



WHITESTOWN



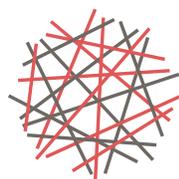
INDIANA

COMMUNITY CENTER FEASIBILITY STUDY

STATEMENT OF QUALIFICATIONS

JANUARY 29, 2016

Confidence in the built environment.



HWC
ENGINEERING



January 29, 2016

Mr. Nathan Messer
Town of Whitestown
Municipal Complex
Room 100
6210 S 700 E
Whitestown, IN 46075

Re: Whitestown Community Center Feasibility Study

Dear Selection Committee:

HWC has assembled an outstanding team for your new community center planning project. Here is why our team is ideal for your project.

EXCEPTIONAL COMMUNITY CENTER DESIGN EXPERIENCE

First, our team has **exceptional community center design experience**. Our partner for this task will be Axis Architecture. Axis has not only designed multiple traditional community centers, but has completed wellness/recreation centers for corporate clients, including the Lilly Life Center and the Cummins Live Well Center. This gives you the ability to pull features from both approaches, to create something unique to Whitestown.

SPECIALIZE IN PLANNING COMPLEX MUNICIPAL PROJECTS

Architecture experience alone is not enough to make this project a success. That is why HWC engineering is serving as the lead design firm for this project. **HWC specializes in the planning and delivery of complex municipal projects**. Here, our role will be to provide all of the “other” skills needed to deliver the best product. This will include lead site selection, facilitation of a public participation program, development of construction and operation budgets, and integrating this project with the Town’s long range plans for parks and recreation.

AQUATIC PROGRAM SUCCESS

Finally, a **key to the success of this project will be defining an aquatics program that meets the needs of Whitestown**. For the past 10 years, HWC has partnered with Spear Corporation to deliver municipal aquatics projects. Spear not only is trusted by Indiana cities and towns to help plan their facilities, but has been selected by the US Olympic Committee to oversee pools for the last two Olympic trials in Omaha and Indianapolis.

Together, our firms provide exactly the skills and experience needed to make this project a success. Thank you for the opportunity to provide this proposal, and we look forward to working with you on this exciting project.

Sincerely,

HWC Engineering



Chris Hamm
Senior Project Manager



Jamie Ford-Bowers, PE
Partner, Director of Land Development

STATEMENT OF INTEREST

LEAD FIRM NAME

HWC Engineering

OFFICE LOCATIONS & TELEPHONE NUMBERS

INDIANAPOLIS

151 N. Delaware Street
Suite 800

Indianapolis, IN 46204

PH: (317) 347-3663

TERRE HAUTE

601 South 3rd Street
Terre Haute, IN 47807

PH: (812) 234-2551

SCOTTSBURG

792 White Street
Scottsburg, IN 47170

PH: (812) 752-0914

LAFAYETTE

401 Main Street
Suite 1-A

Lafayette, IN 47901

PH: (765) 742-9700

MUNCIE

408 South High Street
Muncie, IN 47305

PH: (317) 347-3663

OVERVIEW

The HWC team would be an outstanding partner for the town of Whitestown in the development of your new community center. We offer a team that has worked together repeatedly on municipal development projects. Our team members include:



HWC specializes in the planning and delivery of complex public projects. HWC will serve as the project lead, and will bring our 26 years of experience in project management, park planning/design, public participation, and site selection to this Whitestown project.



Axis brings outstanding experience in the design of community and wellness centers, including the recent Lilly Life Center and Cummins Livewell Center.

