



The City of Shakopee Request for Proposals

SandVenture Feasibility Study

18 September 2020

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18 September 2020

Ms. Peggy Sue Imihy
Senior Planner
City of Shakopee
485 Gorman Street
Shakopee, MN 55379



Re: City of Shakopee Request for Proposals for the SandVenture Renovations Feasibility Study

Dear Ms. Imihy:

We are pleased to have the opportunity to respond to the City of Shakopee's RFP for the SandVenture Renovations Feasibility Study. We understand the importance of SandVenture to the community and have chosen to collaborate with highly skilled professionals that understand Aquatics. The **Williams Architects / Aquatics + Counsilman-Hunsaker + SmithGroup Collaborative** has success working together on similar projects and the necessary experience that makes us extremely qualified to be your partner.



AQUATIC EXPERIENCE

We understand how important it is to have a comprehensive evaluation of the existing conditions so that the City can make informed and educated decisions regarding the future of SandVenture. We also realize the value of including the community and patrons who utilize the facility in the decision making process and the importance of having a Business Plan in place to aid in the continued success of SandVenture. We believe that the Williams Team Collaborative is well-suited to assist the City with the study of this important community asset. Our Collaborative includes **nationally recognized leaders in aquatic and park design**. Throughout the years we have been able to extend our highly specialized expertise throughout the country - combined, we have been involved with almost **2,000 aquatic facilities** for clients throughout the world. Our proposed team has successfully completed numerous facility assessments / evaluations / studies / business plans and recognize the unique requirements of aquatic facilities.



PARTNERS

Our Project Team is led by **Frank Parisi**, Vice President / Managing Principal of **Williams Architects / Aquatics**. Frank is the Aquatic / Sports / Recreation Sector Co-Leader. With over 20 years of experience designing such facilities, Frank has an innate understanding of aquatic facilities with the user experience at the forefront, while maintaining the budgetary / programmatic goals of the Owner. **Chris Seris**, Project Director and **George Deines**, Studio Director of **Counsilman-Hunsaker** have extensive experience in the aquatics industry - they understand all aspects of aquatics from design to engineering, facility operations, business planning and services. **Gregg Calpino**, Principal of **SmithGroup**, has over 30-years experience designing parks and related amenities. His commitment to connecting Lions Park to SandVenture and the community will prove invaluable to the City of Shakopee. Our Collaborative's familiarity and great working relationship will help lead your project to success. All our team members are extremely familiar with the design of Aquatic / Park Facilities and will lend their expertise to the success of the SandVenture Feasibility Study.



DEDICATION TO THE COMMUNITY

Our focus is to maintain seamless communication with everyone involved in an effort to reach consensus while providing excellent and innovative results. This focus allows us to make sure that your goals are accomplished. Through our many years of experience we have developed tools that allow us to maintain effective communication from start to finish. We are confident that we will provide the necessary leadership to assist the City of Shakopee on this Project. We encourage you to contact our current and previous client references (see enclosed) to learn first-hand about our creativity, process, approach and performance.

We have responded to your request on the following pages. We look forward to meeting with you and the Selection Committee to continue our discussions on this Project. We want to affirm that we are committed to represent the best interests of the City of Shakopee. Should you have any further questions or require additional information during the evaluation period, please contact our office.

Sincerely,

A blue ink handwritten signature, likely of Frank Parisi.

Frank Parisi, AIA, LEED AP BD+C
Vice President / Principal-in-Charge

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Executive Summary

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Executive Summary

The City of Shakopee has a wonderful amenity in the unique SandVenture. It has provided the residents of Shakopee with over 50-years of summer-time enjoyment, but in order to continue to provide the residents with a fun and functional swimming experience, the City has identified the need for a Feasibility Study of the SandVenture facility.

This Study will investigate required repairs and associated costs to maintain the current SandVenture, culminating in an actionable repair / replacement and renovation plan. The Study will also explore trends in aquatic facilities and look at innovative and creative ways of introducing new aquatic amenities / features, all of which can provide multi-generational / multi-experiential elements that will improve the user-experience through the offerings and make SandVenture a destination for the next 50-years.

The Williams Architects / Aquatics Team is committed to delivering a study that will:

- 1) Provide a straight-forward evaluation of the existing conditions of SandVenture based solely on the facts and data. Repairing the existing facility will improve future maintenance issues as well issues that are affecting the operations of the facility currently. A well maintained facility will assure the guests feel like they are getting the most out of their ticket purchase and help bring them back for more visits.
- 2) Engage the Community and Stakeholders through a public input process to provide direction for programs, activities and amenities of the facility.
- 3) Provide recommendations for improvements / enhancements (both aquatics and park planning) based on current and future needs. New attractions can provide a fresh feel to the pool, generate interest and increase attendance. These amenities will be integrated into Lions Park.
- 4) Provide options for increased use of the facilities (i.e., expanded hours of operation, new amenities, winter activities).
- 5) Discover opportunities to generate increased revenue through partnerships or other avenues.
- 6) Evaluate the operation of the facility and programs including a market analysis, demographic / trends analysis so that an operational plan, strategy & Pro-Forma can be created for increased efficiencies.
- 7) Prepare Conceptual Plans of proposed improvements (both landscape and aquatics), including renderings and cost opinions.

The Williams Architects / Aquatics Collaborative brings the specialties and talent to understand the SandVenture's current state and potential to improve the offerings to the patrons. We are committed to working closely with the City of Shakopee to create a successful Study that will provide the necessary roadmap to Aquatic success!

HISTORY OF SUCCESS

Williams Architects / Aquatics + Counsilman-Hunsaker + SmithGroup have a long relationship with aquatic centers / facilities that are similar to that being proposed by The City of Shakopee. We have developed a respectful and collaborative approach that can offer insight and additional value to the City.

AQUATIC EXPERTS

Together, our team has almost 2,000 aquatic facilities under our belts. We will use this experience to provide Shakopee with high-quality services.



WORKING TOGETHER

We understand the need to work together to ensure the goals of the City of Shakopee are met.

COMMUNITY ENGAGEMENT

We realize that the Community is an integral part of the SandVenture Feasibility Study and are committed to ensuring their voice is heard.

QUALITY TEAM

We have assembled Team Members and Experts that are committed to the City of Shakopee.

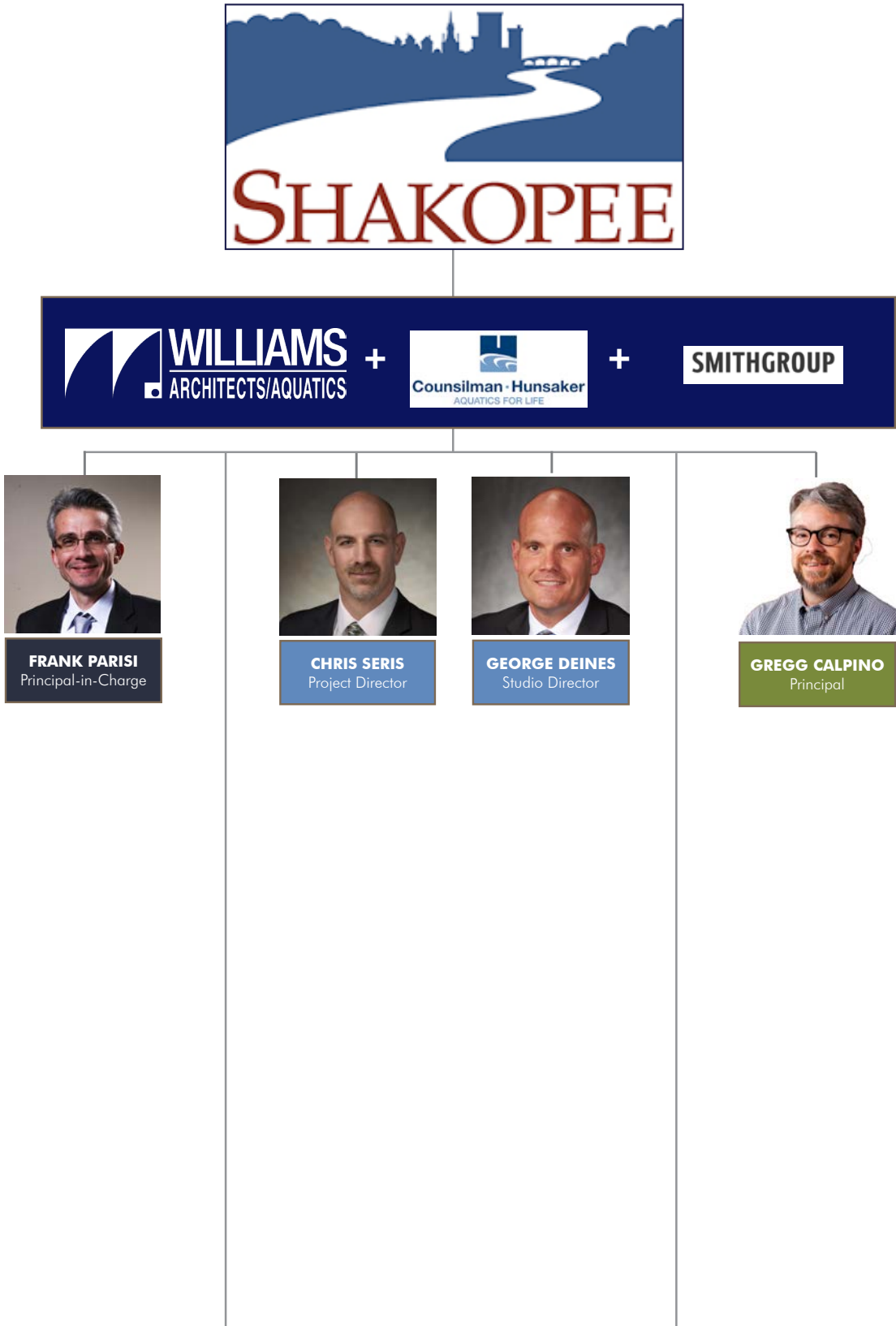


Project Team Experience

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Organizational Chart

We have selected the following team members to provide the required scope of services to the City of Shakopee. Each team member has been selected for their expertise in projects similar to that being proposed by the City.



