

Brandon Frye
City of Douglas Parks Department
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April 08, 2024

Subject: Douglas, Wyoming Aquatic Design Proposal

Dear Brandon,

Thank you for the opportunity to provide a proposal for the aquatic design services for the proposed aquatic facility. The purpose of our services will be to provide aquatic construction and permitting documents and construction administration as well as provide cost estimates for the demo of the existing pools, pool deck, all pool mechanical equipment, waterslide, and concession/park bathroom building in the southeast location of the site. This proposal outlines our understanding of the project, our documents and proposed scope of services and provides a fee for our services. This proposal is valid for thirty (30) days.

A. PROJECT INFORMATION

	DESCRIPTION
Location	The project is located at 723-799 Center Street, Douglas, Wyoming 82633.
Proposed Improvements	Based on the City of Douglas Wyoming Request for Proposal Regarding Douglas Municipal Water Park Mechanical Room Upgrades and subsequent discussions, it is proposed to renovate the existing swimming pool, as well as upgrade mechanical equipment and piping to the proper sizing for the new pool design, new surge tank and a pit for the slide pump.

B. SCOPE OF SERVICES

The Client (City of Douglas Parks Department) retains the Consultant (Landmark Aquatic-Progressive Commercial Aquatics Inc.), for professional aquatic planning and design engineering consulting services to prepare construction documents for the swimming pools and pool mechanical systems for obtaining a construction permit and construct the pools and associated aquatic mechanical and sanitization systems in conformance to the State of Wyoming Health and Building Codes for Public Swimming Pool. The scope of the Consultant's services shall include:

I. CONSTRUCTION DOCUMENT PHASE

Five (5) Scheduled Visits

- A. Prepare aquatic drawings (SP or AQ sheets) in CAD format based on the Manufacturer drawings and submit to Design/Construction Team following the drawing format indicated below. Refer to SECTION E – DESIGN TEAM COORDINATION for additional information relative to aquatic and design team scope.
1. Aquatic Site Plan (building or site background from Client)
 2. Aquatic Demolition Plan
 3. Aquatic Plans and Sections
 4. Aquatic Details
 5. Aquatic Piping Plan and Details
 6. Balance Tank, Plans, Sections and Details
 7. Aquatic Equipment Details
 8. Aquatic Systems Schematic
 9. Provide Aquatic Specifications on Plans
 - a) Pool/Waterslide/Splashpad Equipment
 - b) Pool/Waterslide/Splashpad Finish(es)
- B. Structural Design of Aquatic Shells – By Landmark Aquatic Sub-Consultant
1. Prepare structural design construction documents for the pools, adjacent deck, waterslide and balance tanks floor slab and walls.
 2. Specifications for the aquatic and deck poured-in-place concrete and shotcrete.
 3. Coordinate aquatic structural documents with other disciplines.
- C. Electrical Design of Aquatic Equipment – By Landmark Aquatic Sub-Consultant
1. Prepare construction documents and details for the aquatic equipment single line diagrams, and electrical panel, etc.
 2. Specifications on drawing sheets.
 3. Coordinate aquatic electrical documents with other disciplines.
- D. Geotechnical Study Design – By Landmark Aquatic Sub-Consultant

1. Scope of Services consists of field exploration, laboratory testing, and engineering/project delivery. Our Scope of Services does not include environmental site assessment services.
- E. Prepare construction documents and details for the aquatic equipment single line diagrams, and electrical panel, etc.
- F. Prepare construction documents and details for the aquatic equipment single line diagrams, and electrical panel, etc.
- G. Meet with Client and/or Architectural design team via teleconference or web conference to review plans and determine specific aquatic program and features desired and discuss points of coordination for architectural, structural, mechanical, electrical, plumbing and civil designers.
- H. Provide final aquatic construction budget for review and present value engineering options for consideration, if required.