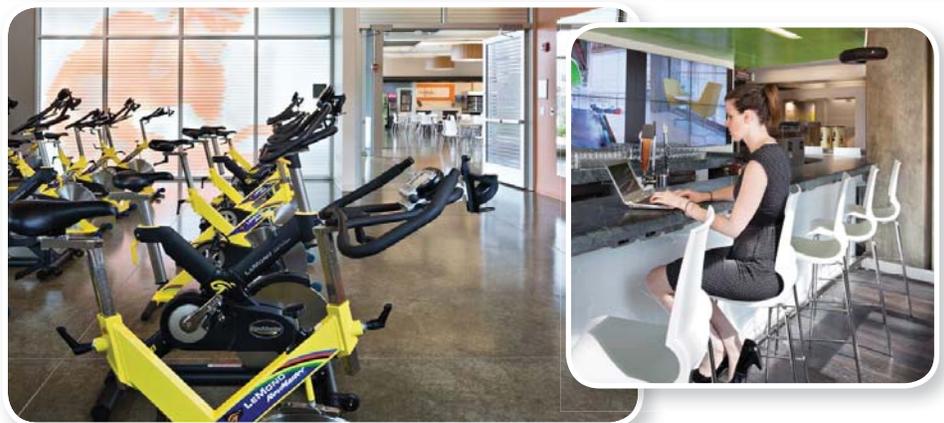


Spear is the only Indiana based aquatics consulting firm. They bring over 30 years of experience in indoor and outdoor aquatics facilities.

To plan for this facility, it will require much more than just past experience putting plans together for other community centers. This plan will require a much broader set of skills and experience including:

- Experience in facilitating **Public Participation** to determine what the community is looking for in a new facility.
- Specialized **Aquatics Experience** to determine how to meet this potential project goal.
- **Parks & Recreation Planning Experience** to determine how this facility meets the community's overall parks and recreation needs.
- Experience guiding a **Site Selection Process**.

In the following pages, we will demonstrate how HWC Engineering's team provides the architecture experience, plus all the other skills that will be needed to meet the recreation and wellness goals of Whitestown for years to come.



Lilly Life Center - Indianapolis, IN (Axis)

EXPERIENCE

CRAFTING A STAND OUT COMMUNITY CENTER - 9 IDEAS TO EXPLORE

It is expected that your community center will have spaces for programming, a quality fitness center, and an indoor running track. But, with competing facilities in adjacent communities – you need to ask if it needs to be more to stand out.

SOCIAL HUB

As a fast growing town, encouraging social interaction is essential to building a sense of community among residents. Axis Architecture has outstanding experience in helping develop facilities that encourage user interaction.

WELLNESS CENTER

Many communities are partnering with local hospital systems to develop community centers. This helps the hospital meet their wellness goals, while offsetting initial and operating costs to the Town.

PUBLIC PRIVATE PARTNERSHIPS

The Town does not have to take on all the risk for building and operating the facility. Partners could be sought to help pay for and then operate the pool, fitness center, concessions or other offerings.

OUTDOOR SPACES

During site selection, it is important to consider locations that not only serve the community center, but could also accommodate a regional park facility. The right location could include athletic fields, trails, picnic spaces, and related facilities.

RESORT/SPA EXPERIENCE

Many communities are modeling their community center around facilities found at top resorts. While it requires additional up-front investment, high-quality attractions can be a longer term draw and generate more operating revenue.

ADVENTURE SPORTS

A key trend is the growing importance of adventure sports. Skate parks, trail running, mountain biking, water sports and related activities are becoming more mainstream. Look no further than the Monon Center to see that their investment in a Flowrider (surfing machine) has generated significant interest and revenue.

AQUATIC DESTINATION

An aquatics facility in Whitestown will compete with Lebanon's new pool, the Monon Center, Plainfield's Splash Island, and many others. If you invest in aquatics, your facility will need to provide unique programming or facilities to stand out among the competition.

REGIONAL EVENT CENTER

Whitestown's recent Comprehensive Plan set the goal of creating a regional events center. This could be accommodated within the facility and provide an exciting long term opportunity.

UNIQUE PROGRAMMING

Instead of investing in fancy facilities, many communities opt to invest in their programming as a way to stand out. You can get the most out of a modest facility by implementing a creative and exciting programming schedule.



EXPERIENCE

COMMUNITY CENTER EXPERIENCE

The Whitestown Community Center requires an architect with strong experience in the planning and design of community center/wellness center facilities. Axis Architecture provides exactly this experience, having completed similar facilities for both municipal and corporate clients.

Their experience in corporate wellness facilities gives Axis a unique perspective on community centers. This has included programming to encourage the facility to act as more than just a recreation destination, but also as a social hub for the community.



