



ARCHITECTS

August 11, 2020

David Jund, Facilities Director
Green Valley Recreation, Inc.
1070 S Calle de las Casita
Green valley, AZ 85614

RE: West Center – Wood Shop Expansion Study

Dear David:

Thank you for the opportunity to present this proposal to the Planning and Evaluation Committee and the Woodworkers of Green Valley Recreation.

Understanding of Project Scope:

This project consists of schematic design options for an addition to the GVR wood shop at West Center, 1111 S. GVR Drive. At this point, the Woodworkers of Green Valley Recreation are currently seeking funding, and would like to explore four schematic options per the attached sketches dated 3/14/20:

- Option 1 is the Club's desired scheme is an addition of about 7,000 SF, which more than doubles the shop's size to accommodate future projected growth.
- Option 2 is 5,800 SF expansion
- Option 3 and 4 are alternative schemes are just under 3,000 SF

WSM is familiar with the existing Wood Shop from our work on the Strategic Master Plan.

Description of Services:

- Explore site feasibility with Pima County Zoning and 2018 International Building Code and how site utilities and parking are affected.
- Professional cost estimate by Trip McGrath of Compusult for the various options.
- Meet with GVR Staff and Woodworkers Club to tour space, discuss desired schemes (one meeting)
- Design schematic plans and elevations of each of the above-mentioned options with associated construction cost estimates.
- Meet with GVR Staff and Woodworkers Club to present and discuss the schematic options (one meeting).
- Final report for GVR's use in presenting to the Planning and Evaluation Committee.

Project Team:

Our proposed project team for Schematic design of project is:

- | | |
|---------------------------------------|------------------------------|
| • Civil Engineering | DOWL |
| • Structural Engineering | Broderick Engineering |
| • Mechanical and Plumbing Engineering | PH Mechanical Engineering |
| • Electrical Engineering | Electrical Design Associates |
| • Professional cost estimating | Compusult, Inc. |

Exclusions:

- This project scope does not include civil engineering site surveying, drainage studies or traffic impact studies.

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- We have excluded any Development Plan (DP) modifications or updates. It is probable that these may be required by the County because these proposed projects would add building footprint to West Center and possibly modify the parking calculation. By the end of the study, we will be able to assess with the County what services would be required should GVR want to move forward with Construction documents and construction.
- Environmental engineering or archaeological reports are excluded.
- Soil borings, geotechnical reports and engineering are not included in WSM's proposal.
- Neighborhood Association or HOA coordination is excluded from the scope of this project.
- LEED or other sustainability design certifications are excluded and not required for this project.
- Governmental impact fees, fire district fees, plan review and permit fees are excluded from this project.

Project Fee:

Our fee for the work would be a fixed fee (except where noted otherwise) of **\$ 18,600** as follows:

Project Phase	Fee by Phase
I. Schematic Design Study	\$ 18,600

Reimbursable expenses: We request a Reimbursable Allowance of \$500.00 for anticipated travel and printing costs. Reimbursable expenses (travel and printing costs) will be billed at cost. This fee is included in the total fee listed above.

Invoices: Invoices would be sent monthly based upon percentage of work completed that month for WSM. Invoices would be payable within 30 days of invoice date.

Contract Type: We propose to conduct this project using an amendment to the existing AIA contract between WSM and GVR.

Schedule: Upon Notice To Proceed, we are ready to begin the project work outlined in this proposal. We anticipate that the work can be completed in about six weeks duration.

David, thank you for the opportunity to present these services to GVR. Please contact me with any questions you might have on this proposal.

Sincerely,

Accepted by:


 Kristen DiBone AIA | NCIDQ
 WSM Architects, Inc.

 David Jund, Facilities Director
 Green Valley Recreation, Inc.

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Mr Nisson

3/14/20

Attached are four expansion options which you requested at the last P&E committee meeting. I have added two additional options which may also be of consideration. Also attached is an Excel spread sheet which summarizes the total square feet obtained from the four options, plus projected membership gains over the next twenty years. It is interesting to note that at our present member projections, we will back requesting additional space before the paint is dried with options 3 and 4. We would like to stay at least sixteen members per square feet of total space.