Williams Architects / Aquatics Company Profile

Williams Architects | Aquatics is a national design, architecture, engineering and planning firm. Established over 46 years ago, we have built a solid reputation and our firm is ready to take on new design challenges in order to achieve creative, cogent and inspired architectural solutions! We collaborate to produce designs that enrich people's lives, and assist communities, agencies and organizations succeed.

As a client oriented architectural firm, Williams Architects | Aquatics' Philosophy expresses a commitment to serving our client with inspired architectural designs that emphasize economy and efficiency, beauty and order, durability and imagination, and a visual project identity that reflects our client's personality.

We understand the importance of seeking a creative and skilled professional team that demonstrates a high level of responsiveness, attention to cost control, solid project management and personal service. We believe our firm applies all of these characteristics in executing projects; resulting in facilities that are functional, cost effective, and aesthetically appealing.

We have programmed and / or designed over \$2.9 Billion in sports / recreation facilities and over **360 aquatic facilities for clients nationwide**, including public and private institutions, park districts, municipalities, local government agencies, and private corporations. Throughout all phases of each project, our senior management remains personally involved, which allows us to bring the more than 150 years of combined hands-on experience they represent to every facility.

We believe that Quality | People | Service are at the core of every Project's success. Williams Architects | Aquatics is supported by a talented staff of professional that results in a **Quality** work product, including sustainable and collaborative design options tailored to meet our client's project goals and objectives. We understand that **People** are the foundation for every project and our projects express a design that reflects and respects our clients' personalities. With our affiliated companies, Williams Aquatics and Williams Interiors we offer an approach to projects that is based on providing clients with comprehensive professional **Service** offerings.

THE WILLIAMS MISSION STATEMENT

Williams Architects | Aquatics' Mission is to create exceptional design solutions to inspire the way people live, learn, heal, work and play through the creative blending of human needs, environmental stewardship, functional value, science, and art that embodies the spirit of architecture.



NAME OF FIRM:

Williams Architects / Aquatics

CONTACT NAME:

Frank Parisi, AIA, LEED AP BD+C
Vice President / Managing Principal
fparisi@williams-architects.com

COMPANY ADDRESS:

500 Park Boulevard, Suite 800
Itasca, IL 60143

OFFICE LOCATIONS:

Itasca, IL (HQ), Chicago, IL;
Indianapolis, IN, Columbus, OH;
Austin, TX; St. Petersburg, FL

FIRM TELEPHONE AND

FACSIMILE:

Phone: 630.221.1212

Fax: 630.221.1220

TYPE OF FIRM:

An Illinois Licensed Corporation
- Tom Poulos / CEO
- Mark Bushhouse / President
- Frank Parisi / Vice President
- Scott Lange / Vice President
- Steve Mihelich / Vice President
- Andrew Dogan / Principal
- Andrew Caputo / Assoc. Principal

YEARS IN BUSINESS:

46+ Years

NO. OF EMPLOYEES:

38

EMPLOYEES BY DISCIPLINE:

Architects: 23
Technical Staff: 4
Marketing / Administrative: 5
HR/Accounting: 2
Interior Design: 2
IT: 1
Cost Estimator: 1

SOCIAL MEDIA:

 /williams_architects_aquatics
 /williams.architects.aquatics
 /williams-architects-aquatics
 /williams_arch
 /williams architects | aquatics

www.williams-architects.com



FRANK PARISI AIA, LEED AP BD+C

Vice President / Managing Principal | Principal-in-Charge

EDUCATION:

University of Illinois at Chicago
Bachelor of Architecture in Structures, 1992

LICENSURE: Registered Architect: IL

INDUSTRY EXPERIENCE:

28 Years

MEMBERSHIPS / AFFILIATIONS:

American Institute of Architects
Capital Development Board Certified Proj. Mgr.
LEED® Accredited Professional
Illinois Park & Recreation Association
Carol Stream Parks Foundation / President
Carol Stream Plan Commission / Zoning Board of Appeals (Chairman)

Frank joined Williams Architects in 2000 and became a Principal in 2013. He has significant architectural experience in recreational, municipal, commercial, industrial and governmental projects. He possesses extensive knowledge of project delivery from initial design through construction delivery, including knowledge of state and local codes. As the Sustainable Design Studio Leader, Frank has achieved LEED® Accredited Professional status conferred by the U.S. Green Building Council and applies this knowledge to each of the projects he works on. Listed below are some of the aquatic projects that Frank has worked on throughout his career.

PROJECT EXPERIENCE

- Carmel, IN - Carmel-Clay Parks and Recreation Department: The Waterpark; The Monon Center Indoor Aquatic Center
- Carol Stream Park District – Fountain View Recreation Aquatic Center
- Cary Park District - Indoor and Outdoor Aquatic and Recreation Feasibility Study
- Elgin Parks & Recreation Department – The Centre of Elgin Community Recreation and Aquatic Center
- Elk Grove Park District – Pavilion Aquatic Center Renovation; Rainbow Falls Aquatic Center Funhouse Improvements
- Hamilton Lakes Athletic Club
- City of & Park District of Highland Park – Recreation Aquatic Center, Lakefront Study
- Indianapolis, IN, City of – Broad Ripple Park
- Maryland-National Park & Planning Commission - Southern Area Aquatic and Recreation Center, Prince George County, MD
- Schaumburg Park District – Meineke Wading Pool and Renovation
- Woodridge Park District – Cypress Cove Lazy River Expansion, Cypress Cove Maintenance Facility and Aquatic Filtration





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AQUATICS FOR LIFE

Getting to Know Us

History

Counsilmann-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. Through his coaching career and extensive writings, James E. "Doc" Counsilman, Ph.D., revolutionized the swimming world through research and innovation, training numerous Olympic and National champions along the way. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Counsilman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today's foremost authorities on design and operation of aquatic facilities.

What Sets Us Apart

For more than 45 years, Counsilman-Hunsaker has provided design and operational consulting for thousands of national and international aquatic projects of every size and complexity. Our portfolio includes newly designed and renovated pool projects for many market sectors: Parks & Recreation, Education, Hospitality and Wellness. Project types range from competition venues, leisure pools and waterparks to therapy pools and spas.

In addition, we have completed hundreds of Facility Audits and Feasibility Studies for the development of new or existing facilities and, having studied a multitude of facilities, we will help you benchmark the creation of your new facility and complete your project efficiently.

Counsilmann-Hunsaker is made up of an integrated team of design professionals and operational specialists with unrivaled aquatic industry experience. Our team brings exceptional collaboration skills and new project designs for the delivery of a high-quality, innovative aquatic facility. Our operational specialists will not only help you prepare for a successful launch, but will serve as your guide in achieving long-term operational success.

Full Circle of Expertise

Counsilmann-Hunsaker offers a full circle of aquatic services from existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations. These services are completely customized and configured in a variety of ways to precisely fit the needs, desires and objectives of the owner/operator and the project team.



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Visit us at: www.chh2o.com



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Getting to Know Us

Design

From project visioning and development through sealed engineering drawings, we do it all. Even when starting with just a sketch of your vision, we will work closely with you throughout the design process to create a facility that meets or exceeds your dreams, while staying within budget.

Study

Through this comprehensive approach, we will provide you with the information you need to make a knowledgeable decision about the future of aquatics for your community. Our study process supplies you with the necessary tools to reveal valuable insights and information before funding your new aquatic center.

Operate

At Counsilman-Hunsaker, our goal is to optimize both our client's daily operations and the aquatic users' experiences. Our in-house swimming pool operators will assist with on-site facility operations. Our operations team is comprised of highly trained, experienced professionals who have obtained the highest ranking of Health and Safety Instructor certifications available. Our clients benefit from the experience and knowledge of our team, knowing that our recommendations and operational services are supported by all the leading aquatic safety providers.

Audit

Through our Facility Audit, many owners have discovered that replacing worn out equipment with short life cycles will allow them to serve a whole new generation of users. Other times, older pools can be economically reconstituted into modern swim centers. Counsilman-Hunsaker's evaluation of an existing pool will give you the information needed to make a knowledgeable decision regarding repair, renovation or replacement.

With Counsilman-Hunsaker as your partner, your new or renovated facility will become more than a pool or center. It will become a destination known for developing skills, creating memories and building communities through superior service and innovation.

Web-Apps

Peace of mind comes through an efficient and safe facility but managing risk appropriately and effectively can be a challenge for operators. That's where HydroApps comes in, a full suite of web-based applications that takes aquatic facility management and professionalism to the next level. Developed in partnership with some of the most highly-regarded operational and educational leaders in the industry, our HydroApps provide you both the benefit of our combined aquatic knowledge and innovation along with the tools to streamline your compliance, documentation, and record keeping.

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PROFESSIONAL BACKGROUND

Chris Seris brings almost 20 years of professional aquatics experience, specifically in aquatic operations, staffing management, and competitive events, to the Counsilman-Hunsaker team. Chris has a degree from the University of Missouri and his master's from the University of Nebraska at Omaha. Chris comes to Counsilman-Hunsaker from the University of Missouri where he served as the Director of Aquatics for twelve years, leading his team in facility management, aquatic programming, competition operation, special events, and risk management, and was part of the MizzouRec leadership team. With his experience directing high level NCAA, USA Swimming, and USA Diving competitions combined with facility operations, programming, and risk management, Chris brings a unique perspective to project management. Chris also has experience in municipal aquatics and recreation in various roles and is a Certified Pool Operator and ARC Lifeguard Instructor.