Lilly Life Center - Indianapolis, IN



Nature Conservancy - Indianapolis, IN



AQUATICS EXPERIENCE

One of the largest potential costs in this project will be the aquatics program. HWC and Spear have teamed on multiple previous municipal aquatics projects over the last 10 years. Notably, Spear is the premier aquatics consultant in the state of Indiana. In addition to helping plan and design numerous indoor and outdoor aquatics facilities, Spear has been retained by the US Olympic Committee to operate pools at the most recent Omaha and Indianapolis Olympic trials. Together, we have helped plan and design aquatics facilities for Portland, Lebanon, Remington, New Castle, Princeton, Greencastle and others.



Seashore Water Park - Lebanon, IN



Princeton Aquatic Center - Princeton, IN

EXPERIENCE

PARK PLANNING EXPERIENCE

Whitestown is growing, and it is essential that this facility be designed to meet both current AND future needs of the community. This is where HWC's park and recreation planning experience is so essential. We have led many master plans for communities, including Sheridan, Seymour and Terre Haute. This gives us a wide perspective of how this facility can meet the needs of the growing Whitestown community. More specifically, it means we understand how to use state and national data to quantify the number of facilities (i.e. number of baseball fields, soccer fields, basketball courts, etc.) to provide as part of the project.

PARK PLANS COMPLETED

Terre Haute Parks Master Plan (2009-2013)

Terre Haute Parks Master Plan (2014-2018)

Clinton Parks Master Plan

Seymour Parks Master Plan

Sheridan Parks Master Plan

Princeton Parks Master Plan



Riverfront Park Plan - Clinton, IN



Old City Park - Greenwood, IN



Old City Park - Greenwood, IN



Lafayette Park - Princeton, IN



Five Year Parks Master Plan - Clinton, IN

EXPERIENCE

SITE SELECTION EXPERIENCE

Critical to the success of this project will be identifying a site to accommodate short term needs and long term expansion of this facility. To help with this, HWC will help the Town review various potential sites. We will help you identify potential sites that meet your needs, and then complete a more thorough analysis of short listed sites.

HWC is uniquely suited for this task, having recently helped the Town with their economic development and future land use plans. We understand the Town's vision for future land use, and can help find sites that meet your long term goals.

PUBLIC PARTICIPATION

Another key to the success of this project will be soliciting public input, and using it to help shape the vision for the project. Since HWC was involved in your comprehensive plan, we are aware of public input related to future parks, and have participated in many public meetings in Whitestown. Because of the cost, this type of facility must have strong support from key stakeholders and the general public in order for it to proceed. Our team has outstanding experience in facilitating public participation in many of our projects. We can help you develop a public survey to ask for initial input, talk to key stakeholders and then help present the plan at public meetings. More importantly, we recognize the importance of listening to the input and incorporating it into the plan accordingly.

Depending on the financing program you chose, it may also be advisable for the Town to solicit a more scientific survey of public opinion to make sure that the facility planned is supported by the community.

BUDGETING AND COST CONTROL

It is not enough to develop a great plan. The plan must also include an accurate estimate of the cost to build the facility, and what it will take to operate and maintain it.

HWC has an outstanding record of completing projects within budget, and will make sure that you have an accurate budget for this project.

In helping you control costs, we may not always recommend the least expensive option. While initial costs are important, long term operation and maintenance costs must be considered with every decision.

Ultimately, the key budgeting challenge for this project will be finding cost effective ways to meet the current and future needs of a growing population. For example, we may recommend that you meet programming needs with multi-use facilities for the short term. As population growth or demand increases revenue opportunities, dedicated facilities can be added in a future phase.

Whitestown Comprehensive Plan - Commerce District Mixed Use Area



Office Building Example



Corporate Campus Example



Community Park Example

Public Meeting Involvement



PROJECT TEAM

CHRIS HAMM, AICP | Project Manager



QUALIFICATIONS

Mr. Hamm is a Senior Planner in HWC Engineering's Planning Group and will serve as the Project Manager for the Town of Whitestown Feasibility study. His responsibilities as a senior planner include work on a wide variety of urban planning and economic development services, including comprehensive planning, land-use regulations, economic and demographic analysis, strategic planning, and specialized studies. Mr. Hamm has a diverse economic development and planning background, having served as senior planner and economic development director for the City of Noblesville, Indiana, for 12 years, vice president of Republic Development, a private land development firm, an owner of a business whose focus was entitlement and incentive negotiations services, and a senior level private sector planning and economic development consultant.