II. AGENCY REVIEW & BIDDING PHASE

No (0) Scheduled Visits

- A. Furnish sealed engineering splashpad (SP or AQ Series) plans, specifications, application, equipment cut sheets and additional documents as required to the Agency for obtaining a construction permit. Furnish additional sealed engineering splashpad plans to Client for submittal to the Department of Buildings or other agencies having jurisdiction, as required.
- B. Coordinate requirements for Owner, Architectural, Civil, Structural, Mechanical, Electrical and Plumbing plans with design team for consolidated Agency submittal by the Consultant.
- C. Agency permit filing fees shall be by the Client or Owner.
- D. Coordinate Agency comments with respective design team members and furnish consolidated responses to Agency. Response to State Building Department Plan check comments shall be provided for the aquatic engineering scope items.
- E. Respond to contractor requests for information (RFI) items pertaining to the splashpad and to clarify drawings as required.

III. CONSTRUCTION ADMINISTRATION PHASE

Five (5) Scheduled Visits

- A. Review submittals by pool subcontractor for the splashpad and their related systems. Provide review and comments on submittals related to the aquatic items from the design team.

- B. Observe aquatic construction throughout construction at specific milestones and submit a report following each site visit. Suggested milestones are as detailed below and may be altered at the Client / Owner request.
 - 1. After installation of first aquatic shell reinforcing, main drains and below grade piping and prior to concrete installation.
 - 2. After installation of second aquatic shell reinforcing, main drains and below grade piping and prior to concrete installation.
 - 3. Prior to installation of aquatic shell finishes and when aquatic equipment room installation is 50% complete.
 - 4. Prior to installation of aquatic shell finishes and when aquatic equipment room installation is 75% complete.
- C. Provide final observation of the aquatic facility and submit a final punch list.
- D. Address Contractor, Sub-Contractor and Design Team requests for information and provide clarifications via Bulletin response and/or drawing revisions.
- E. Address Agency requests for information during their construction observation visits.
- F. Furnish Record Documents, if requested, based on pool contractor plan markups and furnished data.

C. SCHEDULE

Completion of Construction Documents and Agency Review Submittal shall comply with the schedule as provided by the Client and/or Owner. The Consultant’s schedule shall be extended based on delays provided by other Consultants or the Owner. Proposed schedule as follows:

- 1. Design Phase April 8th-June 14th, 2024
- 2. Bidding/Agency Review Phase June 17th-July 12th, 2024
- 3. Construction Administration Phase July 15th-May 1st, 2025

D. COMPENSATION – LUMP SUM

AQUATIC TASK	LUMP SUM FEE
I. Design Fee (2 site visits, travel reimbursables included)	\$98,200

AQUATIC TASK	LUMP SUM FEE
II. Bidding/Agency Review (No site visits planned)	\$4,500
III. Construction Administration (3 site visits, travel reimbursables included)	\$9,500
Total for Design, Permitting and Construction Administration	\$112,200

**** Construction Administration Scope and Fees not required if Landmark Aquatic – Progressive Commercial Aquatics is the selected pool contractor. ****

The Consultant monthly invoices submitted shall be based on the percentage of the Consultant's services completed. Client shall make payments to Westport Pools within thirty (30) days after receipt of invoice. Upon written notice, Consultant may suspend services until payment for past due invoices is made.

Reimbursable expenses and add services are subject to Client approval. Reimbursable expenses shall consist of travel expenses and personnel time for additional trips and be billed to the Client at cost at the rates listed below.

ADDITIONAL SERVICES

- Existing plans do not show or call out deep foundations for structural design of the aquatic shells, but if Geotechnical studies and report detail requirements for deep foundations, additional fees shall be required.

Fee: \$19,500

- Civil Design for water service to and from building, underdrain system as needed per Geotechnical report, storm water connections for existing deck drain system and grading plans to be negotiated based on scope of work desired and agreed upon with Client.

Fee: To be Determined

- Site Lighting Design to be negotiated based on scope of work desired and agreed upon with Client.

