



TOWN OF WHITESTOWN, INDIANA  
WHITESTOWN COMMUNITY CENTER FEASIBILITY STUDY



29 January 2016



Mr. Nathan Messer, Parks Director  
Town of Whitestown, Indiana  
Whitestown Parks Department  
6210 S. 700 E, Room 100  
Whitestown, IN 46075

RE: Whitestown Community Center Feasibility Study

Dear Mr. Messer:

The Williams Architects / Aquatics' Team is very excited about the opportunity to work with the Town of Whitestown on the development of a Community Center Feasibility Study.

Over the past 41+ years, Williams Architects | Aquatics has established a reputation as a leader in sports, recreational and aquatic architecture. We have programmed, designed and constructed over \$2.6 billion in recreation facilities and over 350 aquatic facilities for clients nationwide and as such can provide the Town of Whitestown with our Community Center Feasibility Study expertise. As the majority of our clients are within the public sector, we understand the need for communicating with the residents to ensure their Project "buy-in". As a client-focused firm, we are committed to listening to your needs, goals and objectives. Together, we will create a Community Center Feasibility Study that will satisfy the needs of the entire community.

We understand the Town of Whitestown is one of the fastest growing communities in Indiana over the past 4 years and as such, needs to prepare for this continued growth in order to ensure the residents are offered the amenities they desire. We also understand the Town of Whitestown is considering a potential partnership with the Boys & Girls Club and / or other private partner for the proposed Community Center.

Based on our understanding of your Project and our experience with studies such as that being proposed, we are well suited for this Project and would be honored to be selected as your Consultant Team!

Our proposed team is made up of dedicated senior staff, including myself (Tom Poulos) as the Principal-in-Charge, in order to provide creative design and the necessary leadership in an effort to ensure a successful Project outcome. This principal leadership approach is rooted in our firm's mission to create exceptional design solutions that 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.

Our Team of Williams Architects / Aquatics, PROS Consulting and Context Design, has worked successfully together in the recent past on feasibility studies and are extremely well suited for this Project. We have had the pleasure of working with PROS Consulting for over a decade on studies very similar to that being proposed by the Town of Whitestown, including the Monon Center for the Carmel-Clay, IN Parks & Recreation Department and the Town of Brownsburg, IN. We are also currently working with PROS Consulting and Context Design, assisting the Town of Brownsburg, IN with the continued planning and design services for their potential Recreation Center Project. Working together as one, we shall provide the necessary services specifically required for the Community Center Feasibility Study. Additionally, listed below is an overview of our project team and the roles each firm will fulfill through the duration of this Project:

- **Williams Architects | Aquatics (WA/A):** As the Team Leader, we will function as the Prime Architect / Planner. Williams Architects is a nationally recognized recreation / public architecture firm and has recently or is currently assisting several agencies with similar services.
- **PROS Consulting, LLC:** With the inclusion of this nationally renowned firm, it affords the Town of Whitestown the ability to be well informed in understanding the market, demographics, operation and maintenance needs. PROS will assist with evaluating the budgetary implications and funding options of this Project.
- **Context Design:** As the Land Planning / Landscape Architect, Context will utilize their years of experience and local knowledge to evaluate and provide recommendations for the multiple sites being considered.

Our firm-wide philosophy is one which believes that Quality, People and Service are the basis of every successful project.

### **Quality**

For over forty-one (41) years, Williams Architects / Aquatics has focused on providing quality service to our public sector clients. We are committed to listening to your needs, goals, and plans in order to create innovative, yet cost efficient design solutions that accomplish your objectives.

Our focus is to maintain seamless communication with everyone involved in an effort to reach consensus while providing excellent and innovative design results. This focus allows us to ensure 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. Williams Architects 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 are confident that we provide the leadership necessary to assist the Town of Whitestown achieve and even exceed your goals.

### **People**

We understand that People are the foundation for every project and our projects express a design that reflects and respects our clients' personalities.

The Town of Whitestown is at the core of the vision for this project. Your input will be vital to making this study a success. The final study will establish direction for the Town of Whitestown to meet the current and future recreational needs of the Community.

### **Service**

We gain our greatest satisfaction by serving our client's needs with quality results. We have enjoyed working with other communities on similar projects and are committed to our pledge to consistently provide quality services. 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.

We have responded to your request on the following pages. We look forward to meeting with you to continue our discussions on this Project. We want to affirm that we are committed to represent the best interests for the Town of Whitestown. Should you have any further questions or require additional information during the evaluation period, please contact me at your convenience.

Cordially,



Tom C. Poulos, AIA  
Vice President / Managing Principal  
tcpoulos@williams-architects.com



FIRM BACKGROUND

# Brief Description of the Project Team:

## WHO IS WILLIAMS ARCHITECTS?

Williams Architects / Aquatics is a national design, architecture, engineering and planning firm. Established over 41 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 orientated architectural firm, Williams Architects Philosophy expresses a commitment to serving our client with inspired architectural designs that emphasize economy and efficiency, beauty and order, durability and imagination, and of 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 \$2.6 Billion in sports / recreation facilities and over 350 aquatic facilities for clients nationwide, including park districts, municipalities, local government agencies, public institutions, and private corporations. Throughout all phases of each project, our senior management remains personally involved, which allows us to bring the more than 100 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 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 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.



### FIRM NAME:

Williams Architects

### CONTACT NAME:

Tom C. Poulos, AIA  
Vice President / Managing Principal

### COMPANY ADDRESS:

500 Park Boulevard, Suite 800  
Itasca, IL 60143

### SATELLITE OFFICES:

Chicago, IL; Aurora, IL; Austin, TX;  
Columbus, OH

### COMPANY TELEPHONE & FAX:

Phone: 630.221.1212  
Fax: 630.221.1220

### CONTACT E-MAIL ADDRESS:

tcpoulos@williams-architects.com

### DATE INCORPORATED:

1974

### YEARS IN BUSINESS:

40+ Years

### OWNERSHIP & CORP. STRUCTURE:

Corporation

Mark Bushhouse: President  
Tom Poulos: Vice President  
Thomas LaLonde: Vice President  
Scott Lange: Vice President  
Steven Mihelich: Vice President  
Frank Parisi, Principal

### NUMBER OF EMPLOYEES:

35

### EMPLOYEES BY DISCIPLINE:

Architects: 15  
Technical Staff: 8  
Lead Aquatic Engineer: 1  
Marketing / Administrative: 5  
HR/Accounting: 2  
Interior Design: 2  
IT: 1  
Cost Estimator: 1

### FIRM AFFILIATIONS:

National Recreation & Park  
Association

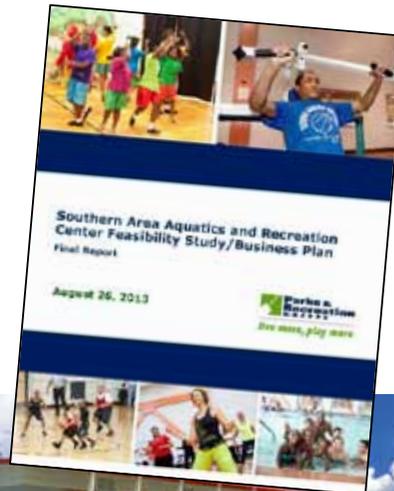
# Brief Description of the Project Team:

## WHO IS PROS CONSULTING?

PROS Consulting is a small firm with a big presence in the field of management consulting for public entities and non-profit organizations. With a small team of highly professional and experienced consultants, PROS is a flexible firm that is agile to the ever-changing dynamics of the social, economic, and political environments our clients operate in. The firm was formed in 1995 to uniquely serve the park, recreation and tourism services industry, and has worked on more than 900 projects in over 47 states and numerous projects internationally in seven countries. Management consulting and planning services offered include specialized experience in parks and recreation, tourism planning and development, business plans and feasibility studies, sports, economic development, and municipal utilities. The PROS Team offers strong technical competence with extensive industry experience gained from working in local governments, non-profit organizations, for-profit enterprises and in major consulting and engineering firms.

- Since the firm was formed in 1995 to uniquely serve the park, recreation and tourism services industry, PROS has completed more than 900 projects in over 47 states and numerous projects internationally.
- The PROS Team has worked in highly diverse environments from the inner cities of Los Angeles, Houston, Atlanta, and Dallas, to remote areas in Appalachia, Montana, and the American West. Our experience includes working with the best-of-the-best, the worst-of-the-worst, and a lot in between. This experience includes multiple tourism and economic development projects.
- Our planning team has great depth of operational experience with over 100 combined years as former parks and recreation managers. This perspective of being trained "in the industry" and not just "on the industry" allows us to relate to communities and their residents, recreationalists of all types, and to understand the unique relevance of needs that can be most appropriately served by our clients. In other words, great recreational planning is not just collecting surveys and reporting results – it is about achieving a sustainable balance of services, needs, and resource protection with community fulfillment.
- Our approach to planning projects are that we become the extension of the client's team and carry the same accountability as they do in serving their communities. While we have unparalleled experience and expertise in the field, we genuinely learn new things in every project and our humility ensures we are well received in all communities.

accountability as they

**FIRM NAME:**

PROS Consulting

**CONTACT NAME:**

Leon Younger, President

**COMPANY ADDRESS:**201 S. Capitol Avenue, Suite 505  
Indianapolis, IN 46225**SATELLITE OFFICES:**

Phoenix, AZ

**COMPANY TELEPHONE & FAX:**

Phone: 877.242.7760

Fax: 877.242.7761

**CONTACT E-MAIL ADDRESS:**

leon.younger@prosconsulting.com

**DATE INCORPORATED:**

1995

**YEARS IN BUSINESS:**

20 Years

**NUMBER OF EMPLOYEES:**

12

**SERVICES PROVIDED:**

Feasibility Studies and Business Planning.  
Needs Assessment.  
Strategic Planning.  
Master Planning.  
Operations, Maintenance and Organizational Development.  
Financial Planning and Management.  
Land Use and Sustainable Practices.

