



CITY OF TUMWATER, WASHINGTON
COMMUNITY CENTER FEASIBILITY STUDY
MARCH 14, 2024

FEE PROPOSAL



**BARKER
RINKER
SEACAT**
ARCHITECTURE



Chuck Denney, parks and Recreation Director
City of Tumwater, Washington
cdenney@ci.tumwater.wa.us

March 14, 2024

RE: City of Tumwater, Washington - Community Center Feasibility Study Proposal

Dear Chuck,

We are excited about the opportunity to assist the City of Tumwater in creating a system-wide study for your indoor facilities. Since 1975, designing community aquatics and recreation centers has been the focus of our practice. Our knowledge and experience have given us a national reputation in the design, planning, and development of facilities that improve the quality of life for our communities.

Barker Rinker Seacat Architecture (BRS) is committed to innovating and evolving community recreation center planning and design. For the last 40 years, community recreation centers have been our passion and focus. We have assisted over 350 communities across the country in the planning and design of their centers. While many share the same activity spaces, each has a unique story and solution that speaks to their past, present, and future aspirations.

Our team is excited to partner with the City of Tumwater to engage area residents, staff, and Commission members to collaboratively prioritize facility amenities, optimize operations and create a strategic vision that reflects the City of Tumwater's unique people and place.

What follows is our understanding of the key elements of the project and the assumptions we used to put together a DRAFT work plan, schedule, and fee.

Hopefully, we have addressed all the Commission's needs we discussed, but please know we are flexible with our approach. We look forward to your feedback and tuning this proposal to suit your needs best.

Thank you again for considering BRS for this exciting opportunity.

Best Regards,

Keith Hayes, AIA
Principal-in-Charge
keithhayes@brsarch.com

Cory J. Wilkerson, AIA
Project Manager
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WORK PLAN



City of Tumwater - Community Center Feasibility Study FEASIBILITY STUDY - SCOPE OF SERVICES & WORK PLAN

Participant
Key:

TPRD | City of Tumwater Parks & Recreation Dept. BRS | Barker Rinker Seacat Architecture

14-Mar-24

BLU | Blundall & Associates

RWD | RWD Landscape Architects

BK | Ballard King & Associates

WORK PHASE #1

Activity/ Timeline	Scope Description (Tasks & Products)		Duration
PM		Project Management <ul style="list-style-type: none"> Invoicing and Project Budget Management, Meeting Coordination, Travel Coordination 	27 weeks
0.1		Pre-Workshop #1 Meeting Preparation (~April 2024) <ul style="list-style-type: none"> Prepare Kick-off meeting presentation slide show 	1 week
1.0 Video Conference Call	Confirm Confirm Consider Consider Consider Consider Consider Consider Consider Consider Consider Consider Consider Consider	Project Team: Pre-Workshop #1 Meeting with Executive Team <ul style="list-style-type: none"> Team Introduction Time frame for work plan Dates for Workshops, Meetings and Presentations The District's mission, vision, goals and objectives for the project Public outreach process and meeting dates Identify stakeholders, steering committees, interest groups, etc. Review project baseline program elements Review market segment, demographic, and alternative provider analysis considerations Discuss Program Card Game Activity and participants Discuss Operational considerations & Cost Recovery Goals for the facility (BK) Discuss Total Project Budget (Building, Site, Etc.) Financing Details Establish goals for successful Bond campaign Preliminary Partnering Opportunities Discuss existing community facilities & programming Online feedback mechanisms (survey) (BK) 	1 day
1.1	Confirm	Work Period #A - Data Collection <ul style="list-style-type: none"> Create meeting minutes and distribute Develop & schedule focus group, individual engagement & partnership outreach Collect and review all existing data available to include: Past planning efforts, surveys / site plans for the 4 building sites being considered, current mission statements, P&R operational data, development requirements and codes, budget information and limitations. Plans and detail information for the Tumwater Old Town Center Building Begin analyzing the information and develop initial considerations regarding options Conduct an initial code review to understand constraints re: planning & building code Committee and public input dates Develop preliminary online survey questions (BK) 	2 weeks
1.2 Video Conference Call	Confirm	Check-in with Executive Team 1.2 Review Online Survey Questions Review survey format options, response protocols/requirements (email address, required information, completion incentives, ect.)	1 day