Again the wood shop would like to thank you for your hard work while serving on the GVR Board of Directors and as chairman on the P&E committee.

Thank you very much,

John H. Robertson
Woodworkers of Green Valley Recreation

Option 1

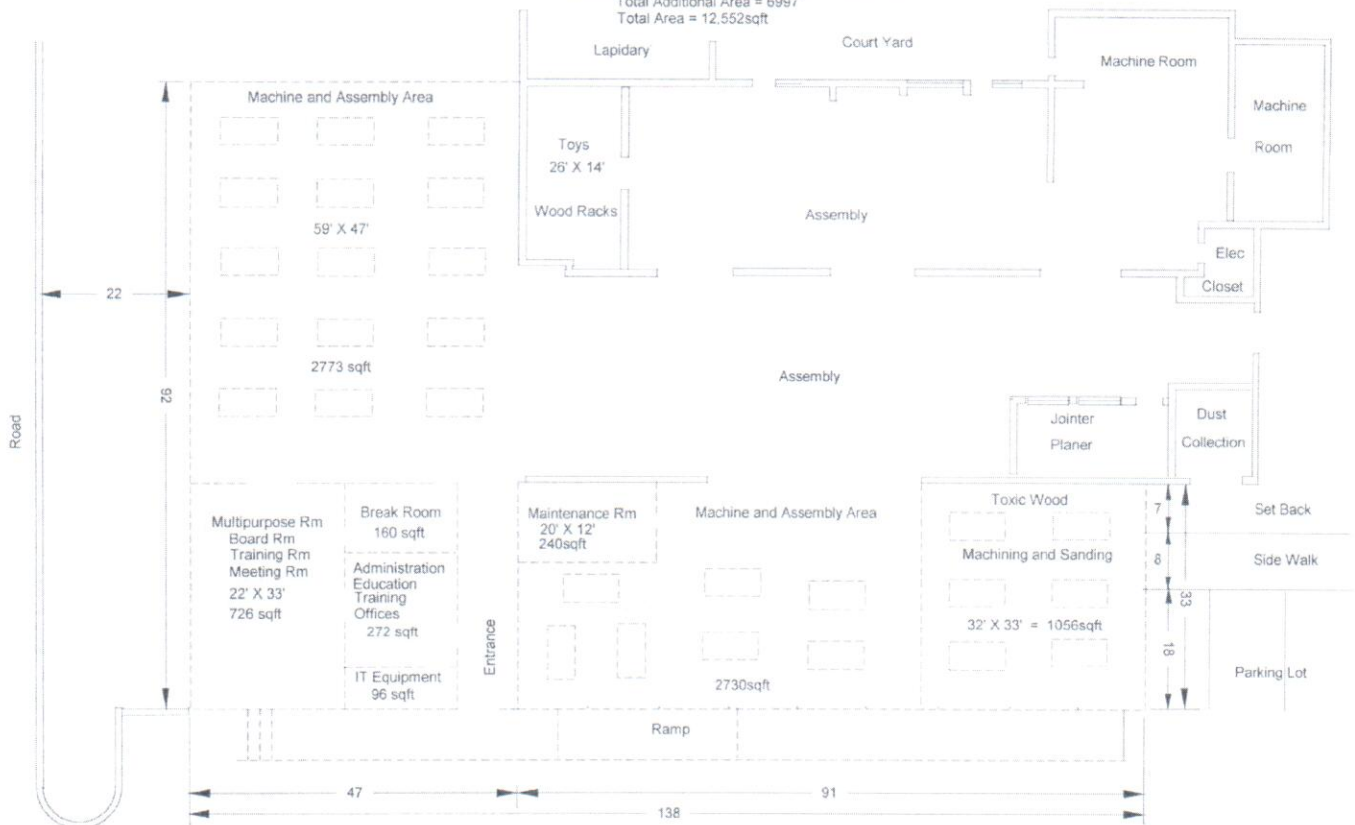
Woodworkers of Green Valley Recreation

Proposed Shop Expansion Layout

Preferred Option - East to Parking Lot + South to Street

Total Additional Area = 6997

Total Area = 12,552sqft