# Brief Description of the Project Team:

## WHO IS CONTEXT DESIGN?

CONTEXT, LLC is an award-winning land planning and landscape architecture founded on a philosophy embodied in its name. Each site, project, client conveys a unique set of influences which characterize the essence of a design challenge. From a keen sensitivity to these influences come solutions which create the **spirit of place** - a place that is one with its **context**.

**Our firm** is built on enthusiasm for exceptional planning and design, and the technical knowledge to create a realistic vision. We are attentive listeners, carefully synthesizing the program and personality of our clients. Our care and commitment during the planning process will be evident throughout the life of each place we help create or enhance.

Context is a proud member of the U.S. Green Building Council® and has enjoyed the privilege of collaborating on several LEED®-certified and LEED®-registered projects. Low-impact development and green infrastructure solutions are integral to our core mission.

With licensure throughout the Midwest, CONTEXT is poised to deliver outstanding design and personal service wherever your next endeavor may be. Our talented team of planners, designers and problem solvers is ready to explore the unique challenges and opportunities of your specific project.

CONTEXT is 52% women-owned and carries both WBE and DBE certifications.

**Our practice** is defined by four primary characteristics:

**Principal Involvement:** The principals and owners of the company are actively involved in each project. At CONTEXT, a principal is not only responsible for the delivery of each project but also integral to its development, from beginning to end. Hence, we can ensure the highest degree of professional commitment.

**Real Participation:** Exceptional design is an evolution, not a product, and true collaboration between the client and the design team is essential. We believe in the power of an integrated team effort to inspire creative, thoughtful and viable design solutions.

**Responsiveness:** We are dedicated to providing outstanding client service that builds long-lasting professional relationships. CONTEXT responds efficiently to our clients' needs because we base our achievements on your success.

**Responsibility:** As landscape architects, we strive to improve and sustain quality of life by balancing the needs of people with the protection and enhancement of the ecosystems in which we live. As business people and active members of our own communities, we endeavor to serve as role models for respect, fairness, honesty and optimism.

### FIRM NAME:

Context Design

### CONTACT NAME:

Fred J. Prazeau, PLA, ASLA, CLARB

### COMPANY ADDRESS:

12 S Main St, Ste 200  
Fortville, IN 46040

### COMPANY TELEPHONE & FAX:

Phone: (317) 485-6900

### CONTACT E-MAIL ADDRESS:

fprazeau@context-design.com

### DATE INCORPORATED:

1998

### YEARS IN BUSINESS:

13 Years

### SERVICES PROVIDED:

Program Development  
Site Analysis  
Master Planning  
Schematic Design  
Design Development  
Grading and Drainage Design  
Planting Design  
Grand Writing  
Construction Documentation & Administration





RELEVANT EXPERIENCE



# Relevant Experience:

## CARMEL CLAY CENTRAL PARK Carmel, Indiana



**CLIENT:**  
Carmel Clay Parks & Recreation, City of Carmel  
1055 Third Avenue  
Carmel, IN 46032

**PROJECT LOCATION:**  
1235 Central Park Drive East  
Carmel, IN 46032

**PROJECT SIZE:**  
160-acre Park Development  
146,000 SF Community Center  
2,200 Bather Outdoor Facility

**PROJECT COST:**  
\$44.5 Million

**STUDY COMMENCEMENT DATE:**  
September 2001

**IMPLEMENTED PROJECT  
COMPLETION DATE:**  
May 2007

**SERVICES PROVIDED:**  
Feasibility Study  
Public Input and Fund Raising  
Programming  
Business Plan  
Master Plan  
Complete Architectural  
Services

**REFERENCE CONTACT:**  
Mark Westermeier  
Executive Director  
(317) 848-7275



**Williams Architects | Aquatics and PROS Consulting**, in conjunction with other team members, conducted a **Feasibility / Master Plan study** which included interactive public workshops and open house meetings. The ultimate outcome of the business plan was to provide a true measurement of The Monon Center's ability to meet the financial and operating expectations of the Park Board, elected officials, and the Carmel Clay community.

Based upon the findings of the Study, the Monon Center, set in a new park envisioned to be the "Flagship" of the Carmel-Clay park system, features an indoor natatorium containing a leisure depth pool and a six-lane, non-competition lap pool; a three-court gymnasium; health/fitness areas; an indoor children's play zone; a café; flexible lobby space; administrative offices; program rooms; and a banquet room with a catering kitchen – are augmented by amenities contained in the facility's accompanying, 3.5-acre, 2,098-capacity outdoor aquatic center. The amenities present in the finished project reflects input gleaned from a year-long series of public forums.

Designed to serve as an "anchor" to the inter-urban Monon Trail, the Center features an enclosed pedestrian bridge that spans the trail and links the passive, dense, mature forested areas of the site to the east, and active programming spaces in the open meadows of the site to the west of the Center.

Since the completion of the business plan, the Monon Community Center has functioned as a profit center for the agency, exceeding 100% cost recovery.

# Relevant Experience:

## TOWN OF BROWNSBURG RECREATION CENTER FEASIBILITY STUDY and COMPREHENSIVE PLANNING & SITE DESIGN STUDY

Brownsburg, IN



PROS CONSULTING & ARCHITECTS WILLIAMS ARCHITECTS/AQUATICS

Pro Forma Revenues & Expenditures				
BROWNSBURG COMMUNITY CENTER				
BASELINE: REVENUES AND EXPENDITURES				
SERVICE TITLE	Revenues	Expenditures	Revenue Over (Under) Expenditures	Cost Recovery - Percent
Passes	\$1,124,700.00	\$101,700.00	\$1,023,000.00	1104%
Administration	\$0.00	\$738,196.70	(\$738,196.70)	0%
Building Maintenance	\$0.00	\$130,940.00	(\$130,940.00)	0%
Building Services	\$0.00	\$162,949.35	(\$162,949.35)	0%
Recreation Programs and Passes	\$32,860.00	\$34,532.00	(\$1,672.00)	75%
Fitness	\$286,337.60	\$384,103.62	(\$97,766.02)	79%
Aquatics	\$134,000.00	\$426,552.54	(\$292,552.54)	27%
Gymnasium	\$91,300.00	\$38,384.00	\$52,916.00	136%
Rentals	\$38,900.00	\$44,658.75	(\$5,758.75)	87%
Child Care	\$17,000.00	\$33,268.72	(\$16,268.72)	51%
Vandalism	\$10,000.00	\$5,700.00	\$4,300.00	175%
<b>Total</b>	<b>\$1,813,417.60</b>	<b>\$1,200,967.88</b>	<b>(\$615,570.28)</b>	<b>62%</b>

**CLIENT:**  
Town of Brownsburg  
61 N. Green Street  
Brownsburg, IN 46112

**PROJECT SIZE:**  
TBD)

**PROJECT COST:**  
\$23 Million (Projected)

**STUDY COMMENCEMENT DATE:**  
2014

**IMPLEMENTED PROJECT COMPLETION DATE:**  
TBD

**SERVICES PROVIDED:**  
Feasibility Study  
Public Input  
Programming  
Business Plan  
Site Analysis

**REFERENCE CONTACT:**  
Phil Pamin  
Parks & Recreation Director  
(317) 858-6003



The Brownsburg Parks and Recreation Department desired a feasibility study for a proposed Brownsburg Community Center. The Brownsburg Parks and Recreation Department had discussed the concept of building a community center over the last three years when the Department closed the existing community center that was leased from the Brownsburg School Corporation and when the Department developed a business plan to guide its management approach to parks and recreation for the future.

**PROS Consulting, along with Williams Architects,** completed the feasibility study. The purpose of the feasibility study was to assist Town Council and key leaders with key information on how a community center could be developed and managed in Brownsburg. As such, the intended outcome was for the Town Council to be well versed on all aspects of the project in order to make informed decisions about meeting the community's desired recreation needs; the sustainability of the proposed design when considering the proposed site location and existing structures; and, the requirements necessary to accomplish the project with available resources.