WORK PLAN

Activity/ Timeline		Scope Description (Tasks & Products)	Duration
WORK PHASE #1	1.3	Commit Work Period #B - Finalize Public Survey, Workshop, & Community Meeting Prep <ul style="list-style-type: none"> • Prepare workshop & community open house presentation(s) slide shows including National Slide tour of potential recreation/community center program components • Prepare Dot-o-Cracy and 5 question boards • Prepare BRS Card Game • Prepare Market & Demographic Research Findings (BK) • Review operational strategies and benchmarking data (BK) • Circulate final survey questions and format for review (BK) • Adjust survey questions and format, prepare for launch (BK) 	2 weeks
	1.4 - Trip 1 Day 1 Afternoon Day 1 Evening Day 2 Morning	Consider Consider Consider Consider Consider Consider Consider Committee Workshop #1 <ul style="list-style-type: none"> • Project mission, vision, goals and objectives • Review Market & Demographic Research Findings, National Benchmarks, Comparable Facilities Information (BK) • Play Programming Card Game; Identify program elements for consideration • Sustainability concepts and goals • Sustainability concepts and goals Facilitate Community Open House #1 (program options) <ul style="list-style-type: none"> • Present National Slide tour of recreation centers • Solicit feedback to explore the community's feelings about their people, pace, and place • Launch Public Online Survey Tour Potential Building Sites (existing community center?) <ul style="list-style-type: none"> • Tour and evaluate and document potential building sites • Tour and evaluate existing Tumwater old town center building (community center) 	2 days (1 week)
	1.5 Video Conference Call	Confirm Confirm Consider Consider Confirm Confirm Follow-Up with Executive Team #1.5 <ul style="list-style-type: none"> • Re-Cap of Committee, and Open House input • Discuss program / budget / schedule, as needed • Report out and discuss future site options Pros and Cons/ initial findings • Report out and discuss findings of Old Town Center Building (Community Center) • Re-Balance project status with operational goals, as needed (BK) • Develop prioritization of program & site amenities based on Workshop and Open House 	1 day
	2.0	Work Period #C - Program Development & Site Analysis <ul style="list-style-type: none"> • Create meeting minutes and distribute • Review work to date, surveys, program, plans, estimates and all previous data • Develop building programming models/phasing options (up to 4 options) • Perform analysis of potential future building sites using the BRS site evaluation criteria tool • Create preliminary project budget model spreadsheet and total project cost estimate for • Review Preliminary financing alternatives & potential partnership opportunities • Analyse community open house data and consolidate data & comments • Close online Survey (BK) • Analyse online survey results and summarize data (BK) 	3 weeks
WORK PHASE #2	2.1 Video Conference Call	Follow-Up with Executive Team 2.1 <ul style="list-style-type: none"> • Facilitate a Video Conference Call for preliminary review of above topics 	1 day
	2.2	Work Period #D - Program Refinement & Concept Diagram Development <ul style="list-style-type: none"> • Prepare workshop presentation slide show • Revise preferred program models & phasing options (up to 2 options) • Revise preliminary capital costs for each program • Refine the Mission Statement & Goals • Develop (up to 4) site program options based on Workshop #1 discussion and goals • Create options of proposed program spaces and area (SF) requirements • Review the established operational expenses and revenues models (BK) • Develop (up to 4) preliminary building & site test fit/relationship diagrams 	2 weeks