NOTABLE PROJECTS

Aquaport – Maryland Heights - MO
Ballpark Village 2 Terrace Pool - St. Louis - MO
Champaign Park District - IL
Cleveland, OH - City-Wide Pool Improvements
East St. Louis Aquatic Center - IL
Evanston YMCA - IL
Evansville Deaconess Aquatic Center - IN
Farmington Hills Recreation Center - MI
Hinsdale Schools - IL
Jackson Public Schools - MI

Lincoln YMCA - IL
Linden Park Sprayground- Columbus - OH
ODNR-Hocking Hills - OH
One Hundred Tower Terrace Pool - St. Louis - MO
Racine Unified School District, Case HS - WI
Pop Myles Aquatic Center - IL
St. James Wellness Complex – Chicago - IL
The Highlands Sprayground - Wheeling - WV
Troy Sprayground – IL
Zion-Benton Township High School Pool - IL

EDUCATION

University of
Nebraska at Omaha
Master of Arts in Recreation
and Leisure Studies

University of
Missouri-Columbia
Bachelor of Arts in Chemistry
Minor in Art History

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2018- Present

PAST EXPERIENCE

Director, Mizzou Aquatic
Center
University of Missouri,
Columbia- September 2006 -
May 2018

Recreation Specialist, Aquatics
& Special Events
City of Columbia Parks and
Recreation October 2002-
September 2006

CERTIFICATIONS/ AFFILIATIONS

Association of Aquatic
Professionals
Certified Pool Operator, NSPI
National Spa and Pool
Association
American Red Cross Instructor

- Lifeguard Training
- Water Safety Instructor
Trainer
- CPR for the Professional
Rescuer

PAST EXPERIENCE

Director, Mizzou Aquatic Center

University of Missouri, Columbia - September 2006 - May 2018

- Managed and directed all aspects of the Mizzou Aquatic Center in the Student Recreation Complex at the University of Missouri. Facility includes a 50-meter pool, diving well, indoor and outdoor leisure pools, two hot tubs, team room, and dry sauna.
- Supervised and coordinated all maintenance and construction projects.
- Meet Director for competitive events, including MU Swimming and Diving Competitions and annual USA Swimming Missouri Grand Prix.
- Facility Director for championship meets including:
 - 2008 NCAA Division II Swimming and Diving Championships
 - 2009 and 2012 Big 12 Swimming and Diving Championships
 - 2016 Southeastern Conference Swimming and Diving Championships
- Developed and managed Mizzou Aquatic Center budget; capital project and equipment planning.

Recreation Specialist, Aquatics & Special Events

City of Columbia Parks and Recreation, October 2002-September 2006

- Actively supervised, recruited, selected, trained, scheduled and evaluated 200 part-time aquatic staff: 130 lifeguards, 20 members of facility management staff, 30 swimming lesson and water fitness instructors, and 20 cashiers and concession attendants.
- Oversaw six aquatic facilities including three seasonal pools, one seasonal lakefront facility, one indoor leisure pool and an indoor competition pool.
- Designed, implemented, and led a comprehensive weekly Lifeguard In - Service Training Program.
- Conducted annual lifeguard training and CPR training for fitness instructors and Special Olympics coaches.

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EDUCATION

University of North Texas -
2000

Bachelor of Arts

Dallas Theological Seminary -
2006

Master of Arts

YEARS OF EXPERIENCE

With Counsleman-Hunsaker
2014 - Present

RELEVANT PAST EXPERIENCE

2007-2014:

Aquatics Manager
City of Garland, TX
Parks, Recreation &
Cultural Arts Department

2000-2007:

Aquatics Coordinator
Aquaducks Head Swim Coach
City of Plano, TX
Parks and Recreation Dept.

CERTIFICATIONS/ AFFILIATIONS

Aquatic Facility Operator -
National Recreation & Park
Association

Certified Pool Operator - NSPF

PROFESSIONAL BACKGROUND

George has worked on over 100 aquatic facility projects spanning 34 states in his 6 years with Counsleman-Hunsaker. When you couple this with his 18-years of municipal aquatic experience, he understands the need for and operation of municipal aquatic centers, whether they are indoor or outdoor, competitive or leisure. George has used this experience to speak on a variety of topics related to aquatics at national conferences such as the Association of Aquatic Professionals, Athletic Business, the National Recreation and Park Association, NIRSA and the World Waterpark Association, and has spoken at state conferences in Arizona, Arkansas, Nevada, Oklahoma, Texas, Virginia, Washington and Wisconsin.

NOTABLE PROJECTS

Bettendorf Recreation Center (Study) - IA
Boulder City Aquatic and Cultural Center (Study) - NV
Brookside Park Pool (Study) - Farmington - NM
Bunker Beach Water Park (Stud) - Anoka County - MN
Campbell Center Community Pool (Audit and Study) - CA
Cape Girardeau Natatorium (Study) - MO
Charlotte Country Day School (Study) - NC
Coronado Aquatic Center (Study) - CA
Derry Aquatic Center (Business Plan and Study) - PA
Doral Aquatic Center (Study) - FL
Eanes ISD - Westlake High School (Study) - Austin - TX
Elizabethtown College - Alumni Pool (Audit) - PA
Greater Kanawha Valley Aquatics Natatorium (Study) - Charleston - WV
Jackson Lick and Hall Manor Pools (Audit and Study) - Harrisburg - PA
Glastonbury Aquatic Center (Indoor Pool Study) - CT
Pine Bluff Aquatic Center (Business Plan) - AR
Schenectady County Metroplex Development Authority (Study) - NY

CONFERENCE SPEAKING

Finding Success with the Five Types of Aquatic Employees - Texas Park and Recreation Conference and Association of Aquatic Professionals, 2019
Cx3 - Cities and Consultants: Working Together for Community Success! - Texas Park and Recreation Conference, 2019
Progression of a Rescue: What Happens Before your Guests Struggle? - Washington Park and Recreation Association Conference, 2018

PUBLICATIONS

"The Three S's - Key to a Successful Aquatic Operation." Park and Rec Business, 20:23
"Key to Success for Aquatic Professionals." Parks and Recreation Aquatics Guide 2020, 6
"Developing Exceptional Aquatics Leaders." Parks and Recreation Aquatics Guide 2019, 23-25
"Improve Your Waterpark Personnel Recruiting, Training and Performance." World Waterpark, Oct-Nov 2018: 84:86.

SMITHGROUP



Founded by architect Sheldon Smith in 1853, our “born on” date might suggest that we’re a traditional design and engineering firm, but we left old-fashioned mindsets at the curb decades ago. Today, SmithGroup is an award-winning, multi-national organization that employs research, data, advanced technologies and design thinking to help clients solve their greatest challenges.

Working across a network of 15 offices internationally, including Madison and Milwaukee, our team of 1,300 experts is committed to excellence in strategy, design and delivery—giving rise to new and innovative processes and methodologies that are redefining the way we work as teams.

Our specialists—from artists and engineers, to nurses, workplace strategists and beyond—develop beautiful, sustainable, future-focused solutions for mixed-use and waterfront developments, parks and open spaces healthcare providers, science and technology organizations, higher education and cultural institutions, urban environments, and diverse workplaces. Our integrated practice offers depth in all disciplines serving the built and natural environment, including architecture, engineering (coastal, civil, structural, mechanical, electrical and plumbing), landscape architecture, urban design and planning.

DESIGNING PLACES FOR PEOPLE

We know that public space is foundational to our shared community life and connection to place. From city parks to downtown plazas and streetscapes, community gardens and market spaces to neighborhood playgrounds and riverfront connections – many of our strongest personal memories and socially connective experiences are grounded in these communal spaces. We fully embrace the challenges and responsibility of public space design and development. Our belief in the power of holistically designed public space to help create more livable, cohesive communities informs every aspect of our process. Our approach to placemaking is ultimately about people. Human-scale considerations during planning exercises create vibrant destinations full of energy and activity, and have the potential to bring people together for events and day-to-day experiences, creating a sense of pride in public areas. At SmithGroup, we understand that creating great places requires unique definitions of “live”, “work” and “play” for each project, and meeting the shifting expectations of the marketplace and the changing needs of the community through creative and responsive design.

PARTNERS IN ENHANCING THE SPIRIT OF PARKS

Parks play a critical role in determining the quality of our lives. From the preservation and interpretation of unique environments to the creation of settings for informal social activity and programmed events like concerts. Park planning involves a broad range of project types, both urban and natural, that span the range of scales from neighborhood playgrounds to regional destinations. Truly successful park systems reflect the culture of your community, improve the quality of life for your residents and visitors, offer the full spectrum of accessible recreation experiences for all ages and abilities, and can often be an economic engine.

CORE SERVICES

Architecture
Building Enclosure Consulting
Campus Planning
Civil Engineering
Energy & Environmental Modeling
Fire Protection & Life Safety
Historic Preservation
Interiors
Lab Planning
Landscape Architecture
Lighting Design
Medical Planning
MEP Engineering
Programming
Strategy
Structural Engineering
Sustainable Design
Urban Design & Planning

MARKETS

Cultural
Healthcare
Higher Education
Government
Mixed Use
Parks & Open Spaces
Science & Technology
Urban Environments
Waterfront
Workplace

GREGG CALPINO

PLA, ASLA, APA, LEED AP BD+C



EDUCATION

Bachelor of Science in Landscape Architecture, University of Wisconsin, 1988

REGISTRATIONS

Landscape Architect:
Colorado
Illinois
Indiana
Minnesota
Ohio
Wisconsin

LEED Accredited Professional Building Design and Construction

National Charrette Institute

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects

U.S. Green Building Council

Gregg Calpino is a landscape architect with more than \$200 million in built master plans for parks and civic spaces. Gregg's planning and landscape architecture experience includes project director and designer for major master planning, and design and renovation projects throughout the Midwest. His areas of expertise include parks and open space, trails and greenways, waterfronts, streetscapes, sub-area and corridor plans, and community planning and involvement. Gregg has a demonstrated ability to lead complex, multidisciplinary projects with aggressive schedules and budgets and has proven successful at guiding these projects through the public and stakeholder engagement process.

CARMEL CLAY PARKS AND RECREATION, WEST PARK

Carmel, Indiana. Master plan of 120-acre West Park and the first two implementation phases consisting of over \$12 million of new or renovated amenities. The Groves project activates an additional forty-acres of parkland and establishes a new standard for sustainable park development through a design that seamlessly knits indoor and outdoor educational programming. The Core Area project re-imagines the park's central hub containing existing play, spray, toilets, shelters and parking which have all reached their useful life.

CHRIS LARSEN PARK

Sioux City, Iowa. Smithgroup is working with Sioux City to redevelop a casino parking lot and brownfield site into a 12-acre destination waterfront. The park will provide a civic destination, function as an everyday destination for downtown workers, and provide a connection to the Missouri River for residents.

GRAND ROUND NORTH LOOP*

St. Paul, Minnesota. Project landscape architect for the northern thirteen miles of the St. Paul Grand Round, an urban greenway connecting the city's network of historic parks, parkways and community destinations. The project includes a holistic design manual for placemaking and wayfinding and an integrated public art component and construction documents of phase one segments.