EDUCATION

Master of Arts
Public Administration
Indiana University

DESIGNATIONS

AICP

PROJECT EXPERIENCE

- Economic Development Strategic Plan - Angola, IN
- Economic Development Strategic Plan - Franklin, IN
- Economic Development Strategic Plan - Whitestown, IN
- Economic Development and Site Location Consulting - Clinton County, IN
- Interim President/CEO - Greater Kokomo Economic Development Alliance - Kokomo, IN
- Greenwood Downtown Redevelopment Plan - Greenwood, IN

KEVIN COOPER, ASSOCIATE AIA | Project Architect (AXIS)



QUALIFICATIONS

Mr. Cooper is one of the Principals at Axis Architecture. Their scope of work includes master planning, design of buildings, interior environments, furniture selection/specification, exhibition and experimental spaces, as well as workplace consultancy, residential design and quality of life or lifestyle planning. He is dedicated to contributing new and innovative uses of existing materials while being committed to producing lasting results for each client. Mr. Cooper focuses on active client collaboration and partnerships with specialists on every project.

PROJECT EXPERIENCE

- Indianapolis Fire Station No. 7 - Indianapolis, IN
- Indianapolis Fire Station No. 14 - Indianapolis, IN
- Indianapolis Public Library - Indianapolis, IN
- White River State Park Visitor's Center - Indianapolis, IN
- New City Hall Complex - West Lafayette, IN
- Mixed-Use Parking Garage & Residential - Kokomo, IN
- Arc Hotel Parking Facility - Muncie, IN

EDUCATION

BS Architecture
Ball State University

DESIGNATIONS

Associate AIA

PROJECT TEAM

CORY WHITESELL, PE, LEED AP | Director of Planning



EDUCATION

BS Civil Engineering
Rose-Hulman Institute of
Technology

DESIGNATIONS

PE - Indiana
LEED Accredited

QUALIFICATIONS

Mr. Whitesell specializes in facilitating complex land planning and design projects that involve coordination between multiple units of government and various community stakeholder groups. He has extensive experience in leading public interaction – including planning meetings, design charrettes, focus group meetings, stakeholder interviews as well as public meetings. With over 20 years experience in a variety of design disciplines, Mr. Whitesell’s approach blends urban design ideas, public policy and technical/engineering solutions.

PROJECT EXPERIENCE

- Five Year Parks and Recreation Plan 2014-2018 - Terre Haute, IN
- Five Year Parks and Recreation Plan 2009-2013 - Terre Haute, IN
- Five Year Parks and Recreation Plan – Princeton, IN
- Five Year Parks and Recreation Plan – Seymour, IN
- Stellar Communities Project Management - North Vernon, IN
- Stellar Communities Project Management - Delphi, IN

CORY DALY, RLA, LEED AP | Landscape Architect



EDUCATION

Master of Landscape
Architecture
Ball State University
BA Economics &
Philosophy
University of Evansville

DESIGNATIONS

RLA - Indiana
LEED Accredited

QUALIFICATIONS

As a landscape architect and planner, Mr. Daly has developed a unique blend of cross-disciplinary skills encompassing site analysis and design, community and regional planning, transportation planning, community involvement, and project management. He has been involved on many multi-disciplinary planning and design projects ranging in scale from small parks and recreation master plans to large, multi-million dollar infrastructure projects, many of which have won design awards. He has successfully managed projects in all phases from pre-planning and visioning through design, bidding, and construction.

PROJECT EXPERIENCE

- Delphi Stellar Communities Project Management - Delphi, IN
- Sheridan Parks and Recreation Master Plan - Sheridan, IN
- Sheridan Comprehensive Plan - Sheridan, IN
- Clinton Parks and Recreation Master Plan - Clinton, IN
- Five-Year Parks and Recreation Master Plan - Greenwood, IN*
- Clinton Riverfront Park Trail - Clinton, IN
- Muncie Prairie Creek Park ADA Improvements - Muncie, IN
- Franklin Stellar Communities LOI Project Manager - Franklin, IN
- Angola Stellar Communities Application - Angola, IN
- Jennings County Comprehensive Plan - Jennings County, IN
- City of Franklin Comprehensive Plan - Franklin, IN