Fee: To be Determined

- Mechanical and Plumbing Design for existing equipment room, deck drain system, hose bibs and water fountain(s) at pool deck to be negotiated based on scope of work desired and agreed upon with Client.

Fee: To be Determined

Consultant shall not proceed with any additional work without Client authorization in writing. The above lump sum fee is based on our current rate schedule.

PROGRESSIVE COMMERCIAL AQUATICS

A LANDMARK AQUATIC COMPANY

WESTPORT POOLS

A LANDMARK AQUATIC COMPANY

If we are authorized to proceed and the client subsequently postpones or cancels the work, we will invoice the client for the costs of project set up and mobilization incurred prior to notice of cancellation.

Additional Services shall be billed out at the following rates:

President	\$200.00/hour
Design Director / Structural Principal	\$175.00/hour
Project Manager / Structural Designer	\$135.00/hour
Revit Designer / CAD Drafter	\$100.00/hour
Administration	\$65.00/hour
Design/Construction Administration Site Visit	\$1,500/day, includes travel expenses
Mileage	0.65/per mile

E. DESIGN TEAM COORDINATION

1. HOLD HARMLESS

- a. The Consultant shall provide recommendation for design of the aquatic equipment building and support spaces based on previous experience, but the Client, Architect and their Engineers shall be responsible for the design of the building. The Client shall hold harmless the Consultant from all claims relating to building design, and specifically claims related to condensation, moisture damage, excessive humidity, absence or poor performance of vapor barriers and corrosion of surfaces.

2. PLUMBING/CIVIL

- a. Civil Design to be provided by others.
- b. If required in the project Geotechnical Report, the aquatic underdrain system design shall be by Civil for dewatering the area. Consultant shall provide a monitoring well to assist the Client for observing groundwater conditions prior to emptying pools and splashpad balance tank for maintenance. Hydrostatic relief valves shall be specified by the Consultant in each pool / splashpad main drain, but these relief valves are not the primary means of prevention of floating the aquatic shells.
- c. Consultant shall size aquatic wastewater tank / catch basin within the equipment room for periodic draining of splashpad and filter cleaning via an approved air gap. Plumbing and Civil shall be responsible for aquatic wastewater from the pit / holding tank to the appropriate sewer.
- d. Consultant shall size and provide design for aquatic system automated fills based on existing domestic water supply and backflow preventer or as provided by Plumbing/Civil.
- e. Plumbing shall be responsible for drinking fountains, hose bibs and bathroom facilities per the Health Code. Consultant may recommend locations for hose bibbs in splashpad equipment room and on splashpad deck at no greater than 150-ft apart or as listed by the Agency.
- f. Deck drain system selection and layout shall be the responsibility of Plumbing with Consultant guidance on location from pools / splashpad and if applicable, area drain separation.

3. MECHANICAL

- a. Mechanical is responsible for providing ventilation to aquatic building, equipment and chemical treatment rooms.

4. ELECTRICAL

- a. Consultant is responsible for connection of line voltage and greater to aquatic equipment from existing panel and service provided. Consultant will show low voltage control wiring connections (less than 120V) to aquatic equipment.
- b. Consultant will provide details for pools, waterslide and splash pad bonding and grounding per Electrical Code.
- c. Electrical is responsible for deck and equipment room lighting.

F. AUTHORIZATION

This proposal may be accepted by executing this proposal. This proposal is valid only if authorized within thirty days from the listed proposal date. If an alternative contract is proposed additional delays may occur due to reviewing the contract. We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call the undersigned if you have any questions or comments regarding this proposal.

LANDMARK AQUATIC

**CITY OF DOUGLAS
PARKS & RECREATION DEPARTMENT**

BY: *Daniel Ostrenga*

BY: _____

Daniel Ostrenga
Aquatic Engineer

Brandon Frye
Superintendent of Parks & Recreation Dept.

DATE: April 8, 2024