CLOQUET PARK IMPROVEMENTS*

Cloquet, Minnesota. Lead Designer for park and trail improvements at four parks in the City of Cloquet. Gregg led the team to refine conceptual designs and provide construction documents services for Pinehurst, Sunnyside, Fauley, and Veteran's parks. Improvements included upgrading existing facilities and improving landscaping, drainage, and parking.

**Experience prior to SmithGroup*



Proposed Approach/Work Plan

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Proposed Work Plan

Data Gathering / Kick-Off Meeting

This meeting will establish a solid foundation for the success of the Project. We will verify project objectives, and establish protocols that will help direct procedures and decision-making for the Williams Team throughout the Project.

During this Phase, the Consultant Team shall attend a Project Kick-Off meeting with staff and other stakeholders. We will identify the Project Team, review all data collected with respect to the Project and meet with key staff to gather additional input. We will discuss:

Expectations/Tasks - We will discuss and define overall expectations and necessary tasks and responsibilities. A detailed work plan (including initial goals & objectives, as it relates specifically to the task) will be discussed and a project schedule will be developed.

Evaluate Program and Project Parameters – We will facilitate discussions and evaluate with the City program requirements and overall project parameters.

Communiqué – Confirmation on lines of communication, points of contact, level of involvement by City leaders and staff, and other related project management details.

Data Collection – We will request, collect, log and review potential data and information required to facilitate a thorough understanding of the project background.

Design Criteria - Develop a “Design Statement” and establish the Project’s design criteria, as they relate to the Project’s goals and objectives. We gather all information available, as well as infrastructure, due diligence, surveys, land use preservation, photographs, additional existing feasibility studies, master plans, drawings, zoning information, soil borings, etc. We will review the City of Shakopee’s data and related materials to familiarize ourselves with the design intent and scope of work. Utilizing this information, we build a comprehensive database of our findings including a project flow chart outlining the milestones, schedule and key tasks to be completed.

Programming

The Programming Phase will involve the formal documentation of your expectations and definition of success for your project. This all important step identifies needs, goals, constraints and opportunities for your project, resulting in a methodology that has proven vital in defining the aquatic program and physical functionality for the facility pool, and its incorporation into the surrounding Lions Park amenities. This approach will take into consideration the long-term operations and sustainability of your aquatic facility. We meet with staff and stakeholders to review their program / space needs, making certain there is a thorough and complete understanding of all the facility functions and spatial needs.

Business Plan Analysis

Market / Competition Analysis - The Williams Team will analyze / assess many components including the current programs offered at SandVenture; the current level of aquatic programs and services available within the City; an analysis of the best competition of duplication of services through other public and private program providers; recommendations for minimizing duplications and/or enhancing possibilities for collaborative partnerships; current policies, services, participation levels, operations and structure; deficiencies and opportunities for improvements.

Area Aquatic Provider Analysis - We will investigate operating information, including amenities, fee structures and other operating data. A detailed demographic analysis based on service areas will show trends regarding population, income and age groups. An overview of these trends will help define elements in the proposed concepts.

Operational Evaluation - The Williams Team will conduct an operational plan that includes a facility labor analysis, contractual services, commodities and utilities. The labor analysis will be based on the city’s current labor structure as well as overhead rates, taking into account any forecasted changes in wage structure. We will base the utility analysis on site-specific usage for kilowatt hours and therms to produce an accurate projection of costs. Using all of this information, we will then present our professional opinion about your financial operations for the first five years.

Through our feasibility study process we utilize our proprietary CHART (Counsilman Hunsaker’s Aquatic Research Tool), which utilizes 62 development factors for construction of indoor and outdoor aquatic facilities and over 200 data points to create our customized revenue and expense model. Utilizing CHART we incorporate Key Performance Indicators (KPIs) that affect your facility and will provide an accurate projection of revenue and expenses as well as develop a model for how to achieve your aquatic facility cost recovery goals.

Revenue Analysis - The model for estimating revenue for major areas will first determine facility capacity based on square footage. Then, we will use local population trends to project attendance. We will analyze user groups and local programming fees to project programming revenue. Fees from daily usage, memberships and other user numbers will be used to project a per capita model for fee structure. Revenue will be estimated, taking the recommended fee schedules into account. An analysis of operating expenses will include a detailed budget model for estimating probable expenses for major areas of labor, contractual services, commodities and utilities. We will make user projections based on programming, and consider

hours of operation, attendance projections, local weather patterns, local utility rates and other key items to estimate expenses. Additionally, we will review operating data from other facilities in the area to form projections. The facility revenue analysis will identify daily usage rates, as well as opportunities for cash flow activities and programs, such as swim team usage, learn-to-swim lessons, water aerobics or other classes and facility rentals for parties.

Aquatics Design Analysis

Existing Conditions Analysis - We will assess the existing conditions at SandVenture and provide recommendations for the needed repairs/replacements along with order of magnitude costs, and the anticipated life of the recommended repairs/replacements. We will facilitate a process with City staff to explore options, life cycle costs of repairs versus replacements, and establish a system of prioritization for repairs/replacements that is in alignment with the framework of the overall project priorities. Preparing a detailed analysis of the existing conditions and the costs to repair/replace existing facilities will provide a framework for the City to make informed decisions regarding SandVenture. Over the course of doing similar analyses on past projects we have developed a process and matrix for documenting the cost, lifespan and priority for each identified item. This document can become a planning tool for forecasting the cost and timing of major repairs, replacements and capital expenditures. The results of this task will be summarized in a technical memorandum and included in the final report.

Landscape Design and Building Renovations

Conceptual Designs - Based on the defined program needs, we shall develop Diagram Design Options that address the facility requirements. These diagram design options will be followed by preliminary conceptual plan options (renderings of the site, buildings and aquatic facilities including three (3) renderings of the pool housing building), including preliminary order of magnitude cost estimates for construction of potential elements. A tentative construction schedule will also be developed by the Williams Architects / Aquatics' Team. Presentations of conceptual plans for SandVenture will be made to the Staff, Parks & Recreation Advisory Board, and City Council.

Public Engagement and Meetings

Early on in the process, our Team encourages public input and participation from steering committees, advisory committees, focus groups and external organizations reporting to the City of Shakopee that would potentially use the facility. Once these needs are identified, we are able to take this information and determine the appropriate mix of program activities, given the constraints of both capital funding and ongoing operational expense. We value the input gained from this public participation in order to help us with our efforts to provide the community with a facility that is accurately based upon use, clientele, site, and its surroundings. We believe that all facilities acquire an identity that clients and the public alike respond to and maintain, which is why it is so important to include community input during the programming phase of a Project. For a citizens' committee to be most effective, it should remain involved throughout the process, participate in the decision-making input effort, have "workshops" with staff, Parks & Recreation Advisory Board, Council, and consultant team, and be given a true sense of "buy-in" as the project evolves. Community-wide surveys are also helpful in determining needs, wishes, and priorities.

If the City of Shakopee chooses, we can offer a condensed (2-day) Charrette process which features an accelerated period within the overall planning process where community members, project officials and a multidisciplinary team of technical professionals work closely together in groups to discuss options and work through design challenges. At key stages throughout the day, community input is collected by facilitators and is transformed into a working plan. As the process continues, it builds synergy from the constant and continuous collaboration of community, officials and facilitators. At the end of the final day, you have an implementable plan that is co-signed by citizens and backed by officials.

Budget

We will work closely with the City of Shakopee to ensure that expectations of scope align with your financial goals.

Presentations

Public Input, Parks & Recreation Advisory Board & City Council on Conceptual Design - Prior to the development of the Conceptual Design, we shall solicit input from the public, identifying the needs and desires of the Community, in collaboration with City Staff.

We will share Draft Concepts with the City of Shakopee, including the Parks & Recreation Advisory Board, in order to receive feedback on the development of the SandVenture Conceptual Design.

Final Council Presentation / Final Report - The Consulting Team will assemble a final report document that provides the City with the findings of the study. We will present the final document to the Staff, Parks & Recreation Advisory Board and City Council.



Project Team Experience

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THE WATER PARK



Relevant Features:

- Multi-Generational
- Lap Pool
- Leisure Pool
- Kiddie Pool
- Lazy River
- Waterslides
- Spray Ground
- Diving Board
- Drop Slide
- Flow Rider
- Bathhouse
- Concession Area
- Cabanas



Williams Architects in association with SmithGroup designed a new 160-acre Central Park in Carmel, Ind., envisioned by community leaders as the "Jewel" of the Carmel-Clay park system. The plan was developed through a six-month public process that included interactive public workshops and open house meetings. The plan strikes a balance between the many desired amenities and programs identified by the community. Buildings, and the park in total, are envisioned to serve as a model for green, sustainable design. Augmenting the award-winning Monon Center in the Carmel Clay Park and Recreation's 160-acre Central Park, is the 3.5-acre, 2,098-capacity Monon outdoor aquatic center. Designed to provide multi-generational outdoor aquatic programming, the aquatic complex features a zero depth activity pool; a four-lane, non-competition lap pool; a lazy river, a "kiddie" pool and children's spray ground; two large water slides; a deep pool with a one-meter diving board and drop slide; and a bathhouse and a concession area, to which visitors are welcomed by a dynamic tensile fabric structure that is sculptural in nature, establishing a visual and salient identity for the outdoor complex.

Client:

Carmel Clay Parks & Recreation Department
1055 Third Avenue, Carmel, IN 46032
Michael Klitzing, Executive Director
317.573.4018 / mklitzing@carmelclayparks.com

Project Size:

2,000 - Bather Aquatic Facility

Completion Date:

May 2007

Estimated Project Cost:

\$11 million

Project Cost:

\$10.7 million

WEST PARK - THE PERELMAN PAVILION



Relevant Features:

- Program Pavilion
- Shelter Facility
- Woodland Trails



Williams Architects and SmithGroup assisted the Carmel Clay Parks and Recreation Department with a Master Plan of Carmel Clay's West Park. Through a multi-day public input charrette process, it was determined that West Park should include a new program pavilion, parking lot, a maintenance /restroom / shelter facility, Woodland Trails, ecological restoration, water resource and stormwater management, and possible connection to Eastern Park site.