*Previous Employer

PROJECT TEAM

SAM BLAKE | Aquatic Design (Spear Corporation)



EDUCATION

BS Business
Administration
University of Indianapolis

QUALIFICATIONS

Mr. Blake has been employed in the field of aquatics since 1995. While at Spear Corporation, Sam has specialized in the design and construction of chemical systems, filtration systems and pool design while serving as the VP of Business Development. Sam's professional affiliations and certifications are: Illinois Park and Recreation Association, Indiana Park and Recreation Association, Indiana School Board Association, Kentucky Recreation and Park Society, Ohio Parks and Recreation Association. Brian has a passion for aquatics. He strives hard to assist and educate pool operators of all facilities in the Midwest and beyond.

PROJECT EXPERIENCE

- 2012 US Olympic Trial Pools
- North Central High School Natatorium
- Franklin Community High School Natatorium
- Lebanon Aquatic Center

JAMIE FORD-BOWERS, PE | Client Liaison



EDUCATION

BS Civil Engineering
Boise State University

DESIGNATIONS

PE - Indiana

QUALIFICATIONS

Mrs. Ford-Bowers has over 12 years of experience and an extensive background primarily focused in site development projects, including commercial, industrial, single-family and multi-family developments. She has worked on projects ranging in size from one to 1,000 acres. She has been involved in initial planning, research, feasibility studies, master plans, schematic design, and code compliance associated with various local, state, and federal agencies in regards to Primary Plats, Secondary Plats, Construction Documents, and as-built preparation. Mrs. Ford-Bowers also has experience in all facets of design related to site development projects from transportation engineering, drainage analysis and design, stormwater management, wastewater management, stream and floodplain management, earthwork, grading, water resource management, erosion control, and stormwater quality.

PROJECT EXPERIENCE

- Memorial Park Pool - Lebanon, IN
- Grand Park - Westfield, IN
- Village of West Clay - Carmel, IN

SIMILAR PROJECTS

ARCHITECTURE

CUMMINS LIVEWELL CENTER

Columbus, Indiana

A 28,000 square foot wellness center for Cummins employees was designed to respect the existing Cummins campus in Columbus, Indiana. The wellness center houses pediatrics, general medicine, physical medicine, massage and behavioral health. It also includes a teaching kitchen, multi-purpose room and areas within the facility to seek respite. The interior is clad with warm wood tones that provide a place to hang art and define different areas of the facility. The project is set to be completed in 2016.

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WHITE RIVER STATE PARK VISITOR'S CENTER

Indianapolis, Indiana

Axis planned the scale and appearance of the new visitors' center for the urban White River State Park to shelter visitors, provide a feeling of arrival, function as the park's foyer, and become a part of the quieter background of landscaping pathways. The building of 5,500 square feet needed to incorporate a number of disparate functions beyond the obvious one of welcoming visitors and disseminating information about the major attractions located in the park. The building's exterior is simple in form and materials and modern in expression. While it is an engaging gateway, it modestly defers to the buildings of the park's museums and institutions. Much of the park is visible from within the lobby, where large expanses of glass frame views to the park and downtown Indianapolis. Axis carefully limited the primary exterior material to dressed Indiana limestone. The interior is similarly restrained in its palette of materials: dark gray flamed-granite flooring, weathered bronze counter, and accenting wood elements. The project cost \$1.2M and was completed in 2004.

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SIMILAR PROJECTS

LILLY LIFE CENTER

Indianapolis, Indiana

Building 28, on the main campus of Eli Lilly and Company, is an unusual project that involved historic renovation, a newly constructed atrium addition and a new interior design. The original building was built in 1928 as a heavy duty research lab that focused on antibiotics, was decommissioned in 2002 and was unused and obsolete until the renovation. The building occupies a central location within the Lilly campus, which made the decision to adapt the structure into a mixed use social hub an easy one. It includes library space, research space, bistro, cafe/restaurant and flexible office space. The project cost \$25M and was completed in 2011.