The analysis of the feasibility study for the Brownsburg Community Center included a robust community input process that was completed as part of the Parks and Recreation Strategic Master Plan, market assessment, facility business plan, and programs and services plan. A main goal of the feasibility study was to determine if the old primary St. Malachy's school building and gymnasium site could be repurposed into the Brownsburg Community Center as envisioned by some of the key stakeholders.

**CONTEXT** was commissioned to take a fresh new look at all existing and proposed park sites. The landscape architects conducted inventory and analysis at all properties, met with stakeholders, and developed priorities for reimagining each park space for its highest and best use.

This visioning process has been an integral part of the Department's enthusiastic commitment to enhancing quality of life in the Brownsburg community.

## Relevant Experience:

### FOUNTAIN VIEW RECREATION CENTER Carol Stream, Illinois

**CLIENT:**

Carol Stream Park District  
849 W. Lies Road  
Carol Stream, IL 60188

**PROJECT LOCATION:**

910 N. Gary Ave.  
Carol Stream, IL 60188

**PROJECT SIZE:**

1st Floor – 59,364 SF  
2nd Floor & Mezzanine - 31,482 SF  
Total - 90,846 GSF  
6.1 Acres

**PROJECT COST:**

\$18 Million (estimated)  
\$18.3 Million (Actual)

**COMPLETION DATE:**

Start Date: 2009  
End Date: September 2013

**REFERENCE CONTACT:**

Dave Haring  
Director of Recreation  
630.784.6100

**LEED CERTIFICATION:**

SILVER (project goal)

**AMENITIES:**

Basketball Courts  
Multi-Purpose Rooms  
Aquatic Facilities  
Administrative Offices  
Running Track



As the "Crown Jewel" of the Carol Stream community, the award-winning Fountain View Recreation Center completes the master plan of the community's Town Center by providing multi-generational programming in the facility.

The new Recreation Center features Basketball Courts, Running Track, Dance / Aerobics, Multi-Purpose Rooms, Aquatic Facilities, and Administrative Offices. The facility recently received the IPRA Outstanding Facility award.

The Fountain View Recreation Center was awarded a 2011 PARC Grant in the amount of \$2.5 Million Dollars.

## Relevant Experience:

### CITY OF WESTFIELD - GRAND PARK SPORTS CAMPUS Westfield, IN

**CLIENT:**

City of Westfield  
130 Penn Street  
Westfield, IN 46074

**PROJECT SIZE:**

400+ Acres

**PROJECT COST:**

Not Available

**COMPLETION DATE:**

2014

**SERVICES PROVIDED:**

Land Planning  
Landscape Design



Building on Indiana's storied sports tradition, Grand Park, is a national family destination for championship-level baseball, softball, soccer, football, rugby, field hockey and lacrosse.

CONTEXT led the planning and landscape architectural design for this 400-acre park, which includes 26 diamonds and 31 fields, attracts over 500,000 sports visitors annually. The park is the central catalyst for economic development in Westfield.

In addition to outdoor sports fields, the park includes multiple indoor facilities, common areas and green space while conserving existing wood lots, wetlands and a stretch of Cool Creek. The Monon Trail corridor passes through the site, and will provide unique multi-modal connectivity to the site.

## Relevant Experience:

### SOUTHERN AREA AQUATICS & RECREATION CENTER Prince George's County, Riverdale, Maryland

**CLIENT:**

Maryland-National Capital Park & Planning Commission  
6600 Kenilworth Avenue  
Riverdale, Maryland 20737

**PROJECT LOCATION:**

Brandywine Community Park

**PROJECT SIZE:**

80,000 SF

**PROJECT COST:**

\$36.7 Million (Projected)

**STUDY COMMENCEMENT DATE:**

February 2013

**IMPLEMENTED PROJECT COMPLETION DATE:**

March 2017 (Projected)

**SERVICES PROVIDED:**

Feasibility Study  
Public Input and Fund Raising  
Programming  
Business Plan  
Master Plan  
Design-Build Bridging Documents

**REFERENCE CONTACT:**

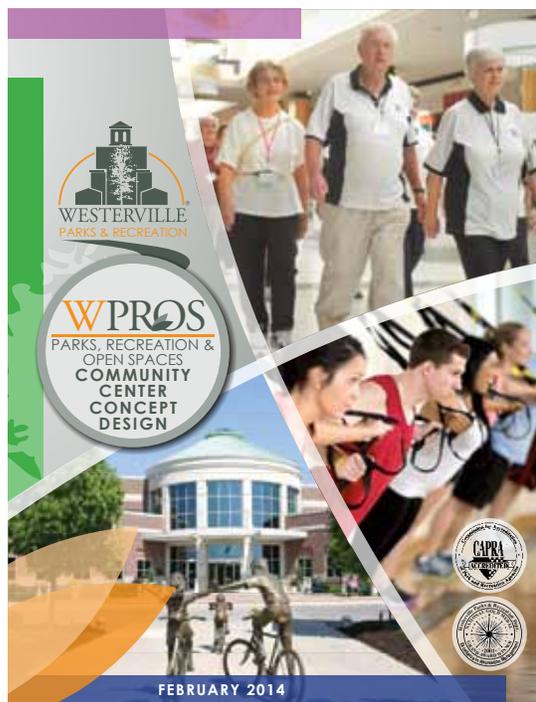
Yvonne Johnson AIA  
301.446.6875



**Williams Architects and PROS Consulting** recently assisted the Maryland - National Capital Parks & Planning Commission (M-NCPPC) with a Comprehensive District-Wide Business Plan / Assessment. As a result, it was determined that multiple centers would be phased out and replaced by new, state-of-the-art regional, multi-generational recreation centers. The Southern Area Aquatic and Recreation Center (SAARC) will be the first of its kind and will service the southern region of Prince George County. Our Consultant Team continued with Feasibility Study / Conceptual Design services, which provided the foundation and framework required to commence with the implementation of a new 80,000 SF, \$28,000,000 SAARC. The facility, located in Brandywine Community Park in Prince George County, MD will feature aquatics, health and wellness, active sports, camps, special events, creative arts, hospitality and rentals for the M-NCPPC residents.

# Relevant Experience:

## COMMUNITY CENTER EXPANSION Westerville, OH



**CLIENT:**  
City of Westerville  
350 N. Cleveland Avenue  
Westerville, OH 43082

**PROJECT LOCATION:**  
350 N. Cleveland Ave.  
Westerville, OH

**PROJECT SIZE:**  
52,230 SF Main Level  
8,940 SF Re-purposed Area  
13,800 SF Upper Level  
74,970 SF Total (Estimated)

**PROJECT COST:**  
\$21.4 Million (Projected)

**STUDY COMMENCEMENT DATE:**  
August 2013

**IMPLEMENTED PROJECT COMPLETION DATE:**  
May 2019 (Projected)

**SERVICES PROVIDED:**  
Feasibility Study  
Public Input and Fund Raising  
Programming  
Business Plan  
Master Plan

**REFERENCE CONTACT:**  
Randy Auler  
Director of Parks & Recreation  
(614) 901-6500

**Williams Architects | Aquatics, in conjunction with PROS Consulting**, worked with the City of Westerville to provide a **Master Plan / Feasibility Study** for the proposed Community Center Expansion in the PROS (Park and Recreation Open Space). Williams Architects / PROS Consulting presented the findings and outcomes of a strategic process, built upon examining the most innovative, effective and sustainable opportunities for the Parks & Recreation system for the next generation. This plan looks ahead to the next 20 years of the community's parks and green spaces.

The community's vision and blueprint for the future Community Center Expansion includes the following elements; Senior Center / Hospitality, Fitness / Group X, Gymnasium / Athletics, Aquatics and General Support.

# Relevant Experience:

## COMMUNITY RECREATION CENTER Estes Park, CO



Estes Valley Recreation and Park District desired a feasibility study for an Estes Valley Community Recreation Center in **partnership with the Town of Estes, Estes Park School District R-3, Estes Park Medical Center and Estes Valley Public Library District.**

The purpose of the study was to assist in providing information to the community and the proposed partners involved on the undertaking of a new EVCRC. As such, the intended outcome was for the partners to be well-versed on all aspects of the project in order to make informed decisions about their desired needs; the sustainability of the proposed design when considering the proposed site location and existing structures; and the requirements necessary to accomplish the project with available resources. **Williams Architects and PROS Consulting** prepared the feasibility study / conceptual design to convert an old elementary school into a multi-generational center, meeting the needs of all interested parties.