WORK PLAN

Activity/ Timeline		Scope Description (Tasks & Products)	Duration
WORK PHASE # 2	2.3 Video Conference Call	Committee Workshop #2 <ul style="list-style-type: none"> • Present Public Open House Data/Results • Present Online Survey Data/Results (BK) • Present preferred building programming models/phasing options (up to 2 options) • Discuss preliminary project budget and construction costs (target) • Discuss operational expense and revenue model for preferred program options (BK) • Bond campaign planning • Discuss capital and/or operational partnerships (BK) • Present detailed site evaluation/analysis findings • Present (up to 4) preliminary building & site test fit/relationship diagrams 	1 day
	2.4 Video Conference Call	Follow-Up with Executive Team 2.4 <ul style="list-style-type: none"> • Re-Cap of Committee a discuss possible realignments • Confirm 2 preferred site plans for future refinement • Confirm prioritization of program & site amenities based on Workshop and Public Input (BK) 	1 day
WORK PHASE #3	3.0	Work Period #E - Refine Site Plan and Develop Floor Plan Relationship Diagrams <ul style="list-style-type: none"> • Consultant Coordination • Create meeting minutes and distribute • Prepare workshop and community open house presentation slide show • Refine preferred site plan diagrams (up to 2) (RWD) • Develop floor plan adjacency (bubble) diagrams • Refinement of project model spreadsheet and total project cost estimate for construction • Review capital and/or operational partnerships (BK) • Refinement the established operational expenses and revenues models (BK) • Craft the preliminary Design Threads 	2 weeks
	3.1 Video Conference Call	Follow-Up with Executive Team 3.1 <ul style="list-style-type: none"> • Facilitate a Video Conference Call for review of above topics 	1 day
	3.2 - Trip 2 Day 1 Afternoon Day 1 Evening Day 2 Evening	Committee Workshop #3 <ul style="list-style-type: none"> • Project building program • Findings of Preliminary Project Budget (target) • Capital and/or operational partnerships (BK) • Site plan development priorities and preferences, select preferred site option (RWD) • Review floor plan adjacency (bubble) diagrams • Bond campaign planning • Review project against established operational goals (BK) • Review preliminary Design Threads Facilitate Community Open House #2 (BRS & RWD) <ul style="list-style-type: none"> • Present Public Feedback/Data/Survey Results (BRS) • Present Public Feedback People, Place & Pace (word clouds) • Present Preliminary Building Program and Project Budget • Present preliminary preferred site option diagrams (up to 2) (RWD) • Collect comments, questions Facilitation of City Council Presentation #1 (BRS, BK) <ul style="list-style-type: none"> • Presentation of: Project timeline/history, Trends Presentation, Public Input Results, Current Program, Site Plan, Preliminary Total Project budget • Collect comments, questions, and preferences 	2 day (1 week)
	3.3 Video Conference Call	Follow-Up with Executive Team 3.3 <ul style="list-style-type: none"> • Re-Cap of Committee and City Council Input and discuss possible realignments 	1 day
	4.0	Work Period #F - Develop Floor Plans, Finalize Design Threads, Refine Operations <ul style="list-style-type: none"> • Consultant Coordination • Create meeting minutes and distribute • Refine preferred site plan diagrams (single site) (RWD) • Develop concept floor plan options (up to 2) • Refinement of project model spreadsheet and total project cost estimate for construction • Revise project against established operational goals (BK) • Refine Design Threads 	2 weeks
WP #4			

