'x40')
 - iv. Restroom/Concession/Announcer Building at Sports Field & Playground
 - v. Kiva Upgrades
 - vi. Maintenance Building w/Public Restrooms
 - vii. Amphitheater
 - 1) Ticket Booth
 - 2) Restroom/Storage Building
 - 3) Beer Garden
 - viii. Restroom Building between Amphitheater and Event Center
 - ix. Event Center
 - d. Material and color selections for each building.
 - e. 3D Color Exterior Renderings for the following:
 - i. Amphitheater
 - ii. Event Center
 - iii. Kiva Upgrades
 - f. Hold schematic design meeting to review schematic drawings with Owner and receive approval of design, proposed materials and colors.
 - g. Cost Estimating

Landscape Architectural Services

The proposed scope of work for landscape architectural services is as follows:

1. Update conceptual park plan based on finalized schematic design drawings.
2. Conceptual planting plan based on finalized site survey and site design.

Site Civil Engineering and Survey Services

The proposed scope of work for site civil engineering services is as follows:

1. Site Survey
 - c. Topographic survey of all remaining park features; to include road, curb, sidewalk, utilities, structure inverts, finished floor elevations, existing drainage features and the existing surface.
 - d. Locate remaining subsurface utilities according to quality levels C and D. Create survey base drawing from survey.
 - e. Updated aerial imagery by survey drones.

2. Maxwell Park Master Site Design
 - f. Design site design of park amenities; to include: the amphitheater, the pavilion, the event center, parking lots, buildings, pedestrian routes, pedestrian bridge, ball fields, seating, day use areas, and playground area.
 - g. Grade all park components for finished floor elevations, retaining walls, accessible routes and drainage.
 - h. Design drainage features to include detention or retention facilities. Design criteria will be decided with City staff.
 - i. Produce overall plans for design communication; construction plans contract documentation will occur with each funding package and the target funding amount.
3. Develop and refine master phasing plan according to the following schedule:
 - j. PHASE 1: Utilities and Maxwell Creek Crossing (CIB Funding)
 - k. PHASE 2: Park and Public Amenities (Proposed UORG Funding)
 - l. PHASE 3: Amphitheater and Venue Amenities (Proposed EDA Funding)
 - m. PHASE 4: Event Center and Amenities (Proposed sponsorship funding)
4. Engineer's Opinion of Probable Cost (OPC)
 - n. Develop opinions of probable cost according to the phasing schedule.
5. Meetings
 - o. Attend stakeholder's meetings, city council meetings, publicity events, and other public outreach activities at City's discretion.

Structural Services

The proposed scope of work for Structural services is as follows:

1. Determine structural design criteria and determine feasibility of proposed architectural schematic design for the following structures:
 - a. Pedestrian Bridge
 - b. Amphitheater Stage Structure

Resolut Group Engineering Services

Assist with programming for the park renovation which include the addition of an outdoor amphitheater with approximately 3,000 seats, a new event center, sports field upgrades, and other miscellaneous site upgrades. This service will include one or more site visits.

1. Attend coordination meetings with the design team as scheduled by the architect.
2. Prepare schematic documents listed below and reports as needed for programming and budgetary purposes.
 - a) HVAC
 - I. Advise on HVAC needs throughout the site and provide design narrative.
 - II. Prepare budgetary estimate for mechanical systems.
 - b) Plumbing
 - I. Estimate loads for water, sewer, and gas lines and provide design narrative.
 - c) Electrical
 - I. Estimate site electrical loads and provide design narrative.
 - II. Preliminary one-line diagrams and calculations.
 - III. Prepare budgetary estimate for electrical systems.
 - d) Lighting Design
 - I. Investigation of Local Ordinances and Regulations Affecting Lighting Design
 - II. Preparation of Documents to convey atmosphere of the proposed design through the use of drawings, images, sketches, fixture cutsheets, and other tools as needed for clarity of the concept.
 - III. Lighting Layout and Design
 - IV. Lighting Fixture Schedule including Manufacturer, Catalog Number, Lamp Type, Wattage, and Voltage Characteristics for each Fixture Type.
 - V. Lighting Point by Point Calculations / Photometric Studies
 - a) Site Plan using Dark Sky compliant fixtures