### CLIENT:

Estes Valley Recreation and Park District  
690 Big Thompson Ave.  
Estes Park, CO

Town of Estes Park

Estes Park School District R-3

Estes Park Medical Center

Estes Valley Public Library District

### PROJECT SIZE:

86,580 SF  
72,280 SF New  
14,300 SF Renovated

### PROJECT COST:

\$25.1 Million (Projected)

### STUDY COMMENCEMENT DATE:

August 2013

### IMPLEMENTED PROJECT

#### COMPLETION DATE:

TBD

### SERVICES PROVIDED:

Feasibility Study  
Public Input and Fund Raising  
Programming  
Business Plan  
Master Plan

### REFERENCE CONTACT:

Mr. Skyler Rorabaugh,  
Former Executive Director  
Currently Director of Campus Recreation  
University of Colorado,  
Colorado Springs  
719.255.7527

## Relevant Experience:

### FIELD HOUSE and SPORTS COMPLEX Waukegan, IL

**CLIENT:**

Waukegan Park District  
2000 Belvidere Road  
Waukegan, IL

**PROJECT LOCATION:**

800 N. Baldwin Avenue  
Waukegan, Illinois

**PROJECT SIZE:**

84,000 SF (Field House)  
138 Acres (Sports Park)

**PROJECT COST:**

\$11.4 Million (Field House)  
\$25 Million (Sports Complex)

**STUDY COMMENCEMENT DATE:**

May 2004 (Field House)  
February 2008 (Sports Complex)

**IMPLEMENTED PROJECT****COMPLETION DATE:**

September 2006 (Field House)  
June 2010 (Sports Complex)

**SERVICES PROVIDED:**

Programming  
Master Plan  
Architectural Design  
Construction Administration

**REFERENCE CONTACT:**

Greg Petry  
Executive Director  
(847) 360-4700

The new 84,000 SF Field House has a 40,000 SF gymnasium and a two-level fitness center. The gymnasium roof is home to six full-size basketball courts and is a clear span structure, leaving the floor free from obstructions. Aerobics, Running Track, and a Climbing Wall help complete the total athletic and fitness package.

Other amenities include Community Meeting Rooms, a Child Center, Waukegan Public Library Satellite, Staff Offices, Concessions and Locker Rooms.

The new Community Outdoor Sports Complex features 13 natural turf soccer fields, 1 synthetic turf field, 4 baseball fields, concession area, playground and spray features.

## Relevant Feasibility Study Experience:

Over the last decade, the Williams Architects / Aquatics & PROS Consulting Team has worked together on numerous Master Plan / Feasibility Studies similar to that being proposed by the Town of Whitestown.

Some of our team's past experiences include the following.

Allentown, PA - Comprehensive Aquatic Study  
Aurora, IL - Fox Valley Vaughan Athletic Center  
Brownsburg, IN - Town of Brownsburg Recreation Center Feasibility Study and Comprehensive Planning & Site Design Study  
Carmel Clay, IN Monon Community & Aquatic Center - Feasibility Study & Business Plan  
Carmel Clay, IN West Park - Maser Plan / Feasibility Study  
Carol Stream, IL - Fountain View Recreation Center - Facility Needs Assessment and Implementation  
Cedar Rapids, IA - Multi-Generational Community Recreation Center Feasibility Study  
Columbia, MD - Pool Enclosure and SplashDown Feasibility Studies  
Estes Valley, CO - Community Wellness Recreation Center Feasibility Study  
Healdsburg, CA - Recreation Center Feasibility Study  
Macomb, IL - Recreation / Aquatic Center Feasibility Study  
Mahomet, IL - Recreation / Aquatic Center Feasibility Study  
Napa, CA - Senior Center Feasibility Study  
New Port Richey, FL - Recreation Center, Park & Aquatic Facility  
Olathe, KS - Community Recreation Center Feasibility Study & Business Plan  
Orange Township, OH - Multi-Generational Community Center Feasibility Study  
Prince George's County, MD - Southern Regional Multi-Gen Recreation Center Feasibility Study  
Waukegan, IL - Sports Complex, Recreation Center and Indoor Aquatic Center  
Westerville, OH - Parks and Recreation Master Plan  
Zanesville, OH - MRC Recreation Center, Indoor Pool Feasibility Study & Business Plan



PERSONNEL QUALIFICATIONS

## Key Team Members:

The Project Team will be led by Tom Poulos and supported by Frank Parisi. Leon Younger will assist the team from PROS Consulting and Fred Prazeau of Context Design will complete the Site Analysis and Land Planning portion of the feasibility study.



## Key Team Members:

All members of the Consulting Team will be available in varying capacities to assist and implement the needs and desires for the Town of Whitestown. Full Resumes can be found in the Appendix.

### **Tom Poulos, AIA** – Principal-in-Charge:

Tom joined Williams Architects in 1992 and as a Principal / Vice President, Tom is the studio director for the firm's Sports, Recreation and Aquatic Architecture sector. He has managed complex projects from conceptual design through construction and has developed solid relationships with clients, consultants and contractors. His areas of expertise include architectural programming and space needs analysis, integrated design through public input, sustainable design, feasibility studies and master planning.



**Frank Parisi, AIA, LEED AP BD+C** – Williams Associate Principal: 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.



**Leon Younger, CPRP** – PROS Consulting President / Project Manager: Leon is the founder and President of PROS Consulting. He has more than 35 years in parks, recreation, and leisure services, and is a recognized leader in applying innovative approaches to managing public organizations. He has held positions as Director of Parks and Recreation in Indianapolis, Indiana; Executive Director of Lake Metroparks in Lake County, Ohio (Cleveland vicinity); and Director of Parks and Recreation in Jackson County, Missouri (Kansas City). He received the 1994 National Park and Recreation Association's Distinguished Professional Award for his progressive and innovative thinking in management of public parks and recreation entities. Leon is routinely invited to present his management and development philosophies at conferences, workshops, and training across the United States, as well as internationally. He is co-creator of the Community Values Model™, a business model that synthesizes community and stakeholder input into a strategic plan. Leon has managed hundreds of parks and recreation planning projects that are similar to this project.



**Neelay Bhatt** – PROS Consulting Senior Consultant: As the Vice President at PROS Consulting Inc., Neelay has led strategic planning, master planning, sports facility development, financial sustainability, customer service training, marketing and branding projects that are helping to shape a better vision for cities all over the world. His career spans three continents and includes working for Disney, The Super Bowl, The Summer Olympics and Paralympics Games, besides several years of consulting, public speaking and training.



Neelay's approach focuses on innovating and partnering to maximize revenue generation and create a guest experience of the highest quality.

**Alyssa PrazEAU** – Context Design: As majority owner of CONTEXT, Alyssa oversees day-to-day firm operations and provides valuable experience in serving our public sector clients. She leads our community-based projects where her skills in orchestrating stakeholder input sessions are essential to successful team collaboration. In Alyssa's seventeen years of experience as a landscape architect and project manager she has built a reputation as a strong collaborative partner. Her approach to planning and design focuses on careful interpretation of both the spoken and unspoken priorities of each Client. Her ability to synthesize a unique program for each project has earned the trust of numerous repeat clients.



**Fred PrazEAU** – Context Design: Fred has built a reputation as a strong collaborative partner. His approach to design is focused upon carefully understanding and interpreting the client's program and goals. He is often called upon to add creative influence and character to Projects. Fred's ability to communicate and synthesize solutions with the design team and client is essential to successful projects.



## Resumes:

# TOM C. POULOS, AIA

Vice President | Managing Principal

Role: Principal-in-Charge

Tom joined Williams Architects in 1992 and as a principal/project manager he has managed complex projects from conceptual design through construction and has developed solid relationships with clients, consultants and contractors. He is Secretary of Williams Architects and is responsible for developing and coordinating the firm's practice development and strategic plan. Throughout Tom's history with Williams Architects he has had the opportunity to work on a variety of projects and a brief highlight of that experience is listed below.

### RELATED PROJECT EXPERIENCE

- Allentown, PA (City of) - Comprehensive Aquatic Master Plan
- Brownsburg, IN - Recreation Center Feasibility Study
- Cedar Rapids (City of), Linn County, IA - Multi Generational Community Recreation Center and Sports Complex Feasibility Study
- Columbia, MD - SplashDown Existing Conditions Study
- Estes Park, CO Estes Valley Recreation & Park District - Recreation Center Feasibility Study
- Fairfax, VA - Recreation Centers Evaluation
- Forest Park, Park District of - Roos Property Redevelopment
- Fox Valley Park District – Outdoor Aquatic Center Studies,
- Healdsburg, CA Community Recreation Center Needs Assessment / Feasibility Study
- Maryland-National Park & Planning Commission - Southern Area Association Recreation Center, Prince George County, MD
- Muskingum County, Zanesville, OH - Recreation Center Feasibility Study & Business Plan; New Muskingum Recreation Center
- Napa, CA - Senior Activity Center Feasibility Study
- Northbrook Park District – New Community Center Feasibility Study; Existing Facilities Evaluations
- Orange Township, OH - New Community Center Feasibility Study / Master Plan, Pre-Referendum Services
- Westerville, OH (City of) - Westerville Recreation Center Expansion Feasibility Study and Conceptual Design
- Wheeling Park District – CRC / Senior Center Feasibility Study