As a result of the process, the Carmel Clay Parks & Recreation Department engaged Williams Architects to design the Jill Perelman Pavilion (JPP). The new JPP, an 8,000 square foot facility, accessible via a dedicated drive, provides multi-generational / multi-use program spaces for the residents of Carmel.

Client:

Carmel Clay Parks and Recreation
City of Carmel
1411 East 116th Street
Carmel, IN 46032

Michael Klitzing, CPRE
Executive Director/CEO
317-848-7275
mklitzing@carmelclayparks.com

Project Size:

8,000 SF

Completion Date:

July 2019

Project Cost:

\$5.7 Million (Building & Site)

†

HARRER PARK POOL



Relevant Features:

- 6-Lane, 50m Pool
- Deep Water Pool
- Diving Boards
- Drop Slide
- Activity Pool
- Spray Play Area
- Water Slides

Services Provided:

- Master Plan
- Feasibility Study
- Basic A&E Services

Morton Grove Park District



www.mortongrovecparks.com

19 JULY 2017

MORTON GROVE PARK DISTRICT

HARRER PARK POOL FACILITY EVALUATION

FACILITY OBSERVATIONS

- Implement ADA transition previously completed.
- Replace exhaust fans.
- Corrosion of electrical equipment.
- No exit signs and battery back up lights.
- Additional outlets required on the pool deck.
- Fire alarm and emergency lighting missing.





The original Harrer Park Pool was constructed in 1962. After 55 years of service, the facility had undergone several improvements, but was reaching the end of its useful life if no further major repairs or replacements were completed.

Williams Architects / Aquatics worked with the Morton Grove Park District to inspect, observe and gather information on the existing conditions, including the status of the Pool Equipment, ADA compliance and the structural integrity of the facility. The final report presented to the Park District included recommendations on improvements, repairs and replacement of components to extend the life of the facility. Concept level cost estimates were provided for each recommended scope of work.

Client:

Morton Grove Park District
6834 Dempster Street, Morton Grove, IL 60053
Jeffrey Wait, Executive Director
(847) 965-0383 / jwait@mgparks.com

Project Size:

TBD

Study Completion Date:

2017

HARRER PARK POOL

Relevant Features:

- 6-Lane, 50m Pool
- Deep Water Pool
- Diving Boards
- Drop Slide
- Activity Pool
- Spray Play Area
- Water Slides



After an extensive evaluation by Williams Architects / Aquatics of the Harrer Park Pool, the Morton Grove Park District determined that the facility had well exceeded its expected life and was in need of replacement.

The proposed new Pool features a 6-lane, 50M pool, a deep water pool with diving boards and a drop slide, an Activity Pool with spray features, Spray Play area with shade and two (2) water slides. The Harrer Park Pool is currently in the Design Development Phase.

Client:

Morton Grove Park District
6834 Dempster Street, Morton Grove, IL 60053
Jeffrey Wait, Executive Director
(847) 965-0383 / jwait@mgparks.com

Project Size:

TBD

Completion Date:

TBD

Estimated Construction Cost:

\$10.5 Million

Final Construction Cost:

TBD

CARY GROVE PARK AQUATIC FACILITY



Relevant Features:

- 8-lane (25Yd) Pool
- Diving Board
- Drop Slides
- Plunge Slide
- Zero Entry Activity Pool
- Water Features
- Water Channel



Williams Architects / Aquatics and a local land planner assisted the Cary Park District with a Comprehensive Park Plan for Cary Grove Park. The goal of the plan was to determine what recreational / aquatic amenities could be integrated into the existing Park. As a result of the Study, the Cary Park District determined that a centrally located Aquatic Center would be the first project to be implemented. The Cary Grove Aquatic Park is currently in the Design Development phase and features an 8-lane, 25Y lap pool with attached deep water area containing diving boards and a drop slide. A separate zero entry activity pool with water features and a current channel, along with separate water slides will provide plenty of fun for patrons of all ages.

Client:

Cary Park District
255 Briargate Road, Cary, IL 60013
Dan Jones, Executive Director
847.639.6100 x102 / djones@carypark.com

Project Size:

TBD

Completion Date:

Est. 2021

Estimated Project Cost:

\$9.5 Million

Project Cost:

TBD

†

SEA LION AQUATIC CENTER



Williams Architects provided existing conditions/master plan study services to determine the optimal facility plan for meeting current and future functional needs of the Lisle Park District, while supporting fiscal responsibility, sensitivity to surrounding neighbors, and responsiveness to community requests. We studied the entire campus, existing administrative/recreational building facility, outdoor playfield activities and services, and a variety of aquatic rehabilitation and improvement studies. All of these studies were enhanced with cash-flow analysis, revenue and expense proformas, as well as due diligence in examining relationships between all existing building and utility features. A recommended aquatic improvement solution was subsequently developed through the schematic design phase by Williams Architects. The new facility features a large zero-edge leisure pool, a 25-yard, six-lane lap pool, two waterslides with a plunge pool, and a “waterworks” pool with two drop-slides and various water-play features. Additionally, a new bathhouse containing full locker rooms and guard/admission support space was constructed, as was a new concession facility. Parking at the facility was expanded to accommodate an additional 126 parking spaces.

Client:

Lisle Park District
1825 Short Street, Lisle, IL 60532
Dan Garvy, Director / 630.964.3410

Project Size:

1,200 Bathers

Completion Date:

June 2004

Estimated Project Cost:

\$8.6 Million

Project Cost:

\$8.6 Million

RHODIUS POOL ASSESSMENT

City of Indianapolis

Rhodium Park Pool Facility Evaluation

26 February 2018





Prepared For:
The City of Indianapolis

Prepared By:
Williams Architects Aquatics
WA Project No. 2017-069

THE CITY OF INDIANAPOLIS
RHODIUS POOL ASSESSMENT

OPTION 1 (EXISTING SWIMMING POOL AND BATHHOUSE TO REMAIN, MAKE IMPROVEMENTS TO SWIMMING POOL AND BATHHOUSE)		
A. AQUATIC ENGINEERING		
ITEM	PRIORITY	BUDGET
1. Perform leak detection testing and camera investigation of the underground swimming pool piping. Perform leak detection testing on the pool structure.	1	\$4,000 - \$6,000
2. Replace existing pressure sand filters, associated piping and valves, and filtration pump.	1	\$26,000 - \$50,000
3. Provide new concrete balance tank or surge tank.	1	\$4,000 - \$6,000
4. Cap the existing gutter surge weirs and raise the pool water level to provide rim-flow skimming to improve water quality in swimming pool.	3	
5. Remove existing baby pool, swimming pool deck, and fencing. Replace area with lawn.	3	\$35,000 - \$40,000
6. Remove and replace entire existing swimming pool deck, drains, and fencing. Reduce the amount of deck area and create larger lawn and planting areas.	2	\$360,000 - \$375,000
7. Replace the existing dive stand with a climbing wall.	3	\$40,000 - \$50,000
8. Replace swimming pool liner.	1	\$100,000 - \$120,000
SUBTOTAL		\$849,000 - \$956,000

Relevant Features:

- 8-Lane, 25-Yd. Lap Pool
- Diving Board
- Children's Area

Services Provided:

- Facility Evaluation
- Existing Conditions
- Final Report
- Cost Estimate

Constructed in 1969, the City of Indianapolis' Rhodium Park Pool has enjoyed a 50 year lifespan. The City wanted to determine the present condition of the facility and pools in order to establish plans for aquatic repairs / replacements as they relate to long range considerations for the Pool.

Williams Architects / Aquatics worked with the City of Indianapolis to inspect, observe and gather information on the existing conditions, including the structure, pool gutter systems, exposed piping, pool filtration systems, chemical control and feed systems, deck areas and related equipment. The report identified items that do not meet the current regulations of the Indiana State Department of Health Swimming Pool Code and current industry design standards.

Client:

City of Indianapolis
Department of Public Works
200 East Washington Street
Indianapolis, IN 46204
Julee Jacob, Lead Project Contact
(317)327-4000

Project Size:

TBD

Study Completion Date:

February 2018

Estimated Construction Cost:

TBD

Final Construction Cost:

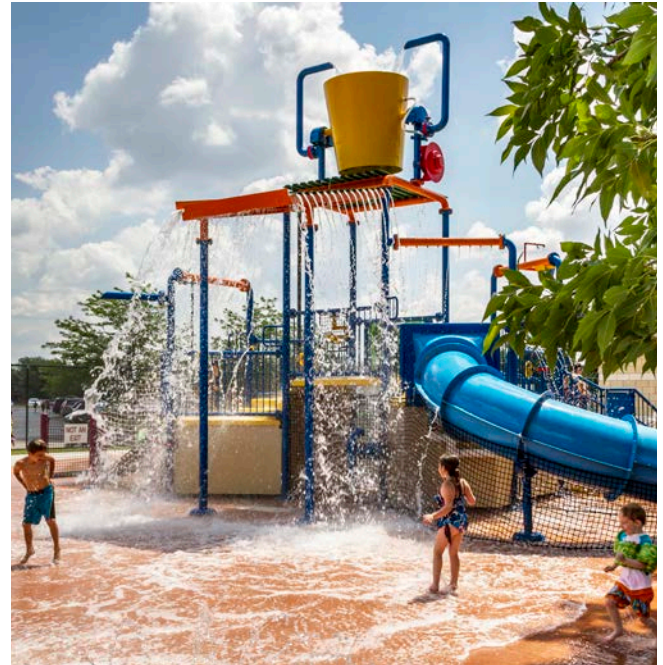
TBD

BARTLETT PARK DISTRICT BARTLETT AQUATIC CENTER EXPANSION



Relevant Features:

- Zipline
- Lazy River
- Slides
- Plunge Pool
- Spray Ground
- Bathhouse
- Expansion
- Filter Building/
- Family Changing
- Expanded
- Concession Building



The Bartlett Aquatic Center recently underwent a significant expansion. Based on the 2007 community survey, the number one request from the community was to expand and improve the aging facility to keep up with Bartlett's growing population. Voters strongly supported the Park District's request to upgrade the aquatic center. As part of this exciting expansion, the District received approval from the Illinois Department of Public Health for the first zip line into water in the state. Swimmers trapeze off the ten-foot high platform, zip down the cable ride, and effortlessly drop into the water to cool off. Other amenities included in the \$6M renovation are a lazy river, two new slides, a plunge pool with a drop slide, and a new children's spray play area.