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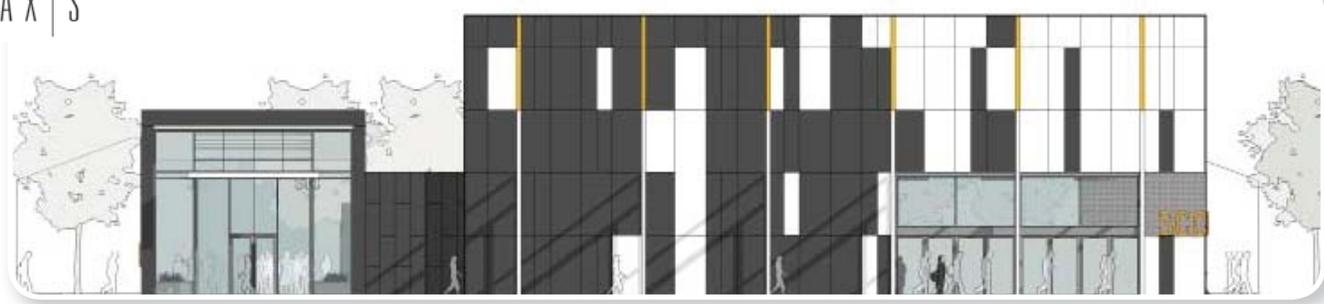
SULLIVAN COMMUNITY CENTER

Sullivan, Indiana

Sullivan Center and Park is a redevelopment project in downtown Sullivan consisting of a phased park and community center. Located upon an old school campus, the park's master plan, designed with Rundell Ernestberger, expands Sullivan's downtown recreation. Phase 1 of the Community Center transforms an existing school gym into a multifunctional event space and adds 4,000 square feet of new construction to accommodate the various programs and occupants of the new facility. The project cost \$2M and was completed in late 2015.



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SIMILAR PROJECTS

COMMUNITY AND PARK PLANNING EXPERIENCE

WHITESTOWN ECONOMIC DEVELOPMENT AND COMPREHENSIVE PLAN

Whitestown, Indiana

The Town of Whitestown sought to develop an overall community economic development strategy in 2014. At the same time they initiated an update to the existing comprehensive plan to focus the efforts of the community around a unifying vision in response to unprecedented expansion of growth in Whitestown, both in land area and population. In 2015, HWC was engaged to combine the two efforts into a single document to manage the continued growth that is expected in the future and to unify the vision for the community related to future development and the character of the Town. The combined planning process developed the guiding document that Town officials, decision makers, developers and residents can reference as development and reinvestment occurs. This plan is intended to be a flexible document and broad in nature so that the Town can respond to changes or unforeseen circumstances. This plan also utilized a unique approach in organizing focus areas by denoting special development areas within the land use plan. These special development areas build additional flexibility into the plan, while allowing focus on key development areas in the community. Many of these development areas were centered along the Interstate 65 corridor and interchanges. The rest of the document also discussed transportation and circulation, municipal services, parks, open space, and recreation as well as overall economic development policy and strategy. Significant focus was given to developing new primary employment opportunities, engaging the Interstate 65 corridor, diversifying the community's industrial base and growing a quality workforce within the community.

5 YEAR PARKS & RECREATION MASTER PLAN

Terre Haute, Indiana

In 2014, HWC completed the 2014-2018 update to the five-year Parks Master Plan that we previously completed for 2009-2013. The 2014-2018 update evaluated progress from the previous five year master plan, and applied a new reality of the park system to the long term vision and goals previously established. The highest priority identified through the planning process was taking care of the incredible park system that Terre Haute already has. Additionally, areas were identified that should be explored for long term alternative revenue streams to support the continued care of the park system.



5 YEAR PARKS & RECREATION MASTER PLAN

Seymour, Indiana

HWC completed a Five Year Parks Master Plan for the City of Seymour consistent with the Planning Guidelines for Five Year Parks and Recreation Master Plans prepared by the Indiana Department of Natural Resources (DNR), Division of Outdoor Recreation. HWC conducted an inventory of existing park facilities and prepared a park system map with pedestrian greenways. HWC prepared a public survey to solicit public comment and utilized the survey, stakeholder and staff meetings, and a public "open house" to develop department goals and objectives, as well as specific project priorities. Conceptual mini-park plans were prepared that illustrated proposed improvements at each park. The final master plan was presented to the Seymour Park Board and Seymour City Council for adoption.