### PROJECT EXPERIENCE

- Alief ISD, Alief, TX - Pool Renovation
- Arlington Heights Park District - Pioneer Park Community Center
- Aurora (City of) - First "T" Youth Golf Facility Master Plan
- Barnstable, MA (Town of) - Hyannis Youth & Community Center
- Bartlett Park District – Bartlett Community Center, Central Administration
- Bartlett Veterans Association/Bartlett Park District/Village of Bartlett - Bartlett Veterans Memorial
- Beach Park (Village of) - Public Works, Maintenance/Public Works Facility
- Benedictine University (Village of Lisle and Benedictine University), IL - Football/Baseball/Softball Stadium Sports Complex
- Bloomingdale Park District – Johnston Community Center Addition/Remodel, Old Town Park and Museum Preservation, Springfield Park
- Buehler YMCA, Palatine - Addition/Remodel
- Carmel, IN Carmel-Clay Parks and Recreation Department – Carmel Central Park & Aquatic Center
- Carol Stream Park District - Maintenance Facility, Simkus Center Remodeling, Fountain View Recreation Center
- Central Parkway YMCA, Cincinnati, OH - YMCA Renovation
- Columbia Association, Columbia, MD - Splashdown Feasibility Study, Pool Enclosure Feasibility Study, Steven's Forest Pool, Kendall Ridge Pool, River Hill Pool, Longfellow Wading Pool
- Crystal Lake Park District – Lippold Golf Clubhouse



### INDUSTRY EXPERIENCE

25 Years

### EDUCATION

University of Illinois at Chicago  
*Masters of Architecture/Design,  
Magna Cum Laude, 1987*

### LICENSURE/MEMBERSHIPS

Licensed in the States of:  
Illinois, Indiana  
Iowa, Florida, Maryland,  
Massachusetts, Ohio  
Pennsylvania, Virginia

American Institute of Architects  
(AIA) Northeast Chapter  
Member

National Council of Architectural  
Registration Boards (N.C.A.R.B.)  
Certified

National Recreation  
and Parks Association (NRPA)  
Member

Great Lakes Regional Council of  
NRPA Member

Iowa Park & Recreation  
Association Member

Illinois Parks & Recreation  
Association (IPRA) Member

Bartlett Parks Foundation Board  
President

Tom C. Poulos, AIA, cont'd

- DuPage County Airport Authority – Prairie Landing Golf Clubhouse
- DuPage County Health Department – Building Addition/Remodel
- DuPage County - Urban Stream Research Center
- Dyersburg, TN (City of) - Okeena Pool Master Plan
- Elgin Parks & Recreation Department – The Centre of Elgin and Parking Structure
- Elgin (City of) – City Hall, Library & Hemmens Cultural Center Auditorium Campus Master Plan
- Elk Grove Park District - Pavilion Aquatic Remodeling, Parks & Planning Headquarters, Pavilion Study
- Elmhurst Park District – Berens Park Master Plan and Phase I Improvements
- Forest Park West Cook YMCA - New Facility Development
- Fox Valley Park District – Robert Vaughn Center, Stuart Sports Complex and Jericho Lake Park,
- Geneva Park District – Office Remodel, Existing Comm. Center Expansion, Sunset Park Aquatic Center Master Plan & Implementation
- Glendale Heights, IL (Village of) - Maintenance Facility
- Glenview Park District - Ice Center & Multi-Purpose Field House Expansion
- Glenview Park District & North Suburban Special Recreation Association - Willow Field House
- Highland Park (City of and Park District) – Community Recreation Center Addition
- Hinsdale (Village of) – New Community Pool
- Hoffman Estates Park District – Willow Recreation Center Addition/Remodel
- Hoffman Estates Park District/Chicago Wolves – Twin Ice Competition Arena and Wolves' Practice Facility; Ice Center and Community Center Addition/Remodeling
- Homewood/Flossmoor Park District - Lil' Sox Park
- Immaculate Conception High School - Plunkett Field Renovation
- Lake Forest Recreation Department – Recreation Center Addition/Remodel
- Lamar, TX - High School Natatorium
- Lisle Park District – Sea Lion Aquatic Park
- Mundelein Park & Recreation District – Phase II & III Indoor Pool and Outdoor Sprayground, Phase IV Outdoor Aquatic Facility Master Plan
- Naperville Park District - Centennial Beach Enhancement & Bathhouse Renovations/Improvements, Knoch Park Central Maintenance Facility; Park District Planning Office Renovation, Springbrook Golf Clubhouse Remodeling, Naperbrook Golf Clubhouse Remodeling, Fort Hill Activity Center
- National Louis University, Wheaton, IL – Building Remodel
- New Port Richey, FL Parks and Recreation - Park, Recreation Center and Outdoor Family Aquatics Facility Development
- Northbrook Park District – Leisure Center Addition/Remodel, Phase II Leisure Center Master Plan, Existing Facilities ADA Improvements
- Oak Lawn Park District - Sprayground
- Park District of Oak Park - 218 Madison Street Gymnastics/Central Administration/Buildings & Grounds Facility
- Oswegoland Park District - Community Center Master Plan, Gymnastics Center, Feasibility Study, Pre-School Remodel
- Pearce High School, Pearce, TX - Pool Renovation
- Rock Island (City of) - Quad Cities Children's Garden
- Sandwich Park District - SprayPad
- Skokie Park District - Exploritorium Renovation, Weber Center Skatium Renovation
- Summit Park District - Summit Recreation Center
- Sycamore Park District - District Maintenance Facility, Community Center Co-op In Association with High School Field House Master Plan
- Virginia Beach, VA (City of) - Williams Farm Recreation Center
- Western DuPage Special Recreation Association - Facade Restoration and Office Remodeling
- Wheaton (City of) – City Hall Addition/Remodel
- Wheaton Park District – Arrowhead Golf Course Projects, Northside Family Aquatic Center
- William Rainey Harper College, Palatine, IL - Sports Complex
- Wilmington Bank - First National Bank of Wilmington
- Woodridge Park District - District Maintenance Facility and Janes Park Shelter, Cypress Cove Step I of Phase 3 Spray Park & Program Pool Additions, Cypress Cove Aquatic Facility Expansion, Athletic Recreation Center, Village Green Clubhouse Renovation, Cold Storage Maintenance Facility
- Zion Park District – New Golf Clubhouse/Maintenance Facility

## Resumes:

# FRANK PARISI, AIA, ALA, LEED® BD+C

Principal

Role: Project Manager

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 projects that Frank has worked on throughout his career,

### PROJECT EXPERIENCE

- Arlington Heights Park District - Pioneer Park Community Center
- Barrington Park District – Citizens Park, Community Recreation Center
- Brownsburg, IN - Recreation Center Feasibility Study
- Carmel-Clay Parks and Recreation Department – The Monon Center, Monon Center Fitness Expansion, Outdoor Aquatics Expansion,
- Carol Stream Park District - Fountain View Recreation Center
- Carpentersville, (Village of) - Public Works Facility
- Downers Grove Park District - Recreation Center Feasibility Study
- Elgin Parks & Recreation Department – The Centre of Elgin Community Recreation Center & Parking Structure, City Master Plan
- Elk Grove Park District - Parks & Planning Headquarters, Pavilion Study, Parks Headquarters and Golf Maintenance Facilities, Pavilion Aquatic Renovation, Funhouse at Rainbow Falls Improvements, Pavilion Interior Renovation
- Forest Park (Park District of) - Recreation Center - Roos Property Redevelopment
- Geneva Park District – Stephen D. Persinger Community Recreation Center
- Highland Park (City of & Park District of) – Recreation Center, Lakefront Study
- Hoffman Estates Park District – Willow Recreation Center Remodel
- Maryland-National Park & Planning Commission - Southern Area Association Recreation Center, Prince George County, MD
- McHenry County Conservation District - The Lodge at Glacial Park Visitor Education Center Renovation
- Naperville Park District - Fort Hill Activity Center
- Northbrook Park District - Recreation Center Study
- Oak Park (Park District of) - Gymnastics Recreation Center, 218 Madison Central Administration/Buildings & Grounds Facility
- St. Charles Park District - Hickory Knolls Nature Center
- Schaumburg Park District - Community Recreation Center, Meineke Wading Pool, Campanelli Park Pavilion
- Streamwood Park District - Park Place Roof Replacement
- Woodridge Park District - Athletic Recreation Center, Cold Storage Maintenance Facility, Village Green Clubhouse Renovation, Cypress Cove Lazy River Expansion
- Wood Dale Park District - Recreation Center Lobby Improvements
- YMCA of Metropolitan Chicago, Leaning Tower YMCA – Addition/Remodeling

### SPEAKER PROFILE

Illinois Parks and Recreation Association Sessions  
National Park and Recreation Association Sessions  
Great Lakes Training Institute Session  
American Public Works Association Session



### INDUSTRY EXPERIENCE

20 Years

### EDUCATION

University of Illinois at Chicago  
*Bachelor of Architecture in Structures*

### LICENSURE/MEMBERSHIPS

Licensed Architect  
in the State of Illinois

American Institute of Architects  
(AIA) Northeast Chapter  
Member

Association of Licensed  
Architects (ALA)