Client:

Bartlett Park District
690 W. Stearns Rd.
Bartlett, IL 60103

Rita Fletcher
Executive Director
630.540.4835

Project Size:

N/A

Completion Date:

May 2013

Estimated Project Cost:

\$6 Million

Project Cost:

\$5,832,487

Role:

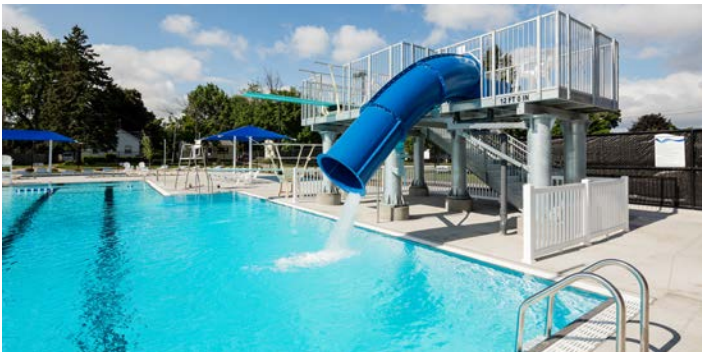
Architect of Record

JOHN & CARLA EDWARDS AQUATIC CENTER



Relevant Features:

- Bathhouse
- Zero Depth Entry Pool
- Diving Board
- Drop Slide
- Lap Pool
- Splash Pad
- Meeting/Party Room



Williams Architects / Aquatics assisted the Geneseo Park District with the replacement of their 35 year old pool. The bathhouse, built in 1953, and the pool had been well maintained, however, the time had come for a new facility. The Geneseo Park District was awarded a \$2.5M PARC Grant from the State of Illinois, however after the grants were suspended the Geneseo Community banded together to raise over \$2.5M so that the Williams Architects / Aquatics prepared plans did not have to be significantly altered.

The Geneseo Community has embraced their new aquatic facility which includes zero depth entry pool, diving boards, drop slide, lap swimming, splash pad, and a modern 5,700-square-foot bathhouse with family changing rooms and Meeting / Party Room.

Client:

Geneseo Park District
541 E. North Street
Geneseo, IL 61254

Andy Thurman
Executive Director
309-944-5695 ext 105

Project Size:

500 Bather Load

Completion Date:

May 2016

Estimated Project Cost:

\$6.5 Million

Project Cost:

\$6.5 Million

Role:

Prime Architect

ORIOLE PARK POOL

Features:

- 8-Lane (25 yd.) Lap Pool
- 1M Diving
- Activity Pool
- Waterslide
- Spray Guns
- Lily Pad Walk
- Swim Channel
- Children's Pool & Sprayground
- Bathhouse
- Concessions
- Program / Party Room



The original Oriole Park Pool, constructed in 1969, had failed beyond repair, yet the Morton Grove Park District knew how important the facility was to the community. Through the sale of \$8 million in bonds, the Park District was able to honor the legacy of the original facility while providing amenities to meet the current and future needs of its patrons. Since the new pool has opened, memberships have increased by over 30%.

Client:

Morton Grove Park District
6834 Dempster Street
Morton Grove, IL 60053
Keith Gorczyca, Supt. of Parks & Facilities
847.965.0069

Project Size:

500 Bathers

Completion Date:

May 2014

Estimated Project Cost:

\$6,022,000

Project Cost:

\$6,022,000

Role:

Prime Architect

RECREATION & AQUATIC CENTER



Relevant Features:

- Basketball Court
- Zero Depth Entry Pool
- Lap Pool
- Plunge Pool
- Open Tube Slide
- Bubblers
- Kiddie Playground



Williams Architects, in association with GreenPlay, LLC and local architect Harper Aiken Donahue Partners, was engaged to provide professional planning, architectural, and engineering services for the development of a new park, recreation center and aquatic facilities. The 37,000-square-foot, multi-level recreation/activity center houses a double basketball court and a 2,000-square-foot fitness center, as well as multi-purpose / meeting rooms for toddler, teen, dance, aerobics, karate and other activities. Its companion outdoor aquatic facility features a two-acre water park with four separate pool facilities, a zero depth entry pool, a six-lane competition pool, a two-board diving pool, and a plunge pool with a 35-foot-high water slide, a concession shade area, and various other amenities including water spouts, slides and water toy features.

Client:

City of New Port Richey
Parks & Recreation Dept.
5919 Main Street
New Port Richey, FL 34652

Elaine Smith
Parks & Recreation Director
727-841-4560

Project Size:

N/A

Completion Date:

Spring 2007

Estimated Project Cost:

\$14,100,000

Project Cost:

\$14,000,000

Role:

Prime Architect

RIVER RAPIDS WATERPARK



Councilman-Hunsaker was able to take our vision of what we hoped this new aquatic center could be and far exceeded our expectations. They were prompt in answering questions and thorough in explaining the reasons behind every answer. We took a very outside the box type of approach and concept because we did not want to limit our project in any way for our new outdoor aquatic center.
— Brad Arnold

In 2017, Councilman-Hunsaker was retained by Ste. Genevieve County to develop conceptual options and scenarios for consideration by the county for an outdoor waterpark. The Outdoor Aquatic Facility Feasibility Study identified the aquatic needs for the county and presented potential facility spaces that met those needs.

Meetings were held with several stakeholder groups and the Aquatic Facility Steering Committee. The county envisioned a facility that not only met the needs of swimmers in the community but also provided a destination with unique amenities and features to attract visitors from outside the community. To meet the goals of the county's vision, a variety of options were explored for aquatic centers, ranging from small, medium, to large. The feasibility study provided a space program analysis and project costs for three conceptual options, each detailing site-specific construction estimates with line item costs for the proposed space. Along with each concept, the team provided a revenue and expense analysis to illustrate a complete picture of what the facility would cost to build and operate. From the proposed options, the county chose a preferred option in which additional concept designs were explored.

Pleased with the results of the study, the county decided to move forward with the design of a 98,968 sq. ft. family aquatic center with a budget of \$10 million.

The new outdoor aquatic facility opened in July 2019 and features 25-yard lap pool with six lap lanes, a 4,000 sq. ft. wading pool, vortex, large underwater sundeck, climbing wall, numerous children's play features, climbing wall, and a 35 ft. tall slide tower with four unique slides. Also featured is a 13,000 sq. ft. lazy river that includes rapids propelled by a wave generation system. The spacious deck space that surrounds and encompasses the water features allows for easy access to all areas while providing plenty of areas for lounging and sun bathing, plus an eating area. The water park also has a support building that houses such spaces as the ticket entrance booth, administrative space, family changing areas, showers, locker area, indoor party room, pool equipment room, concessions, and support and mechanical spaces for the facility.

In addition to study and design services, Councilman-Hunsaker provided pre-opening and training services which included a Furniture, Fixtures, and Equipment (FFE) analysis, Standard Operating Procedures manual creation, and onsite training for facility staff. The FFE analysis included an analysis of the equipment required for facility operation and quote gathering to deliver preferred pricing from industry partners and providers, ultimately saving the County an estimated \$48,000.

Publications and Awards:

2020 - 'Dream Designs' *Aquatics International* magazine

Reference:

Mr. Brad Arnold, Executive Director
City of Ste. Genevieve
P.O. Box 40321390 Highway 32
Ste. Genevieve, MO 63670
Phone: 573.883.5244; Email: barnold@sgccc.com

Project Cost: \$10,000,000

Services Provided:

Feasibility Study: November 2017
Aquatic Design & Engineering: July 2019
Aquatic Operations: July 2019

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WAPELHORST & BLANCHETTE POOLS



Reference:
 Ms. Maralee Britton
 Parks and Recreation Director
 City of St. Charles Parks Department
 1900 Randolph
 St. Charles, MO 63301-0842
 Phone: 636.949.3372
 Email: maralee.britton@stcharlesparks.com

Study Completed: March 2015
 Both Pools Completed: May 2018

Project Cost: \$16,000,000
 Aquatics Cost: \$4,750,000
 Publications and Awards:
 2018 - 'Aquatic Design Portfolio' - *Athletic Business* magazine
 2019 - 'Dream Designs' *Aquatics International* magazine - Wapelhorst Pool

In 2015 Councilman-Hunsaker in association with a local land planner conducted an Aquatic Facilities Strategic Master Plan for the City of St. Charles. The scope of work included evaluation of the City's existing aquatic facilities, demographic research (population, age, income, user groups), community focus groups and public forums, detailed cost estimates (capital, operational, revenue, business plan), and an implementation plan (facility types, location and phasing) to assist City officials in outlining a direction forward for the future of municipal aquatics in St. Charles.

As a result of the extensive research and study, the City decided to move forward with replacement of the aquatic facility in Blanchette Park, and to undertake a major renovation of the Wapelhorst Aquatic Center. Thanks to the citizens' support of Proposition P in August of 2016, the result is the 2018 opening of two new state-of-the-art outdoor family aquatic centers to serve the City of St. Charles and surrounding communities.

Wapelhorst Aquatic Center:

- 5,625 sq. ft. Lazy River with three stair entries
- 4,900 sq. ft. Leisure Pool with large shaded wet deck lounge
- 3,500 sq. ft. Children's Pool with multi-level play structure
- 1,100 sq. ft. Plunge Pool with two stair entries and two body flume waterslides
- Flagship "Boomerango" raft-ride waterslide

Blanchette Aquatic Center:

- 4,700 sq. ft. Lap Pool with eight 25-yard lap lanes and two 1-meter diving boards
- 4,000 sq. ft. Leisure Pool with two water slides, two stair entries, underwater shelf, and various spray features
- 5,000 sq. ft. Children's Pool zero beach entry, various spray features, multi-level play structure, underwater shelf
- 1,000 sq. ft. Deep Water Pool with stair entry, dropslide and climbing wall

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NORTH PORT AQUATIC CENTER



In April 2010, Counsilman-Hunsaker completed an Aquatic Facilities Master Plan which assessed current conditions and needs of the community to be a guide for future programming, site selection, renovations, and new construction of a new aquatic facility. Data was collected from input through stakeholder meetings and a public forum. A “toolbox” of options presented a wide variety of solutions derived from community and political input to meet the diverse needs of the North Port residents. The team evaluated the community participation data, analyzed financial impacts, and developed conceptual alternatives. These alternatives were evaluated based on the effectiveness of response to the community’s needs as well as likely capital costs, revenues, and expenditures. Wellness programming, lesson programming, league swimming, family aquatic centers, splash pads, and waterparks were also evaluated.