- e) Acoustical Engineering (AE) Design (Designed by a Certified Member of [ASA](#) and [INCE-USA](#))
 - I. Basic Acoustical Engineering Services
 - a) Review of existing environmental and site noise conditions, with suggestions for project orientation.
 - i. (1) Site visit not exceeding (4) hours total.
 - 1. During the site investigation, there shall be no other activity at or around testing areas, including but not limited to construction, individuals working, leisure activities, etc., that could interfere or corrupt test data. If additional site visits are required due to noisy conditions – unforeseen or otherwise – an “Added Service” will be required for extra time at the site.
 - 2. Written reports of findings and recommendations of the “Basic Acoustical Amphitheater Engineering Services.”
 - a. Acoustic expectations and parameters
 - b. Acoustic measurement results
 - c. Redlined architectural drawings and renderings
 - d. Cutsheets of recommended products or materials
 - e. Replies to emails with basic coordination, questions, and concerns.
 - 3. The following areas are included in scope the “Basic Acoustical Engineering Services”:
 - a. Review of existing site conditions to consider the acoustic preference on orientation of the amphitheater.
 - 4. Attendance of required design/owner review meetings via conference call up to (2) hours total.
 - a. Acoustic Expectations and Parameters
 - b. Collaboration on written reports.
- f) Audio Visual (Designed by a [Certified Technology Specialist in Design \(CTS-D\)](#))
 - I. Basic Audiovisual Services
 - a) Perform a needs analysis, conducting meetings with stake holders & user groups to identify and document Owner’s needs as a foundation for an appropriate design approach.
 - b) Discussions with the Owner to coordinate infrastructure / rough-in requirements to support OFOI systems.
 - c) Development of an Audiovisual Program Narrative & Opinion of Probable Cost
 - g) The following areas are included in scope:
 - a) (1) Event Center
 - 1. System is intended to have a presentation wall at the front of the room with a projector and screen, with a video input at the front of space. Ceiling loudspeakers will provide voice and content amplification within the space. The equipment for the room is intended to be located in a wall mounted equipment rack in a utility room.
 - b) (1) Sports Field
 - 1. Loudspeakers throughout the space to provide announcements and music to the entire stadium. Zoning will be used to maintain consistent coverage throughout. There will be a central announcement location with inputs at key locations.
 - c) (1) Amphitheater
 - 1. System is intended to comprise of a high performance audio system to meet the demands of 90% of events within the Amphitheater. Infrastructure will be designed in order to allow the use of other systems when the designed system will not meet rider specifications. EASE modeling will be performed to ensure system coverage and performance.

- h) Structured Cabling (SC) Systems Scope of Included Services [Designed by an [Registered Communications Distribution Designer \(RCDD\)](#)]:
 - I. Telecommunications Space Planning Coordination
 - II. Development of a Structured Cabling design narrative & Opinion of Probable Cost.
- i) Electronic Safety and Security (ESS) Scope of Included Services [Designed by a [Registered Communications Distribution Designer \(RCDD\)](#) and [Certified Protection Professional \(CPP\)](#)]:
 - I. Video Surveillance System / Closed Circuit Television System
 - a) Scoping Discussion / Meetings to Discuss Desired Coverage Areas & Level of Details
 - b) Rough order of magnitude for general pricing of video surveillance system.
 - c) Online meetings (2 hours) to discuss security technology
 - d) Information Technology Department Coordination for IP Based Systems
 - e) Online meetings (2 hours) to discuss safety and security best practices
 - f) Design narrative for video surveillance
 - g) Online meetings (2 hours) to discuss existing technology and infrastructure
 - II. Access Control System
 - a) Scoping Discussion / Meetings to Discuss Desired card reader locations and access levels
 - b) Rough order of magnitude for general pricing of access control system.
 - c) Online meetings (2 hours) to discuss security technology.
 - d) Information Technology and Facilities Department Coordination for access control and door hardware.
 - e) Online meetings (2 hours) to discuss safety and security best practices.
 - f) Design narrative for Access Control
 - g) Online meetings (2 hours) to discuss existing technology and infrastructure.
 - III. Intrusion Detection System
 - a) Scoping Discussion / Meetings to Discuss Desired intrusion device locations
 - b) Rough order of magnitude for general pricing of intrusion detection system.
 - c) Online meetings (2 hours) to discuss security technology.
 - d) Information Technology and Security Department coordination
 - e) Online meetings (2 hours) to discuss safety and security best practices.
 - f) Design narrative for Intrusion Detection
 - g) Online meetings (2 hours) to discuss existing technology and infrastructure.

Website Development & Public Outreach

- 1. Develop and maintain website for communication and public involvement of the park project.

Funding Procurement

- 1. Pursue additional funding opportunities which include the following:
 - a. Federal EDA application
 - b. UORG Legacy application
 - c. Any additional meetings for private sponsorships for the event center

Assumptions and Limitations:

- 1. Drawings will be for design coordination only. No construction documents are included in this scope of work; however, CD's can be generated according to construction funding availability.

June 5, 2025

Page 6

2. Proposal includes no more than one schematic floor plan rendition, with no more than two floor plan revisions before final schematic approval. Any additional changes or variances to the plan will be billed hourly until schematics have been signed and approved by the Owner.

SCHEDULE & FEES

JDE/CA will complete the scope according to the funding application schedules. We estimate this scope of work will be completed by the end of January 2026. Progress payments will be invoiced monthly. Additional work will be negotiated at standard hourly rates or lump sum.

The foregoing scope of work for design services can be completed as itemized below:

Service	Fee	
Prospection Consulting, LLC	Lump Sum	\$53,375
Preliminary Maxwell Park Design – Schematic Design (SD)	Lump Sum	\$456,850
Website Development & Public Outreach	Lump Sum	\$13,800
Lump Sum Subtotal		\$524,025
Funding Procurement	Estimated Maximum Hourly	\$70,000
TOTAL		\$594,025

CLOSURE

We are excited to continue contributing to this project and confident in our team's ability to deliver high-quality results. Please review this proposal and contact us with any questions.

Sincerely,

CAMPBELL ARCHITECTURE



Farah Stout
Project Manager