Capital Development  
Board (CDB) Certified Project  
Manager

LEED® Accredited Professional  
BD+C

Illinois Parks & Recreation  
Association (IPRA) Member

National Recreation  
and Parks Association (NRPA)  
Member

US Green Building Council  
(USGBC) Member

Carol Stream Parks Foundation /  
Founding Member / President

Carol Stream Plan Commission/  
Zoning Board of Appeals  
Commissioner

## Resumes:

# LEON YOUNGER

President - Pros Consulting

### PROFESSIONAL EXPERIENCE

- Founder and President of PROS Consulting
- More than 30 years in parks, recreation, and leisure services
- Recognized leader in applying innovative approaches to managing parks and recreation organizations
- Held positions as Director of Parks and Recreation in Indianapolis, Indiana; Executive Director of Lake Metroparks in Lake County, OH (Cleveland vicinity); and Director of Parks and Recreation in Jackson County, MO (Kansas County)
- Received the 1994 National Park and Recreation Association's Distinguished Professional Award for his progressive and innovative thinking in management of public parks and recreation entities
- Co-creator of the Community Values Model™, a business model that synthesizes public input into a strategic plan
- Regularly addresses sessions at the National Park and Recreation Conferences and has served as a board member and instructor at the Pacific Revenue and Marketing School in San Diego, California and the Rocky Mountain Revenue and Management School in Colorado

### SIMILAR PROJECT EXPERIENCE

- Carmel, IN Outdoor Aquatics and Community Recreation / Aquatic Center Business Plan
- Brownsburg, IN Aquatic and Recreation Center Feasibility Study
- Estes Valley Recreation & Park District, CO Community Recreation Center and Aquatics Feasibility Study
- Riverside County, CA Regional Park & Open Space District Aquatic Facility Operational Impact Report
- Prince George's County, MD Regional Aquatics and Recreation Center Feasibility Study
- City of Olathe, KS Aquatics and Recreation Center Feasibility Study and Business Plan
- Blue Valley Recreation Commission (Overland Park, KS) Strategic Plan & Needs Assessment
- City of Kansas City, MO Recreation Community Facilities Operational Plan
- City of Westerville, OH Senior Center Expansion Feasibility Study
- Orange Township, OH Community Center Needs Assessment and Feasibility Study
- Leon County, FL Sports Complex and Field House Feasibility Study
- Tropical Park (Miami Dade County, FL) Business Plan
- City of Aspen, CO Recreation Division Operations Audit and Business Plan Development
- City of Grapevine, TX Community Center Expansion and Aquatics Feasibility Study and Business Plan



### INDUSTRY EXPERIENCE

32 YEARS

### EDUCATION

M.P.A., University of Kansas, Aug. 1988

B.S., Kansas State University, May 1975

### CERTIFICATION

Certified Park and Recreation Professional

## Resumes:

# NEELAY BHATT

Vice President / PROS Consulting

Role: Operation and Market Analysis

As the Vice President at PROS Consulting Inc., Neelay has led strategic planning, master planning, sports facility development, financial sustainability, customer service training, marketing and branding projects that are helping to shape a better vision for cities all over the world. His career spans three continents and includes working for Disney, The Super Bowl, The Summer Olympics and Paralympics Games, besides several years of consulting, public speaking and training.

TEDx, the global platform for ideas, describes him as a business and communications visionary, and his service on the National Recreation and Park Association's Board of Directors is committed to ensuring that 'no child is left indoors'. In addition to presenting multiple TEDx talks and coaching TEDx presenters, he is a sought after keynote speaker and routinely invited to speak to and train executives, professionals, and students globally ranging from United States to China and from Europe to India.

Neelay's approach focuses on innovating and partnering to maximize revenue generation and create a guest experience of the highest quality.

### SIMILAR PROJECT EXPERIENCE

- Park District of Oak Park, Illinois Parks and Recreation Master Plan
- Village of Mahomet, Illinois Community Recreation Center Feasibility Study
- Macomb Park District, Illinois Recreation Center Feasibility Study
- Park District of Highland Park, Illinois Parks and Recreation Master Plan
- Palos Heights, Illinois Aquatics Business Plan
- Palos Heights, Illinois Community Center Business Plan
- Carlsbad, California Multigenerational Center and Outdoor Adventure Park Feasibility Study
- Carmel, Indiana Parks and Recreation Community Center Feasibility Study, Business Plan
- City of Allentown, PA Aquatics Feasibility Study
- San José , California Community Recreation Center Business Plans
- San José , California Happy Hollow Amusement Park and Zoo Mixed Use Area Business Plan
- Broward County, Florida International Stadium and Sports Complex, Business Plan
- Martinsville, Virginia Recreation Center and Outdoor Complex Feasibility Study
- Blacksburg, Virginia Indoor Recreation Center Needs Assessment and Sports Center Feasibility Study
- Adventure Sports Center International Whitewater Course, Maryland, Business / Marketing Plan
- Disney / ESPN Wide World of Sports, Event Operations and Marketing
- Riverside County Parks and Open Space District, Strategic Plan



### INDUSTRY EXPERIENCE

11 Years

### EDUCATION

Ohio University, MS  
Ohio University, MBA  
University of Mumbai Post  
Graduate Diploma  
University of Mumbai, BA

### EMPLOYMENT HISTORY

PROS Consulting, Inc.

Disney Sports & Recreation  
Athens Olympics and

Paralympic Games  
Indianapolis Parks & Recreation  
Medvision Infomedica Pvt. Ltd.

## Resumes:

# ALYSSA P. PRAZEAU, PLA, ASLA, CLARB

Managing Partner / CONTEXT Design

Role: Landscape Architect

As majority owner of CONTEXT, Alyssa oversees day-to-day firm operations and provides valuable experience in serving our public sector clients. She leads our community-based projects where her skills in orchestrating stakeholder input sessions are essential to successful team collaboration.

In Alyssa's seventeen years of experience as a landscape architect and project manager, she has built a reputation as a strong collaborative partner. Her approach to planning and design focuses on careful interpretation of both the spoken and unspoken priorities of each Client. Her ability to synthesize a unique program for each project has earned the trust of numerous repeat clients.

### SIMILAR PROJECT EXPERIENCE

- Vigo County Aquatic Center / Terre Haute, IN
- Hendricks Regional Health YMCA / Avon, IN
- Fortville Community Center, Boys & Girls Club / Fortville, IN
- Eskenazi Health, Wishard Replacement Hospital / Indianapolis, IN
- Mackey Arena Renovations, Purdue University / West Lafayette, IN
- Seymour Park System Master Plan / Seymour, IN
- Citizens Health Center / Indianapolis, IN
- Medco Pharmaceutical at Anson / Whitestown, IN
- Assembly Hall, Indiana University / Bloomington, IN
- Central Green, Fishers Municipal Complex / Fishers, IN
- Hinshaw Park, Old Town Development Group / Carmel, IN
- Lawrence W. Inlow Park, Carmel Parks & Recreation / Carmel, IN
- Whiting Lakefront Park / Whiting, IN
- Oil City Stadium at Standard Diamonds Park / Whiting, IN
- Municipal Sports Complex at 117th Street Park / Whiting, IN
- Field of Dreams Baseball-Softball Tournament Center / Lake Station, IN
- Football Training Complex, Purdue University / West Lafayette, IN
- Varsity Baseball-Softball Athletic Complex / Brownsburg, IN
- Varsity Football-Track Athletic Complex / Brownsburg, IN
- Hampton Field Baseball Complex / Hancock County, IN
- Old School Park Baseball-Tennis Facility / Hancock County, IN



### INDUSTRY EXPERIENCE

13 Years

### EDUCATION

Ball State University  
Bachelor of Landscape  
Architecture

### LICENSURE/MEMBERSHIPS

Registered Landscape Architect  
/ Indiana, Kentucky, Wisconsin,  
Utah, Pennsylvania

### PROFESSIONAL AFFILIATIONS

Council of Landscape  
Architectural Registration Boards  
/ CLARB Certified Professional

National Chapter / American  
Society of Landscape Architects

Indiana Chapter / American  
Society of Landscape Architects

Member / Indiana Park &  
Recreation Association

### CIVIC SERVICE

Junior Confirmation Instructor /  
St. Thomas the Apostle Catholic  
Church, 2009-present

Parish Council President / St.  
Thomas the Apostle Catholic  
Church, 2006-2009

Annual Festival Planning Team /  
St. Thomas the Apostle Catholic  
Church, 2002-2010

Relief Nashville, Neighborhood  
Team Leader / 2000 ASLA  
National Merit Award

## Resumes:

# FRED J. PRAZEAU, PLA, ASLA, CLARB

Partner / CONTEXT Design

Role: Landscape Architect

In Fred's practice as a principal landscape architect and project manager, he has built a reputation as a strong collaborative partner. His approach to design is focused upon carefully understanding and interpreting the client's program and goals. Because he is often called upon to add creative influence and character to projects, Fred's ability to communicate and synthesize solutions with the design team and client is essential to successful projects.