WORK PLAN

Activity/ Timeline		Scope Description (Tasks & Products)	Duration
WORK PHASE #4	4.1 Video Conference Call	Follow-Up with Executive Team 4.1 • Facilitate a Video Conference Call for review of above topics	1 day
	4.2	Work Period #G - Final Concept Floor Plan, & Site Plan, Preliminary Building Massing, Cost Estimate • Consultant Coordination • Prepare workshop presentation slide show • Finalize preferred site plan (RWD) • Finalize concept floor plan • Produce Detailed Probable Cost Estimate for construction (Estimate #1) (BLU) • Revise operational expense and revenue model for final program/plan option (BK) • Prepare Concept Building Massing • Prepare Architectural Characteristics slide show (or blink exercise)	4 weeks
	4.3 Video Conference Call	Committee Workshop #4 Commit • Final Concept Floor Plans Commit • Final Site Plan (RWD) Commit • Bond campaign planning Confirm • Findings of the Detailed Probable Cost Estimate (BRS) Commit • Capital and/or operational partnerships (BK) Commit • Operational expense and revenue model (BK) Commit • Bond campaign planning Confirm • Concept Building Massing Confirm • Design Threads Consider • Architectural Character Precedent	1 day
	4.4 Video Conference Call	Follow-Up with Executive Team 4.4 • Re-Cap of Committee and discuss possible realignments	1 day
WORK PHASE #5	5.0	Work Period #H - Develop Architectural Character • Consultant Coordination • Create meeting minutes and distribute • Refine Building Massing • Revise Floor Plans to suit building massing refinements • Revise Site Plans to suit building massing and floor plan refinements (RWD) • Finalize operational expense and revenue model (BK) • Develop Architectural Character • Finalize Design Threads	2 weeks
	5.1 Video Conference Call	Follow-Up with Executive Team 5.1 • Facilitate a Video Conference Call for review of above topics	1 day
	5.2	Work Period #I - Draft Report • Consultant Coordination • Finalize Building Massing • Refine Architectural Character and develop base report graphics • Finalize Site Plans (RWD) • Final Detailed Probable Cost Estimate (Estimate #2) (BLU) • Develop DRAFT Report (BRS, BK, RWD, BLU)	3 weeks
	5.3 - Trip 3 Day 1 Afternoon Day 1 Early Evening	Committee Workshop #5 Confirm • Review DRAFT Report Commit • Concept Building Massing Commit • Design Threads Confirm • Architectural Character & Base Report Graphics Facilitation of City Council Presentation #2 (BRS, RDW, BK) • Presentation of Draft Report • Collect comments, questions, and preferences	1 day (1 week)
	6.0	Work Period #J - Produce Final Feasibility & Conceptual Design Report and Graphics • Update all work products based on input received in Workshop 5 and Council Presentation	2 weeks
WP #6	6.1 Video Conference Call	Follow-Up with Executive Team 6.1 • Facilitate a Video Conference Call for review the FINAL report	1 day
	6.2	Deliver Final Report	~Sept. 2024

FEE SUMMARY

Tumwater Community Center Feasibility Study

3/14/2024

FEE AND COST SUMMARY

Professional Service Fees	
Task	Fee
General Project Management	\$8,389
Work Phase 0 - Preparation	\$1,030
Work Phase 1 - Needs Assessment	\$38,294
Work Phase 2 - Programming & Site Analysis	\$20,319
Work Phase 3 - Preliminary Concept Design & Operational Analysis	\$31,942
Work Phase 4 - Detailed Concept Design & Operations Plan	\$44,653
Work Phase 5 - Graphics & Report Development	\$40,559
Work Phase 6 - Report Final	\$7,797
	BRS Fee: \$111,220
	Blundall & Associates Fee: \$10,175
	Ballard King Fee: \$38,500
	RWD Landscape Fee: \$33,088
Total Professional Service Fees	\$192,983
Reimbursable Allowance	
Printing, travel, meals, etc.	\$14,250
Total Reimbursable Allowance	\$14,250
*Reimbursable expenses will be billed at 1.1 x actual cost	
Optional Services	
A.1 Exterior 3 D Renderings developed from the base model graphic views to suit the level of development shown in Exhibit A ; two (2) facades modeled (1 rendered view)	\$4,000
A.2 Exterior 3 D Renderings developed from the base model graphic views to suit the level of development shown in Exhibit A; all remaining facades modeled (2nd rendered view). Must be combined with item A.1	\$3,500
A.3 Additional Exterior 3 D Rendered views to suit the level of development shown in Exhibit A; must select items A.1 & A.2 for this option (per rendered view)	\$2,000
B.1 Interior 3 D Renderings developed from the base model graphic views to suit the level of development shown in Exhibit A (per space/view)	\$2,500
C.1 Exterior/Interior 3 D Fly-through video developed from the 3D Rendering graphic views described in items A.1, A.2 & B.1; must select items A.1, A.2 & B.1 for this option (Item B.1 multiplied by the number of interior spaces to be included in the fly-through video)	A1+ A.2 + (B.1 x # of Int. views) + \$2500 = TBD