SIMILAR PROJECTS

AQUATICS EXPERIENCE

MEMORIAL PARK POOL

Lebanon, Indiana

HWC assisted the Lebanon Parks and Recreation Department in the development and review of two alternatives for the replacement of the existing Memorial Park Pool. HWC prepared a brief survey that was distributed to the public and analyzed the response data to assess support for the proposed project, as well as the features the community would support in a new pool. HWC developed two different pool concepts for review by the Parks and Recreation Department and project steering committee. One alternative incorporated a beach-entry pool with water toys and traditional 25-yard lap pool. The other alternative (shown above) incorporated a beach-entry wave pool and lazy river with water toys. Both alternatives included water slides, splash deck play area for younger children, new pool mechanical building, and new shared concession stand for both the pool and park. The existing bathhouse was determined to be sufficient during the initial pool assessment; therefore, only minor improvements to the building were incorporated into the proposed alternatives. Preliminary cost estimates were developed for both alternatives.

HWC then conducted a public open house to present the two different pool options to the community and the Parks and Recreation Board for input on which alternative the community prefers. HWC prepared a full estimate of probable project costs for the selected alternative, assisted the Parks and Recreation Department in the determination of the financing approach along with the City's financial advisor and other City representatives, and prepared a potential schedule for the pool design, financing, permitting, and construction.



PORTLAND AQUATIC CENTER

Portland, Indiana

The scope of services for this project include the conceptual design and construction documents of a new public swimming pool and bathhouse facility to replace the existing pool in Portland, Indiana. HWC lead a planning process with the City of Portland and the Portland Parks & Recreation to determine the design, size, features, and anticipated configuration of the new public pool. HWC prepared construction documents and provided construction administrative services. The aquatic center is planned to begin construction in January of 2015 with a scheduled opening of late summer 2015.

LINCOLN PARK POOL

Princeton, Indiana

The scope of services for this project include the conceptual design and construction documents of a new public swimming pool and bathhouse facility to replace the existing 60 year old pool located in Lafayette Park. HWC lead a planning process with the City of Princeton and the Princeton Parks & Recreation to determine the design, size, features, and anticipated configuration of the new public pool. HWC prepared construction documents and provided construction administrative services. The aquatic center was opened in August 2014.



REFERENCES

RANDY GEESAMAN

Mayor, City of Portland
(260) 726-9395 x221

LAURIE GROSS

Parks Board, City of Lebanon
(765) 482-5100

DENNIS TYLER

Mayor, City of Muncie
(765) 747-4845

SCOTT BALDWIN

RealtyQwest
(317) 645-4444

HAROLD 'SOUP' CAMPBELL

Former Mayor, City of North Vernon
(812) 767-2830

RANDY STRASSER

Former Mayor, City of Delphi
(765) 414-8664

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CLINT LAMB

Mayor, City of Sullivan
(812) 268-5464

SCOPE OF SERVICES

Services to be provided by the HWC team for this master plan would include:

PUBLIC PARTICIPATION

The HWC team would lead a public participation program to seek public input on the development of the community center facilities. This is expected to include an online survey, a preliminary public meeting to gain input on the plan, and a final public meeting to present the recommended plan. The plan would be developed working with a local steering committee. Up to 4 steering committee meetings are included.

FACILITY PROGRAM

The HWC team would develop a preliminary program for the facilities. These would include a building program, site/outdoor athletics program, and aquatics program. Programming interviews would include the Boys and Girls Club, and Steering Committee members.

SITE SELECTION ANALYSIS

The HWC team would complete a site analysis to review the feasibility of developing the facility at various sites. A brief, limited review of up to 6 sites will initially be considered, which will be narrowed down to two sites for final feasibility investigation. The final investigation will be limited to review of utility availability, transportation access, topography, drainage, and related features. Surveys, geotechnical investigations, and environmental investigations are not included.

PRELIMINARY PLANS

The HWC team will prepare a preliminary floor plan to illustrate one option for the facility layout. One option for the exterior appearance of the building will be presented for review. Initial committee input will be incorporated into the preliminary plan and it will be re-presented for approval.