In May 2018, Counsilman-Hunsaker developed an Operational Business Plan for the new North Port Aquatic Center located in Butler Park. The purpose of this operational study was to develop an expense budget, identify revenue opportunities, and provide knowledge and insight on aquatic operations to assist the North Port Aquatic Center recapture operating expenses.

In June 2018, the North Port City Commission broke ground on the \$12 million North Port Aquatic Center. Due to a heavy rain season, the project took 15 months to complete.

The North Port Aquatic Center includes 25-meter stretch pool, a lazy river, a kids’ activity pool, two body flumes (or slides), a bowl slide, shade structures, a bath house with locker rooms, and a small concession area. The 25-meter stretch pool will be able to accommodate 25-yard or 25-meter lap swimming and competitions and will be open all year long.

The new aquatic center features

- 9,100 sq. ft. Stretch 25 competition pool with eight lap lanes, a 4 ft. bulkhead, and two 1-meter diving boards
- 9,000 sq. ft. Lazy River with five stair entries, underwater shelf, water walk, various spray features, two waterslides, and a bowl slide
- 2,600 sq. ft. Children’s Pool with zero beach entry, play structure, and various spray features

Reference:

Ms. Tricia Wisner, MBA, CPRP
Parks & Recreation Manager
City of North Port
4970 City Hall Boulevard
North Port, FL 34286
Phone: 941.429.3570
Email: twisner@cityofnorthport.com
Project Cost: \$12,000,000
Aquatics Cost: \$6,604,000

Date Completed: October 2019

Services Provided:

Aquatic Design & Engineering: 2019
Feasibility Study: 2010
Operational Business Plan: 2018

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RUSSEL & EVELYN FAHL AQUATICS CENTER



In 2014, Counsilman-Hunsaker provided a conceptual design and feasibility analysis for replacement of the 50-year-old Bunworth Memorial Pool. Since the pool was in poor condition and showed signs of aging, a new facility would offer recreational, therapy, instructional, fitness, and competitive programs in the community. The feasibility study provided a space program analysis and project costs for three conceptual options detailing site-specific construction estimates with line item costs for each proposed space. Along with each concept, a revenue and expense analysis were provided to give a complete picture of what the facility would cost to build and operate.



In 2016, Counsilman-Hunsaker was once again retained by the city to review study options and recommendations for the concept chosen by the city. Demographics were updated, as well as revenue and expenses for the current year and five years into the future. Findings were then presented to the city for approval.

Pleased with the results from the study, the city retained Martin-Riley and Counsilman-Hunsaker to provide design services after demolishing the Bunworth Pool. The 1.24 acres were used to build the new Russel & Evelyn Fahl Aquatics Center. The new outdoor pool includes:



9,000 sq. ft. Leisure Pool

- Six 25-meter lap lanes
- Diving board
- Zero beach entry
- Vortex
- Current channel
- Five stair entries
- Play structure
- Water basketball goals
- Water walk
- Two waterslides
- Spray features
- Underwater bench seating



Photos courtesy of Veteran Strategies, Inc.

Reference:
Mr. Mark Green
Parks Superintendent
City of Columbia City
112 South Chauncey Street
Columbia City, IN 46725
Phone: 260.248.5180
Email: mgreen@columbiacity.net

Project Cost: \$4,620,000
Aquatics Cost: \$1,850,000
Date Completed: May 2018

Services Provided:
Aquatic Design & Engineering: 2018
Study Completed: January 2014; Study Updated: July 2016

Dallas ■ Denver ■ Los Angeles ■ St. Louis
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CHRIS LARSEN PARK



LOCATION

Sioux City, Iowa

SIZE

12 acres

CLIENT REFERENCE

Matt Salvatore, Parks and Rec Director
City of Sioux City, Iowa
712.224.5126
msalvatore@sioux-city.org

TEAM MEMBERS & ROLES

Gregg Calpino, Principal-in-Charge
Tom Rogers, Project Designer
Greg Roth, Civil Engineer
P.N. Reddy, Electrical Engineer

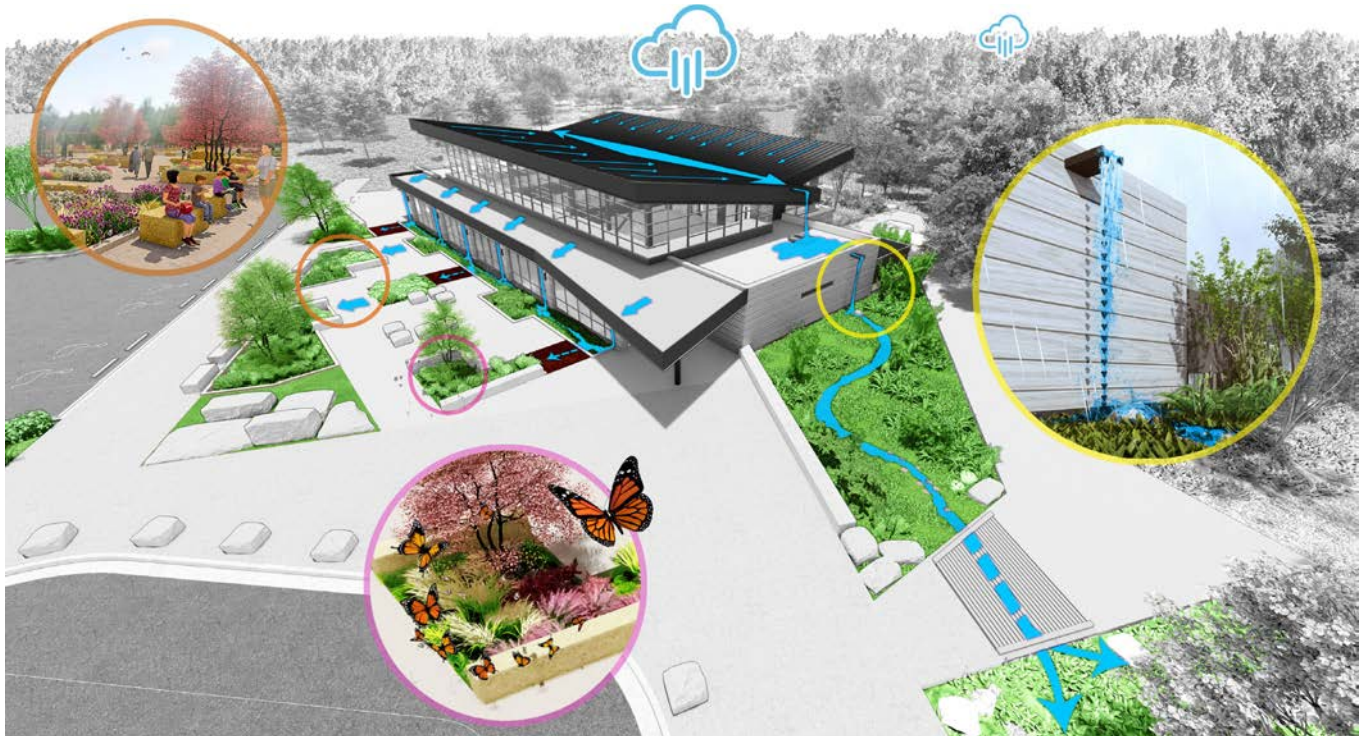
Sioux City's Chris Larsen Park is located on the eastern bank of the Missouri River between Veteran's Memorial Bridge/Hwy 77, Interstate 29, and the Floyd River. The heart of Sioux City's downtown is located just north of the park.

Over the years the park has grown in size and slowly accumulated a marina, event space, interpretive center, playground, statue, memorials, pedestrian paths, and parking lots serving the former casino boat industry.

SmithGroup was hired to prepare a master plan that provides a framework of goals and objectives to guide and inform future design and planning decisions in and around Chris Larsen Park.

The master planning process began with a two day design and planning charrette hosted in Sioux City, Iowa. The goals of the charrette were to identify the park's opportunities and constraints, develop a program, and then generate three park concepts. The public meetings were led by design consultants from SmithGroup and V&K and included a steering committee comprised of Sioux City staff, key stakeholders, and additional community members.

WEST AND CENTRAL PARK



LOCATION

Carmel, Indiana

SIZE

West: 40 acres

Central: 180 acres

CLIENT REFERENCE

Michael Klitzing, Director
Carmel Clay Parks & Recreation
317.848.7275 |
mklitzing@carmelclayparks.com

TEAM MEMBERS & ROLES

Gregg Calpino, Principal
Dave Wolmutter, Senior Civil Engineer

Carmel Clay Parks and Recreation (CCPR) and SmithGroup have teamed to take a bold, community-driven step together in elevating one of the community's most cherished public spaces to the next level of excellence with the addition of the Groves development. The project activates an additional forty-acres of parkland and establishes a new CCPR standard for sustainable park development through a design that seamlessly knits indoor and outdoor educational programming into a diverse setting of native landscapes, interpretive garden plazas, and adventure play.

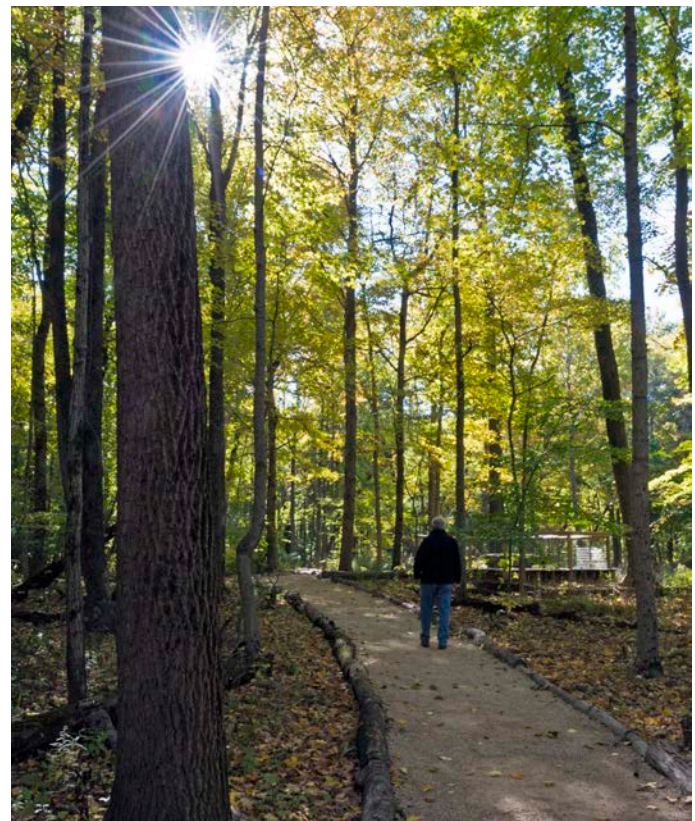
Focus was placed on innovative stormwater and green infrastructure strategies that are intentionally open and visible near buildings, boardwalks and plazas to engage and invest in Carmel's next generation of environmental stewards who visit the park for a variety of camps and events as well as adjacent high school students who use the park as their outdoor classroom.