Notes

- 1 All deliverables will be sent via email in PDF format unless otherwise requested
- 2 All Reimbursable Expenses will be billed at 1.1 x the cost
- 3 Client is to provide all base site plan information (maps, plans, images, GIS data, surveys) to use in the site analysis and development of the site plan options.
- 4 Proposal excludes photo-realistic renderings and/or animations, the level of graphic development for the final report will be consistent with Exhibit A - Base Graphics

Optional Services

Tours of existing local Recreation/community centers not noted in the workplan

Tours of existing Recreation centers in other locations TBD

Renderings and/or fly-through animations for marketing purposes, in accordance with the above-noted Optional Service Fees and Exhibit A representation of deliverable Level of Development

BARKER RINKER SEACAT ARCHITECTURE, P.C.

BILLING RATE CATEGORIES AND REIMBURSABLE EXPENSES

(Effective 1 Jan 2024)

- A. Compensation shall be made to Barker Rinker Seacat Architecture, P.C. for the time of the Principals and Staff at the following Billing Rates subject to annual review for escalation:

Designer I	\$ 115/ hour
Designer II	\$ 125/ hour
Designer III	\$ 140/ hour
Designer IV	\$ 145/ hour
Senior Designer	\$ 175/ hour
Administrative	\$ 140/ hour
Design Manager	\$ 155/ hour
Project Specialist	\$ 180/ hour
Project Manager	\$ 195/ hour
Principal I	\$ 190/ hour
Principal II	\$ 215/ hour
Senior Principal III	\$ 230/ hour
Partner	\$ 250/ hour

- B. Services of Professional Consultants are billed at a multiple of one point one (1.1) times the amount billed to Barker Rinker Seacat Architecture, P.C.

- C. In addition to compensation for time and the services of professional consultants, compensation shall be made to Barker Rinker Seacat Architecture, P.C. for the following reimbursable expenses, which will be billed at a multiple of one point one (1.1) times the amount billed to Barker Rinker Seacat Architecture, P.C.:

1. Expense of transportation and living when traveling outside the Metropolitan Denver area in connection with the project. Use of private automobile shall be billed at sixty-two-and-a-half cents (\$0.67) per mile.
2. Long distance phone calls, deliveries and shipping, extraordinary mailing expenses and fees paid for securing approval of authorities.
3. Printing, plotting and other document reproduction, brochures, contract documents and other special presentation expenses (e.g. renderings, finish models).

- D. Other expenses that are directly attributable to a project shall not be billed unless prior approval is obtained from the Owner.

- E. Payment due Barker Rinker Seacat Architecture, P.C. shall bear interest at the rate of one and one-half percent (1.5%) per month, commencing sixty days after the date of billing.

#



“What I appreciate most about the BRS design team is they really do care about the people for whom they are designing.”