BUDGETING AND FINANCE

The HWC team will develop a construction cost estimate for the project based on the approved Preliminary Plans. A budget for soft costs needed to deliver the project will also be developed. In addition to initial costs, HWC will assist the Town in developing a preliminary budget for operation of the facility. This will include initial projections for revenue, staffing, operations, programming and maintenance costs. This will be preliminary, and a detailed multi-year budget forecast is not included in this initial phase. HWC will also work with the Town to evaluate alternative financing and delivery options for the facility. This will include working with the Town's financial advisor to obtain estimates for debt service for the facility for the various financing alternatives (financial advisor services and fees are not included).

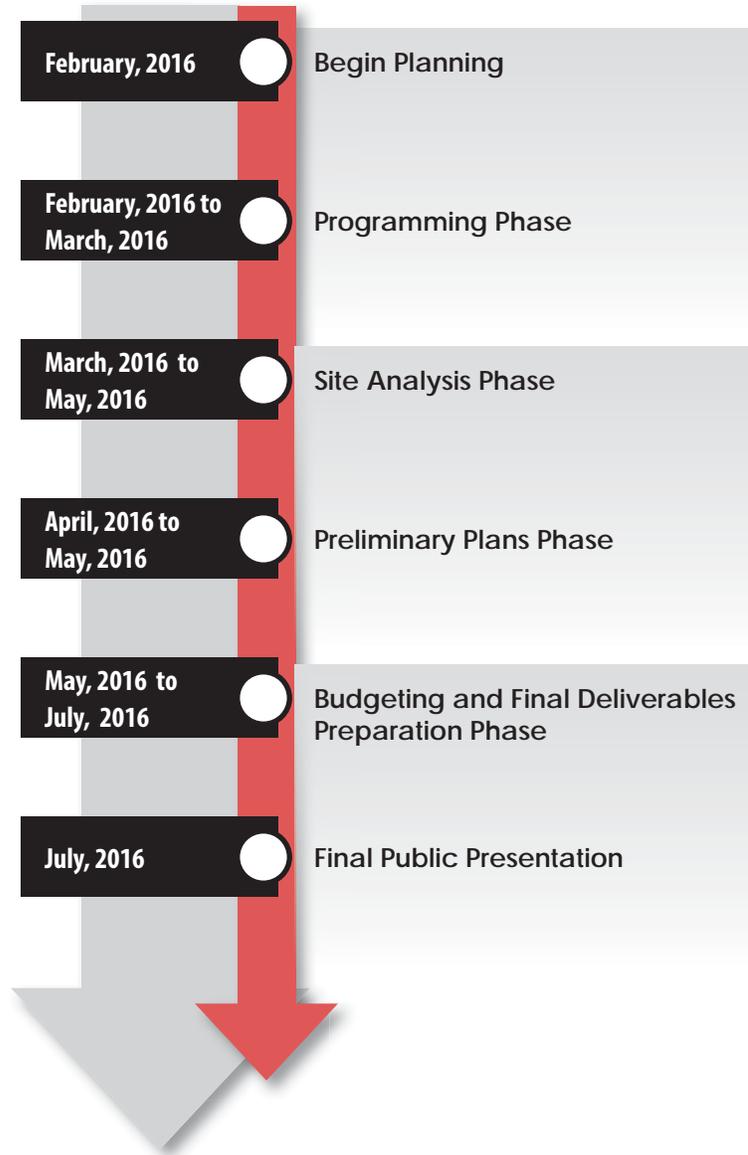
MARKETING MATERIALS/DELIVERABLES

The HWC team will prepare the following final deliverables and marketing materials for the project:

- Color floor plans: (1) pdf copy, (1) set of 24x36 mounted to foam core
- Exterior Rendering: (1) pdf copy, (1) set of 24x36 mounted to foam core. Up to 2 perspectives are included.
- Site Plan: (1) pdf copy, (1) copy of 24x36 plan mounted to foam core.
- PowerPoint: (1) electronic copy of a PowerPoint presentation summarizing the plan is included.

PROJECT SCHEDULE AND FEE

Following is a schedule of the activities to be completed under this contract, and the scheduled completion time for each activity, based on a notice to proceed issued by February 15, 2016.



PROPOSED FEE BUDGET

We propose to complete the above services for a fee of \$85,000.