Central Park an award-winning 160-acre community park is viewed by city leaders as the “Jewel” of the Carmel-Clay park system. It includes a balance of passive open space, lagoons, picnic areas, boardwalks, nature areas and programmable, multi-use areas. The park also includes a 146,000 sf multi-generational recreational/community center and family aquatic center. Over six-miles of trails connect park features adjacent neighborhoods and the region via the Monon Trail regional greenway.

After completing the park master plan and phase I implementation, SmithGroup completed design, engineering, and construction documents for phase II, including the restoration of the 1,800-foot Carmel Creek corridor, replacement of a failing 100-year old culvert, the assessment and restoration of a 40-acre woodland, trail and boardwalk construction, scenic overlooks, parking lots and picnic shelters. Specific in-stream treatments include removal of debris jams, the construction of a natural rock grade control and step pool system, rock revetments, cross vanes, riprap, and bank grading. The team conducted an extensive hydrologic and hydraulic analysis of Carmel Creek in support of stream restoration efforts.

SmithGroup led successful efforts to obtain permits for the project from the U.S. Army Corps of Engineers, Indiana Department of Environmental Management, Indiana Department of Natural Resources, Hamilton County Soil and Water Conservation Services, and City of Carmel.





Schedule

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Project Schedule

Our success in maintaining rigorous adherence to schedules is a result of our ability to collaboratively set realistic expectations with our clients. Alternatively, we can respond to pre-determined schedules by devising sensible and effective methods to organize project tasks. Collaboration is critical throughout the project and must begin with realistic schedule expectations.

We attempt to schedule our workload in an orderly manner to consistently and comprehensively meet your expectations, while deploying our staff in a rational and productive manner. We also strive to have projects that are in various stages of service – from master planning to construction – in our workflow, to maintain a uniform workload, thus avoiding “peaks and valleys” in our operations.

Our procedure for maintaining project schedules includes outlining a step-by-step process that considers both Client objectives and our capabilities with respect to successfully fulfilling commitments. We utilize our proprietary Scheduling Matrix to establish an ongoing series of tasks and deadlines to meet the milestones, which allow us to realize outstanding results in project schedule management. We regularly meet and monitor the tasks to confirm all team members are meeting their obligations. This process has proven to be very effective in achieving and regularly exceeding our client’s goals for the project.

We are available to begin work with the City of Shakopee immediately upon receipt of a Notice to Proceed. The below are suggested durations for the services proposed for the SandVenture Feasibility Study. We look forward to working with the City of Shakopee to establish a final schedule and are flexible in meeting the City’s expectations.

Task	Project Team Members	Durations / Timeline
City Approval / Notice to Proceed	WAA, C-H, SG	
Kick-Off Meeting	WAA, C-H, SG	26 October 2020
Existing Conditions Analysis (Site & Aquatics) / Programming / Public Input / Business Plan	WAA, C-H, SG	November 2020
Conceptual Design (Landscape, Aquatics & Buildings)	WAA, C-H, SG	December 2020 - January 2021
Initial Business Plan (Data Gathering, Market Analysis)	WAA, C-H, SG	December 2020 - January 2021
Draft Conceptual Design - Parks & Recreation Advisory Board and City Council Presentation	WAA, C-H, SG	February 2021
Complete Conceptual Design - Final Presentations, Complete Business Plans	WAA, C-H, SG	March 2021
Project Report Completed	WAA, C-H, SG	April 2021

Please note:

1. Some of the tasks noted above will take place concurrently.
2. We will work with the City of Shakopee to establish regular team meetings.

Project Team Building

Prior to these unprecedented times, we have successfully incorporated technology / virtual meetings to establish a successful project team building approach. A hybrid approach has proven successful in maintain the project work flow and interaction between team members, community leaders and the residents.

A tailored work plan will be created in junction with the City of Shakopee to establish and maintain a collaborative setting.

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Total Consultant Cost

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Total Consultant Cost

Williams Architects is pleased to provide this fee proposal to the City of Shakopee on the SandVenture Feasibility Study.

We want to assure you that we are a highly competitive firm and we provide our services efficiently and with fees that are in line with other quality architectural firms for similar services. We are determined not to let fee issues prevent us from being selected. We request that, if you feel the fees outlined below are out of line with those of other firms, we meet with you to review the scope in more detail, to provide an “apples-to-apples” comparison. We look forward to reviewing the scope of services to better refine and negotiate our fees.

We propose to provide the City of Shakopee the services (outlined herein) for the following fee:

TASK	FEE
Inventory/Needs Assessment/Programming/Existing Conditions Assessment (Assumes One (1) In-person Kick-Off Meeting and One (1) Virtual Public Meeting)	\$ 25,500.00
Business Plan Analysis (Assumes Virtual Team Meeting(s))	\$ 18,975.00
Conceptual Study (Aquatic Design Analysis, Landscape Design & Building Renovation) (Assumes Virtual Team Meeting(s))	\$ 35,760.00
Reimbursable Expenses	
Inventory / Needs Assessment / Programming (Travel Expense for Team Members)	\$ 2,400.00
Business Plan (Expenses Included Above / Assumes Virtual Meetings for the Development)	\$ 0.00
Conceptual Study	
Travel expenses for two (2) Parks & Recreation Advisory Board Presentations, two (2) City Council Presentations (Includes Williams Architects / Aquatics & Counsilman-Hunsaker Team Members)	\$ 6,400.00
Printing Cost for presentation boards, final report and any printing collateral has not been included. Electronic transfer of documents is anticipated.	\$ 0.00
<u>Miscellaneous Other Expenses (Allowance)</u>	<u>\$ 2,000.00</u>
TOTAL NOT TO EXCEED COST	\$ 91,035.00

Additional in-person meetings (beyond those defined above) shall be provided at \$800.00 per Team Member, per Visit.

HOURLY RATES

All services that are provided on an hourly basis shall use the rates listed below. These rates shall be revised at the beginning of June each year. The following rates shall hold through May 2021.

WILLIAMS ARCHITECTS / AQUATICS HOURLY RATES

Principal II	\$236.00/Hour
Principal I	\$217.00/Hour
Associate Principal	\$200.00/Hour
Senior Associate/Senior Project Mgr.	\$196.00/Hour
Associate / Project Manager	\$179.00/Hour
Architect III	\$158.00/Hour
Architect II	\$146.00/Hour
Architect I	\$131.00/Hour
Senior Project Coordinator II	\$158.00/Hour
Senior Project Coordinator I	\$146.00/Hour
Project Coordinator IV	\$119.00/Hour
Project Coordinator III	\$109.00/Hour
Project Coordinator II	\$ 92.00/Hour
Project Coordinator I	\$ 80.00/Hour
Accounting	\$169.00/Hour
Secretarial	\$119.00/Hour
Clerical	\$ 84.00/Hour

COUNSILMAN-HUNSAKER HOURLY RATES

Principal	\$220.00/Hour
Director	\$200.00/Hour
Project Manager	\$175.00/Hour
Project Engineer / Architect	\$150.00/Hour
Design Associate	\$125.00/Hour
Administrative	\$ 70.00/Hour

SMITHGROUP HOURLY RATES

Landscape Architect V, Principal	\$200.00/Hour
Landscape Architect IV, Principal	\$180.00/Hour
Landscape Architect IV	\$155.00/Hour
Landscape Architect III	\$135.00/Hour
Landscape Architect II	\$110.00/Hour
Landscape Architect I	\$ 95.00/Hour

INVOICING

We shall invoice on a monthly basis and payment is due within thirty (30) days of your receipt.

REIMBURSABLE EXPENSES

Reimbursable expenses include project related expenses such as vehicle mileage, printing & photocopying, photography, renderings, electronic documentation transfer, postage / messenger / overnight courier, project related supplies, etc., and are outlined above.



The Williams Team Advantage

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What separates Williams Architects / Aquatics from its competitors is our in-depth understanding of what it takes to do a project of this type and our hands-on approach by our principals. We are recognized experts in Aquatic Facilities. We are comprised of experienced and talented staff with the capacity to meet your goals, and are dedicated to fully achieving your goals. The awards that our projects receive and the references from our clients are a testament to our success.

We understand the importance of seeking a skilled professional team with a quick response, cost control, solid project management, and personal service. We believe that Williams Architects / Aquatics incorporates all these benefits into our projects by providing in-house planning, architecture, aquatic engineering, and construction estimating services that are exact, practical, functional, cost-effective, schedule sensitive, and visually attractive.



Our team is highly confident that we can offer everything the City of Shakopee and this project need to succeed, which we believe distinguishes us from other architects and makes us an excellent fit for this project. As indicated in our response to your request for qualifications, our experience is extensive and boasts a track record that consists of highly successful projects.

Be assured, that Williams Architects / Aquatics expresses a commitment to architectural design that emphasizes economy and efficiency, durability and creativity, and satisfaction. We are a client-oriented team, committed to developing a thorough understanding of our clients and their project needs. We will provide a design solution that establish a visual identity in harmony with the environmental context of your project that reflects and respects the character of the City of Shakopee.

Thank you for your consideration.

QUALITY PEOPLE SERVICE



SMITHGROUP

THE STEWARDS OF YOUR VISION

www.williams-architects.com
www.counsilmanhunsaker.com
www.smithgroup.com