— KAREN CHARLES
AQUATIC SUPERVISOR, CITY OF LONGMONT, CO

FOLLOW US FOR MORE FUN @BRSARCHITECTURE

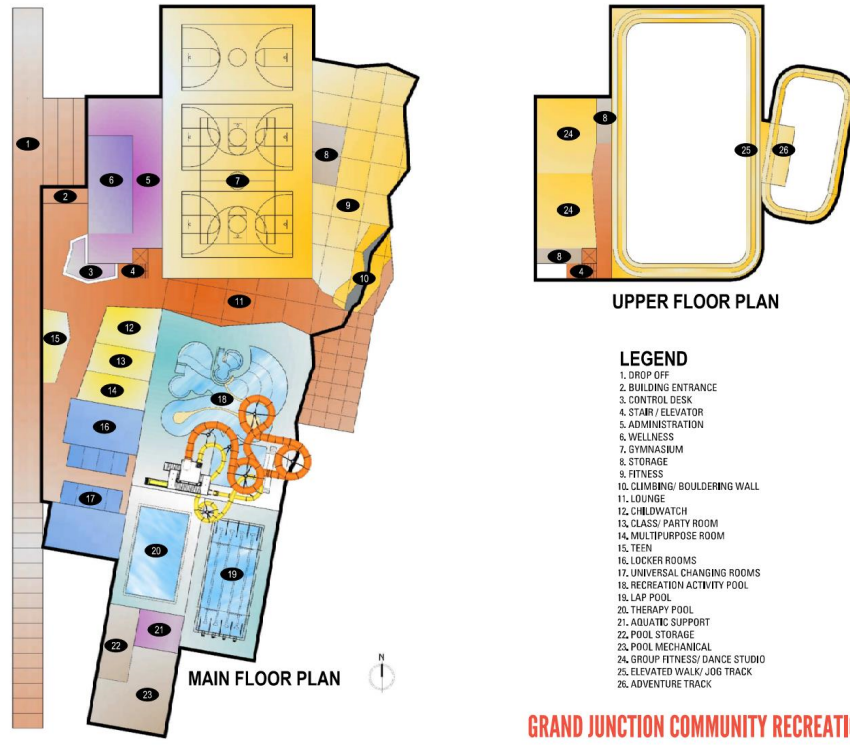
990 South Broadway, Suite 222 Denver, CO 80209

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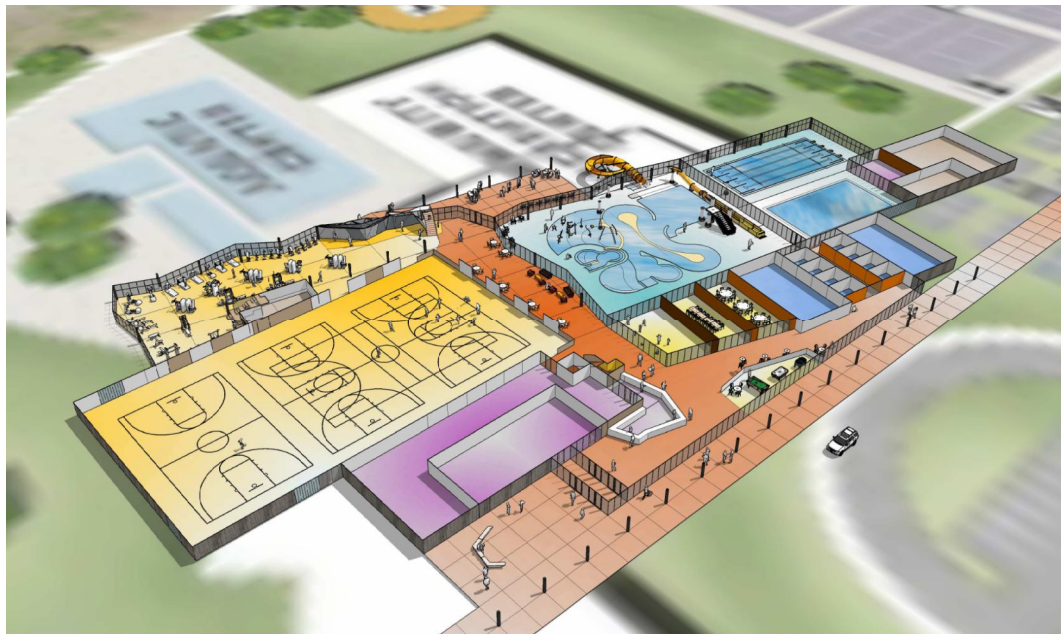


**BARKER
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Exhibit A



Example of Base Graphics included.



Example of Base Graphics included.

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Exhibit A



Example of Conceptual Exterior Rendering (Style A)
Additional Service item A



Example of Conceptual Exterior Rendering (Style B)
Additional Service item A

Exhibit A



Example of Conceptual Interior Rendering (Style A)
Additional Service item B



Example of Conceptual Interior Rendering (Style B)
Additional Service item B

Exhibit A

Links to 3D Fly-through Videos

<https://www.youtube.com/watch?v=dJqZyMRE7Gk&t=3s>

<https://www.youtube.com/watch?v=Rm12371HRm4>

<https://www.youtube.com/watch?v=b4pVU3DUBDo>