### SIMILAR PROJECT EXPERIENCE

- Grand Park, Family Sports Capital of America / Westfield, IN
- Vigo County Aquatic Center / Terre Haute, IN
- Anson Community Trails & Greenways / Whitestown, IN
- Nickel Plate Trail & Amenities / Fishers, IN
- Riverside Sports Park / Fishers, IN
- South Liberty Sports Park, Liberty Township / Columbus, OH
- Arbuckle Acres, Brownsburg Parks / Brownsburg, IN
- Whiting Lakefront Park / Whiting, IN
- Oil City Stadium at Standard Diamonds Park / Whiting, IN
- Municipal Sports Complex at 117th Street Park / Whiting, IN
- Varsity Football-Track Athletic Complex / Brownsburg, IN
- Witham Health Services at Anson / Whitestown, IN
- Medco Pharmaceutical at Anson / Whitestown, IN

### SPEAKING ENGAGEMENTS

- "Low-Impact Development (LID) Site Design Techniques, Anson Case Study"  
*Central IN Storm Water Quality Conference, Indianapolis*
- "Hidden Opportunities in Site Planning"  
*Hoosier Heartland Green Planning Workshop, Marian University*
- "Sustainable Development: Positively Impacting the Triple Bottom Line"  
*Land Development East Conference, Orlando*



### INDUSTRY EXPERIENCE

13 Years

### EDUCATION

Ball State University  
Bachelor of Landscape  
Architecture

### LICENSURE/MEMBERSHIPS

Registered Landscape Architect  
in the States of Indiana, Ohio,  
Tennessee, North Carolina,  
Michigan, Kansas, Colorado,  
Texas

### PROFESSIONAL AFFILIATIONS

Council of Landscape  
Architectural Registration Boards  
/ CLARB Certified Professional

National Chapter / American  
Society of Landscape Architects

Indiana Chapter / American  
Society of Landscape Architects

Member / Indiana Park &  
Recreation Association

### CIVIC SERVICE

President, 2012; Vice President,  
2006; Secretary, 2009; Executive  
Committee, 2001-2013 / IN  
Chapter American Society of  
Landscape Architects

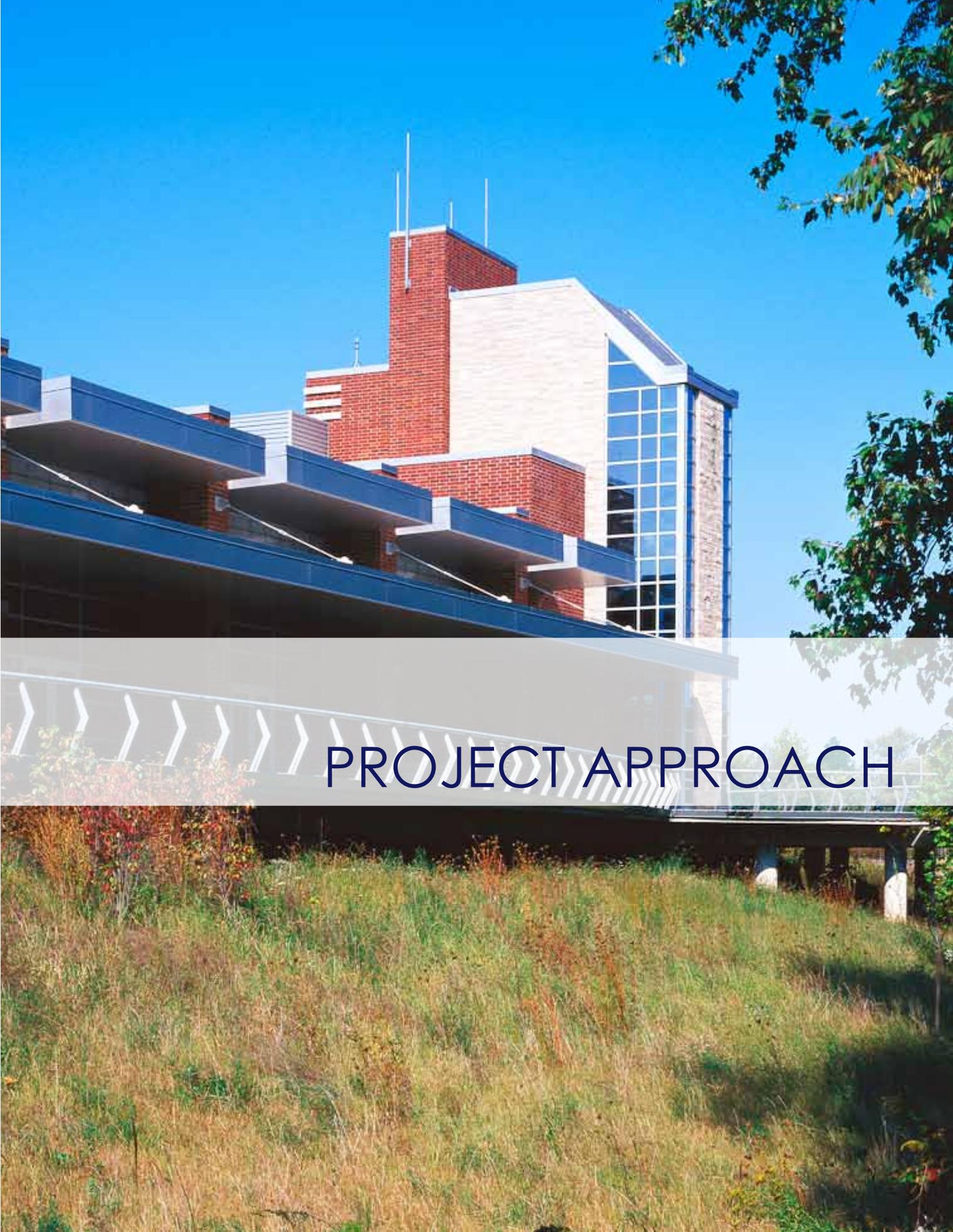
Adjunct Faculty / Ball State  
University, 2002, 2003, 2006

Development Committee /  
Celebrating Catholic School  
Values, 2010

INASLA Annual Student Awards  
Program Juror / Ball State  
University, 2001-2009

Board of Directors and Club  
President / Fortville Chapter,  
Optimist International

Releaf Nashville, Neighborhood  
Team Leader / 2000 ASLA  
National Merit Award



# PROJECT APPROACH

# PROPOSED PROJECT (APPROACH)

To address the Town of Whitestown's community center feasibility study is a highly specialized project type that requires experienced architects, landscape architects and engineers for a successful outcome. Our knowledge base includes many years and a variety of projects in working with and meeting the very specific requirements of national, state and local codes, ordinances. This translates into an effective and timely project approach that ensures your project timeline can be achieved.

Our philosophy is to bring people together. We do so by working closely with the Town of Whitestown and our consultant team within our process outlined below. We employ a highly communicative approach that, at the onset, defines tasks and milestones and identifies responsibilities. We utilize a very detailed schedule matrix to ensure we have effectively communicated the process and expectations of the entire project team. 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 have thoroughly reviewed the design objectives and scope of services outlined in your RFQ and we envision our Team's approach to include in addition to your defined goals and tasks the following:

## A) PROJECT KICK-OFF/DATA COLLECTION/SITE ANALYSIS

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

- A. **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.
- B. **Evaluate Program and Project Parameters** - Williams Architects will facilitate discussions and evaluate with the Park Town program requirements and overall project parameters.
- C. **Communiqué** – Confirmation on lines of communication, points of contact, level of involvement by Town leaders and staff, and other related project management details.
- D. **Data Collection** – Williams Architects will request, collect, log and review potential data and information required in order to facilitate a thorough understanding of the project background.
- E. **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 including the Vision 20/20 surveys, as well as infrastructure, due diligence, surveys, land use preservation, surveys, photographs, additional existing master plans, drawings, zoning information, soil borings, etc. We will review the Town of Whitestown's data and related materials / studies to familiarize ourselves with the design intent and scope of work for the Whitestown Community Center. Utilizing this information we build a comprehensive database of our findings.

Following review of these data we will perform a thorough reconnaissance of the project area and the immediate surroundings with an eye towards identifying potential constraints (e.g. wetlands, limiting drainage infrastructure, nearby off-site conditions that could be impacted by the development, etc.). In addition, we will look for the presence of utilities including water, sanitary, and storm sewer that may readily serve the proposed project.

We shall meet with the Town of Whitestown and other appropriate governing agencies to identify zoning and code requirements and all permits needed for construction and their associated timelines.

## B) PUBLIC INPUT

Early on in the process, the Williams Team encourages public input and participation from community focus groups and external organizations 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 on-going operational expense.

We shall attend additional community-wide public meetings to present the proposed project and answer technical questions. We will work hand-in-hand with the Town, and various citizen groups including Community Center Committees to promote an open exchange of information and ideas. These public input meetings are intended to ensure a high level of

interaction among the community and team members in an effort to provide the most appropriate solution for the Town of Whitestown.

