



# proposal

p21-105

January 28, 2021

John Bradley  
Community Services Director  
190 South 400 West  
Santaquin City, UT 84655

Subject: **Phase 1 Design Services** | Harvest View Sports Complex

John,

blū line designs (blū) is pleased to provide Santaquin City with a not-to-exceed fee proposal for final design services for Phase 1 of the Harvest View Sports Complex. This work, described in greater detail below, generally includes the design of the southern parking lot, the pickleball courts, a restroom/concessions building, and the promenade walkway that will lead to the future baseball fields (see master plan exhibit). It is assumed that a maintenance building or yard that may be in this general area, will not be an improvement included in Phase 1. blū has compiled a qualified consultant team to meet the needs of this project and our team is immediately ready to begin. **PEPG Consulting** will perform survey, geotechnical, and civil services. **Spectrum Engineering** will provide electrical/lighting design. And **WPA Architecture** will provide custom architectural design.

The following tasks represent the scope of work needed in order to complete the planning and design for this work.

## TASK 1.0 – DESIGN DEVELOPMENT (60% Submittal)

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|-----|---|---------|
| 1.1 | Data Gathering & Mobilization   |         |
|     | <ul style="list-style-type: none"><li>blū will coordinate with City staff to refine project understanding and desires. This task will also include coordination with and mobilization of our subconsultant team. Geotechnical investigations and survey of the general Phase 1 area will be performed as part of this task. Blu will also gather all existing base information and utility data from the City. This information will be incorporated into the Phase 1 site survey. Includes one site visit.</li></ul> |         |
| 1.2 | Phase 1 Site Plan   |         |
|     | <ul style="list-style-type: none"><li>Prior to preparing a full 60% Review Submittal, blū will prepare a refined site plan to reconcile the master plan with existing conditions based on the site survey and data provided by the City. This site plan will be presented to the City for review and comment. Includes one review meeting.</li></ul>  |         |
| 1.3 | Phase 1 Design Development Plans (60% Submittal)  |         |
|     | <ul style="list-style-type: none"><li>Based upon the agreed refined Site Plan from Task 1.2, our team will prepare a 60% Review Submittal for City review. This will include site plan, civil plans (civil, grading, utilities), electrical plans, landscape plans, irrigation plans, and associated details. These plans will be taken to a sufficient level for meaningful content review and comment. After review by the City, a comment resolution meeting will be held. Includes one review meeting.</li></ul>  |         |
|     | Site Survey   | \$2,250 |
|     | Geotechnical Report   | \$2,650 |
|     | Site Design   | \$4,920 |
|     | Civil (grading, utilities)  | \$5,200 |
|     | Electrical  | \$2,480 |
|     | Landscape and Irrigation  | \$3,280 |
|     | Custom Architectural Design (Restroom/Concessions)  | \$7,560 |

<b>Task 1.0 Total</b>	<b>\$28,340</b>
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## TASK 2.0 – FINAL CONSTRUCTION DOCUMENTS (90% Submittal, Bid Documents)

- 2.1 Phase 1 Construction Documents (90% Submittal)
- Following the 60% Submittal review, our team will prepare Construction Documents for final City review. These plans will include final design for the plans and details referenced in Task 1.3. This submittal will also include draft specifications. Plans and specifications will be submitted to the City for review and comment. After City review, a comment resolution meeting will be held. Includes one review meeting.
- 2.2 Phase 1 Bid Documents (100%)
- Our team will address all final comments and prepare the final Bid Documents package including plans, specifications, and an engineer's estimate of probable construction costs. These will be delivered to the City in digital (pdf, AutoCAD, Word) format for purposes of bidding and construction. It is assumed that the City's standard specifications will be included by reference in the Bid Documents and that the "up front" documents will be EJCDC documents as provided by the City.
- 2.3 Bidding Assistance
- During the bidding of the project, our team will be available to address any questions that may arise and to assist the City in the bid evaluation process.
- 2.4 Submittal Review
- During the beginning stages of the construction process, our team will plan on reviewing product and material submittals that the City does not plan on reviewing. These may include such items as post tensioned slab design, court surfacing, court lighting, landscape, and irrigation.
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|--|----------|
| Site Design  | \$7,980  |
| Civil (grading, utilities)                         | \$7,800  |
| Electrical   | \$3,720  |
| Landscape, and Irrigation                          | \$5,320  |
| Custom Architectural Design (Restroom/Concessions) | \$14,040 |
| Bidding Assistance                                 | \$2,560  |
| Submittal Review                                   | \$3,710  |

**Task 2.0 Total** **\$45,130**

## TASK 3.0 –CONSTRUCTION PERIOD SERVICES

- 3.1 Construction Period Services
- During the construction of the project, our team will be prepared to conduct site visits as requested by the City to review the adequacy of site, landscape, and irrigation installation. If any items are incomplete, incorrect, and/or unacceptable, our team will create reports and punch lists documenting those items.

**Task 3.0 Total** **\$hourly/TBD**

### Assumptions/Exclusions

- Entry monumentation/signage and any custom architectural structure design is not included in this scope of work unless specifically noted. An optional fee for the design of a custom restroom/maintenance building has been included for City consideration. Architectural fee assumes a CMU block building with an approximate total square footage of 650 SF, consisting of a restroom use, a concessions use, and some mechanical/janitorial/storage space.
- Structural design for the pickleball courts and any other walls/features is not included in this scope of work unless specifically noted. It is assumed the structural design for the post tensioned court slab will be provided by the Contractor as a deferred submittal.
- It is assumed that pickleball court lighting design will be provided by Musco or a similar approved vendor. These plans/details will be incorporated into our overall bid documents.
- It is assumed that the site plan as established in Task 1.2 will not change substantially through the final design process. If substantial changes occur requiring significant re-design by blū, we reserve the right to renegotiate our contract to cover additional time/costs. Additional work will not be provided without written approval by the owner.
- Three review meetings and one site visit are included in the above fee.
- It is assumed that the City may enter into a contract with a General Contractor for the grading, excavation, parking lot, sidewalk, utilities, and restroom/concessions components of the project, but contract directly with a sport court contractor for the pickleball courts/lighting, and with a landscape contractor for the landscape/irrigation installation.

**Additional Services**

Additional meetings and services as requested by the client beyond those scheduled and outlined in the above Tasks will be billed at current hourly rates. This allows flexibility to participate in more meetings and/or to provide additional services at the request of the client.

**Total Not-to-Exceed Budget**

Description	Cost
<b>TASKS</b>	
Task 1.0 – Design Development (60% Submittal)	\$28,340
Task 2.0 – Final Construction Documents (90% Submittal, Bid Docs)	\$45,130
Task 3.0 – Construction Period Services	\$hourly/TBD
<b>TOTAL PROFESSIONAL SERVICES (with custom architecture)</b>	<b>\$73,470</b>

We express our gratitude for the opportunity of providing this proposal/scope of services to you. If you have any questions or comments regarding this proposal, please feel free to contact me at anytime.

To accept this proposal and activate this change order please sign at the bottom where noted and return the same to blū line designs.

Sincerely,



Cory Shupe  
President | [blū line designs](#)

Approved and consented by:

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Authorized signee

Date: