



February 18, 2008

Mr. Richard J. Fair, PE  
Service Director  
City of Mason  
6000 Mason-Montgomery Road  
Mason, Ohio 45040

Re: Professional Services – Proposed City of Mason/Tri-Health  
Office Building & Various Renovations

Dear Richard,

Thank you for the opportunity to be interviewed by the City of Mason for the City of Mason/Tri-Health Partnership for an addition and renovations to the Community Recreation Center. Champlin/Haupt has a great deal of experience working medical and wellness clients, as well as community center projects, including warm water therapy pools, and we feel that our design talents and creativity will be of value to the success of these projects. Our municipal and government experiences will be an asset to the City of Mason.

Our talents in design of similar projects, strategic planning creativity, project leadership, constructability techniques and costing accuracy will be an asset to your overall project team. Our architectural team is complemented with in house structural engineering and interior designers which creates a unique design team and allows for smooth and efficient development of the design and documentation.

We look forward to meeting with you in person to review more of your visions and our qualifications. Please call with any questions.

Sincerely,  
Champlin/Haupt Architects

Michael Battocletre, AIA

Jay Derenthal

Jay Derenthal, AIA



### Fee Proposal (Revised 3-10-2008) (Clarified 3-12-08)

Our initial thoughts for the project budget with limited known information is approximately \$8,000,000 to \$9,000,000 dollars assuming a 30,000 S.F. Tri-Health addition, 2,000 S.F. pool, 10,000 S.F. of minor Community Center renovations and new site improvements.

#### Baseline Construction Budget Assumptions

Tri-Health Addition – 30,000 GSF .....	\$5,500,000 - \$6,000,000
Warm Water Therapy Pool – 2,000 GSF .....	\$1,000,000 - \$1,100,000
Community Center Renovations .....	\$1,000,000 - \$1,200,000
Site Improvements .....	<u>\$ 500,000 - \$ 700,000</u>
Total .....	\$8,000,000 - \$9,000,000

The total anticipated approximate base A/E fees for a project of this magnitude would be in the 7-8% range or \$560,000 to \$720,000 plus expenses and special services. A full schematic level package taking 3 months or more to complete would be a 20% effort, or \$112,000 to \$144,000. Given the concept level of this effort, the timeline and the unknown scope other than what has been outlined, we propose the following fee structure suggestion with optional services identified:

A. Pre-design and Investigations .....\$ 6,000 (Hourly Not to Exceed)  
     C/H Allowance .....\$ 5,000  
     Korda Allowance.....\$ 1,000

B. Conceptual Design and Costing.....\$ 26,000 (Hourly Not to Exceed)  
     C/H.....\$22,000  
     Korda.....\$ 3,000  
     Landscaping.....\$ 1,000

C. Final Concept Plans and Costing .....\$ 7,000 (Hourly Not to Exceed)  
     C/H Allowance.....\$ 5,000  
     Korda Allowance.....\$ 1,000  
     Landscape Allowance.....\$ 1,000

**Subtotal Labor Hourly Not to Exceed .....\$ 39,000**

D. Expense Allowance.....\$ 3,000 (Allowance)  
     Plotting in house, mileage, document  
     printing for review, color copies, supplies,  
     final printing (20 copies) and misc.



A/E Fee Proposal Assumptions: (Revised 3-10-2008) (Clarified 3-12-08)

1. Our final concept plans will cover a portion of the final PUD submittal requirements. *These will be the architectural components listed; civil/topography drawing, landscape concept plan, project cost outline, construction target schedule, concept building plans including elevations depicting materials. Other supplemental information will be provided by the City of Mason or others. Costing will be on a square foot basis.*
2. Any expense allowances not utilized can be used in moving forward.
3. The City of Mason and Tri-Health will provide existing documentation and Tri-Health's program of spaces prior to kick off meeting 3-18-08. They must respond timely to required programming and design decisions as outlined to meet the schedule.
4. Attached are current hourly rates for C/H. Hourly rates to be billed lump sum for principals and with a 2.75 DPE multiplier for staff. Consultants to be invoiced at a 1.15 multiplier with expenses billed at a 1.10 multiplier.
5. Any 3-D images of the new addition or any improvements are not included. If desired, we can produce these 3-D images in-house. Approximate cost for each image would be \$3,500 with finalization upon scope requested.
6. We have not included any site surveys, geotechnical, environmental or building plan updates. We can provide optional service fees for these if requested.
7. For phase B – Conceptual design and costing we have included for a more detailed review of no more than two (2) optional preliminary schemes. These will be identified from four (4) to five (5) early architectural concept strategies.
8. Korda/Nemeth Engineering to provide assistance with civil engineering. *M.E.P. planning is not included.* We have identified allowance for landscape and will select an appropriate firm with your assistance.

Champlin/Haupt Architects has the committed individuals that are available and have the appropriate experience to move your project forward with confidence.

We look forward to working out a final agreement to align the appropriate and desired scope of work with the fees. We would be glad to get together to discuss in further detail.

Project Approach:

At the start of any project a complete strategy for delivering the best design, within budget and within schedule must be established. All parties must be engaged in the outlined process for establishing the main strategies. It will take a team approach to establish the game plan and vision for success. Our approach for success on major projects has been establishing both the main vision project team strategy with a target schedule from day one with emphasis on the design schedule.

Establishing the appropriate participants to be involved in design and programming is very important. Establishing weekly or bi-weekly project team meetings in design and through documentation has been a very successful strategy. This gives mini goals and assignment accountability to all project team members during this design and documentation process.

The design team presented has worked together for many years on many successful projects. Other key elements are respect for all project team members and their roles, understanding their value to the project, responsiveness, communication and accountability. The City of Mason administration, TriHealth administration, your planners, users, community, maintenance personnel, etc. want to have a say in the planning and design of this addition and expansion to the Community Center. The attention to detail is very important and it will be Champlin/Haupt's job to build consensus amongst the entire project team participants.



## BIM and working as a team/collaborating with multiple team members utilizing BIM

### **BIM (Building Information Modeling)**

Building Information Modeling (BIM) software solutions facilitate a new way of working that involves the creation and use of coordinated, consistent information—enabling faster decision-making, better documentation, and the ability to predict performance before ground is ever broken.

BIM seamlessly communicates within the architecture, engineering and construction industries. BIM is the creation and use of coordinated, internally consistent, computable information about a building project in design and construction. The ability to keep this information up-to-date and accessible in an integrated digital environment gives architects, engineers, builders, and owners a clear overall vision of their projects and contributes to the ability to make better decisions faster—helping raise the quality and increase the profitability of projects.

<http://usa.autodesk.com>

### **Collaborating with multiple team members utilizing BIM**

BIM model uses work sharing to collaborate between multiple team members while saving and distributing building information at central location. Autodesk Revit projects can be subdivided into Worksets. A Workset is a collection of building elements (such as walls, doors, floors, stairs, etc.) in the building. In the Autodesk Revit project, users have the option of checking out entire worksets or individual elements in a workset. All other team members may view these elements or Worksets, but are unable to change them, preventing possible conflicts in the project. In this manner, Worksets function similarly to External References (xrefs) in AutoCAD software, but with the additional ability to propagate and coordinate changes between users.

Team members adding and changing elements in Worksets can save their work to a local file on the network or their own hard drive, and publish work to a central file whenever they choose. They can update their local files at any time with the latest changes other team members have published. This ability to 'reload,' to see changes, is similar to the xref workflow.

Worksets are optimized to support teams working on a single building. For projects involving multiple structures arranged in a campus-like manner, Autodesk Revit Model Linking functionality should be used to link a set of distinct RVT files. Each individual building can then be organized with its own Worksets.

Following are several examples of BIM projects that our team is currently developing or has developed:

The New Worship Center project for Northview Christian Life Church (NVCLC), Carmel, Indiana, consists of four Revit users, including our in-house structural designer. The project is divided into multiple worksets based on building components like floors, exterior walls, roofs, structure, ceilings and default worksets. Each team member created a local file on his/her local drive and periodically publishes their work to central file on network to share their work with the team. The central file



remains in constant communication with local files and at "reload" request publishes others changes in local files.

AVETEC, Springfield, OH project team, at one point, included six Revit users. The project was divided in to multiple worksets in detail to accommodate a large group of people working at the same time. The entire project was divided by major building components, exterior/interior, levels and add-bid items/design options. Each team member was responsible for specific tasks and shared their work to central file for others coordination.

-Autodesk, Revit White Paper: Multi-user Collaboration with Autodesk Revit Worksharing

## Collaborating with multiple disciplines utilizing BIM

Collaborating with multiple disciplines greatly improves the coordination of building structure and systems through the internal management of building information. As of now BIM from Revit includes specific versions for architecture, structure and MEP. Once linked, these models provide fully integrated building information. Copy/Monitor feature provides immediate visual feedback on interlinked building components. With each update from linked models, this tool helps monitoring coordination and analyzing interference. BIM has integrated ability to easily import and export ACAD data for the consultants who are not using BIM.

AVETEC was fully integrated BIM project utilizing Revit Architecture and Revit MEP with IFC information for structure. The advantage of coordination and interference check added another level of efficiency and accuracy. The concept of BIM is widely welcomed by our consultants, construction team and client. BIM documentation proved to be a very effective tool while communicating RFI with 3D sketches and precise information. NVCLC utilizes Revit Architecture, Revit MEP, in-house Revit Structure and IFC information for structure. Revit proved to be a very efficient tool for building documentation while communicating a challenging design to client and consultants.

For the St. Elizabeth Medical Center 12<sup>th</sup> Street Office Building, Array Healthcare Facilities Solutions, the Architect of Record, worked with Champlin / Haupt Architects and other local engineers to coordinate the project in Revit. The Revit model was designed by the Architect of Record and shared through the use of their FTP site. Peer review by CHA, and all tenant design in the building was done using the Revit Model provided by the Architect of Record.