Our Team will follow through on decisions and determinations made by the City Zoning and Building Departments. We will conduct meetings to review system requirements, options, cost, lead time, etc. Prepare preliminary schedules, code and zoning analysis, construction and FF&E budgets. Expand on existing design concept. Our Team will identify building systems and material; perform preliminary cost review and review the project schedule. This phase concludes with Complete Schematic Design drawings, outline specifications, and construction cost estimate for your review and approval.

## C) PROGRAMMING PHASE

The programming phase will begin with a stakeholder workshop. Goals and budget for the project will be shared and reviewed. The discussion will lead to a succinct "Program Statement" that speaks to and addresses the overall program goals for this Project. This will serve as our program mission statement. This is reviewed with high-level staff and any overall changes are made.

Initial meetings with each Project Based Committee will take place to gather community input. The design team will prepare an idea board for each meeting to help committee members envision potential spaces and choices. The end result of each meeting will be a list of goals for each site/building core program feature.

Community Center: We will work with the Town to complete survey forms indicating staff (current and projected), storage needs, meeting needs, other special space needs, etc. This is then analyzed along with high-level staff to remove unnecessary items and to ensure there are no overlaps or gaps between the surveys. Then we use that information to produce a Space Program that lists every space necessary to meet all of the functional needs. It is recommended that the Williams Team meet with the key staff members to ensure there is a thorough and complete understanding of all of the function and space needs. Additionally, we will review all support spaces for the facility in a similar fashion and synthesize the data into a comprehensive Building Space Program.

The detailed Space Program for the Community Center will be prepared and shared with high-level staff and any overall changes will be made.

## D) SITE SELECTION

Context Design will conduct initial due diligence review on up to six (6) sites for the Community Center. Using primarily GIS data and available infrastructure mapping, our site planners will evaluate opportunities and constraints posed by existing utilities, potential easement restrictions, circulation, egress points, and topographic variation.

Once the design team and owner hone in on preferred locations, Context will prepare concept diagrams (hand-generated) for up to two (2) sites. This additional study will expand upon the original infrastructure analysis and articulate pros and cons of development on each target site.

The deliverables in the due diligence phase will include black/white plan diagrams, site analysis information, infrastructure exhibits, and a written summary of development potential. The deliverables in the final investigation will add color concept diagrams (hand-generated), ordinance analysis, and an executive summary with feasibility recommendations.

Context anticipates three (3) design team meetings and three (3) public meetings/presentations during the process.

## E) CONCEPTUAL DESIGN ALTERNATIVES

Based on the Design Principals/Criteria Space Program and Selected Site we shall develop multiple Bubble Diagram Design Options (linkage diagrams) that address the aforementioned Recreation Complex / Campus Plan Program and Space Allocation Plan . A second workshop with Town staff will take place to review the bubble diagrams and explore ideas.

A second meeting with each Project Based Committee will take place to present the three conceptual plans. Each committee will have the opportunity to review the plans and recommend priorities or adjustments. The input here will help the design team and Park Town move the options toward one design solution.

A third workshop will take place with Town personnel and Board. Summaries from each Project Based Committee meeting will be shared and we will work together to choose the best pieces from the plans to move toward further development preferred solution by for the Town of Whitestown.

Subsequently, we will prepare a final conceptual plan for both building and site with a preliminary cost estimate for

the proposed facilities, drawn to scale, and indicating location, size, and proposed amenities. A tentative construction schedule will also be developed and a presentation-quality depiction of the final conceptual design and a feasibility report provided for staff, board and citizen view and consumption.

## F) BUDGET & FINANCE W/ STRATEGIC BUSINESS PLANNING

**Operational Standards** – The Consulting Team will establish operational standards and costs for the Community Center based on full operations. This will include hours of operation, maintenance standards, staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. Where appropriate, personnel standards as dictated by all state and/or local codes and ordinances will also be determined based on the design and program of the facility. This task will require a workshop with key management and staff. Levels of service and operational costs for the facility will be finalized.

**Partnership Identification** – The Consulting Team will evaluate existing partnerships and potential new contributing partnerships (e.g. Boy's and Girl's Club for the Community Center to gain an understanding of the impact of program specific partnering; ultimately determining if the shared risk associated with partnering eases the fiscal burden of service delivery while continuing to provide a benefit to the community. This will include identification of potential partners by specific activity, funding parameters, and agreement guidelines to support formal agreements.

**Financial Plan/Pro-Forma** – Based on the program, operations, and conceptual plan for the facility, the PROS Team will develop a detailed financial plan illustrating pricing strategy for each of the programs and services. The detail financial plan would include a space utilization summary based on detailed line item projections and detailed participation by program area. Financial modeling will be completed in Microsoft Excel; a fully functional version of the electronic model will be provided to the management group for future use as a budgeting and planning tool. The electronic financial model, fully linked and functional with the ability to project and model dynamic scenarios, will include:

- Expenditure detail: Detailed staffing by space/program area; Contractual costs, including but not limited to, utilities, maintenance and repair, insurance, office/license/dues, advertising and promotion; Commodity costs for program area and general facility requirements; Contract instructor costs
- Revenue and participation detail: General admission by month of year, by participant category and price point (youth, adult, weekday, weekend, etc.); Program/class participation by session/meetings, by participant category ; Rental by space/program area by price point

Pricing strategies would be based on a ten (10) step process which highlights the level of exclusivity received by the participant and the value of experience provided. The detailed financial plan will be included as a deliverable to provide management and staff the ability to affectively plan and budget for future years. In addition to the line item detail and summary schedules for revenues, expenditures, and debt service, this model will provide a five-year pro forma and cash flow for budgetary purposes.

The Conceptual Design of the preferred solution for the Town of Whitestown will include the following:

1. Final summarized program
2. Core Program Examples (6 photos of like spaces)
3. Site plan(s)
4. Floor plan(s)
5. Conceptual vignette(s) depicting building character
6. Operational budget for the Campus
7. Capital cost estimate.



FEE PROPOSAL



# FEE PROPOSAL:

We propose to provide Feasibility Study services to the Town of Whitestown for a **fixed fee of Fifty-Nine Thousand Dollars (\$59,000)**. This fee **does include** our **Reimbursable Expenses** which are further defined below.

All services shall be provided on an hourly basis at the rates listed below. These rates shall be revised at the beginning of June each year. The following rates shall hold thru 31 May 2016.

WILLIAMS ARCHITECTS / AQUATICS	
Title	Hourly Rate
Principal II	\$ 208.00/Hour
Principal I	\$ 191.00/Hour
Associate Principal	\$ 177.00/Hour
Senior Associate/Senior Project Mgr.	\$ 171.00/Hour
Associate / Project Manager	\$ 156.00/Hour
Architect III	\$ 138.00/Hour
Architect II	\$ 127.00/Hour
Architect I	\$ 114.00/Hour
Project Coordinator IV	\$ 104.00/Hour
Project Coordinator III	\$ 95.00/Hour
Project Coordinator II	\$ 81.00/Hour
Project Coordinator I	\$ 70.00/Hour
Project Technician II	\$ 53.00/Hour
Project Technician I	\$ 42.00/Hour
Aquatic Engineer II	\$ 164.00/Hour
Aquatic Engineer I	\$ 125.00/Hour
Director of Marketing	\$ 153.00/Hour
Marketing Coordinator	\$ 111.00/Hour
Accounting	\$ 147.00/Hour
Secretarial	\$ 104.00/Hour
Clerical	\$ 74.00/Hour
Director of Interior Design	\$ 140.00/Hour
Interior Designer V	\$ 109.00/Hour
Interior Designer IV	\$ 91.00/Hour
Interior Designer III	\$ 72.00/Hour
Interior Designer II	\$ 60.00/Hour
Interior Designer I	\$ 43.00/Hour

PROS CONSULTING	
Title	Hourly Rate
President	\$ 175.00/Hour
Senior Project Manager	\$ 145.00/Hour
Market Research	\$ 75.00/Hour

CONTEXT DESIGN	
Title	Hourly Rate
Principal	\$ 135.00/Hour
Project Landscape Architect	\$ 125.00/Hour
Designer	\$ 115.00/Hour
Draftsperson/Intern	\$ 90.00/Hour
Administrative Support	\$ 70.00/Hour

**REIMBURSABLE EXPENSES**

Reimbursables expenses related to direct expenses for the project such as travel, vehicle mileage, tolls, in-house printing & photocopying, photography, renderings, telephone & fax, electronic documentation transfer, postage / messenger / overnight courier, permits, project related supplies, etc. shall be billed at a direct cost.

**INVOICING**

We shall invoice on a monthly basis for services completed in the prior month. Payment is due within thirty (30) days of your receipt.

**CONCLUSION**

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.

Our design philosophy expresses our approach to serving clients through the development of designs for practical and attractive buildings.

Williams Architects expresses a commitment to an architectural design that emphasizes economy and efficiency, durability and imagination of design and patron appeal and satisfaction. We are committed to developing a thorough understanding of the Town of Whitestown project needs and our design solutions will reflect and respect the Town of Whitestown’s personality.



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Itasca, IL 60143  
630.221.1212  
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**THE STEWARDS OF YOUR VISION**

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