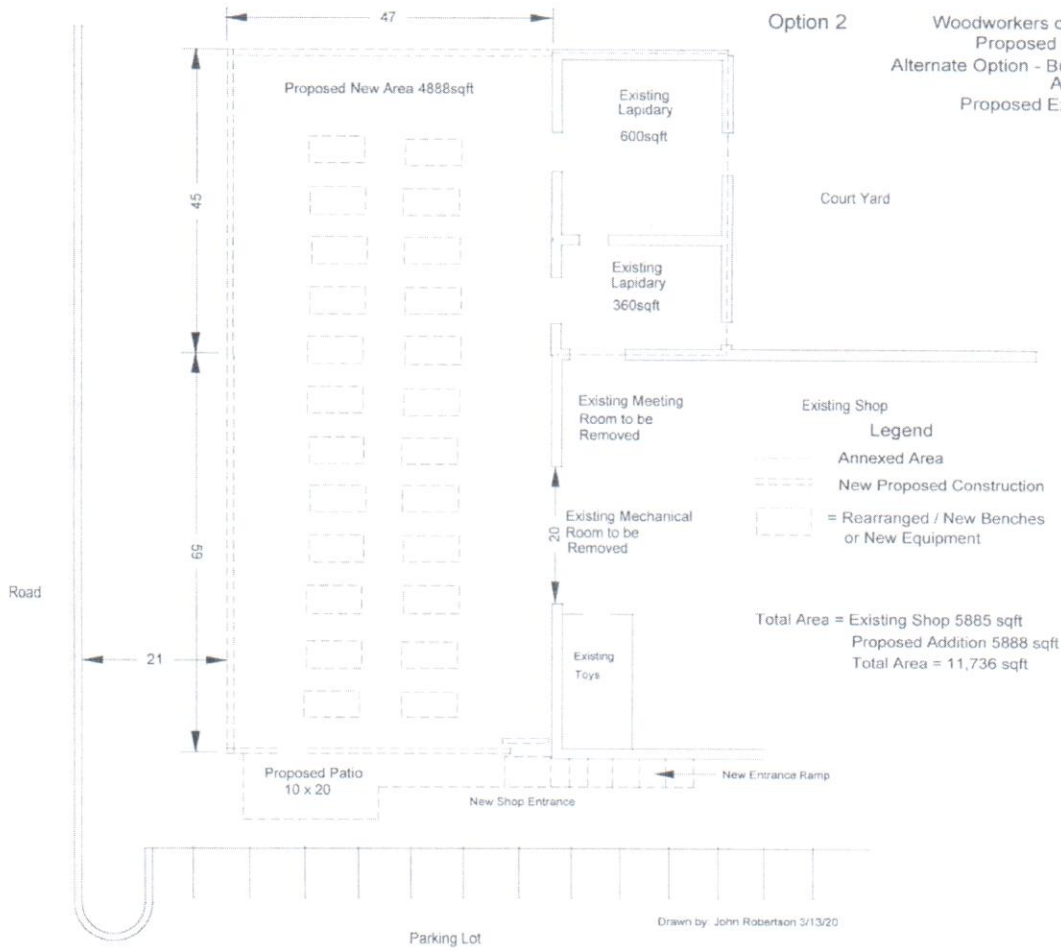
- - - = New Shop Areas
- - - = Rearranged / New Benches or New Equipment

Total Shop Area = Existing Shop 5885sqft + 6667sqft = 12,552sqft
 Proportional - Not to Scale

Drawn by John Robertson 3/13/20

Option 2

Woodworkers of Green Valley Recreation
 Proposed Shop Expansion Layout
 Alternate Option - Build South of Existing Wood Shop
 Annex Lapidary Shop and Build South
 Proposed Expansion Area = 5888 sqft



Drawn by John Robertson 3/13/20

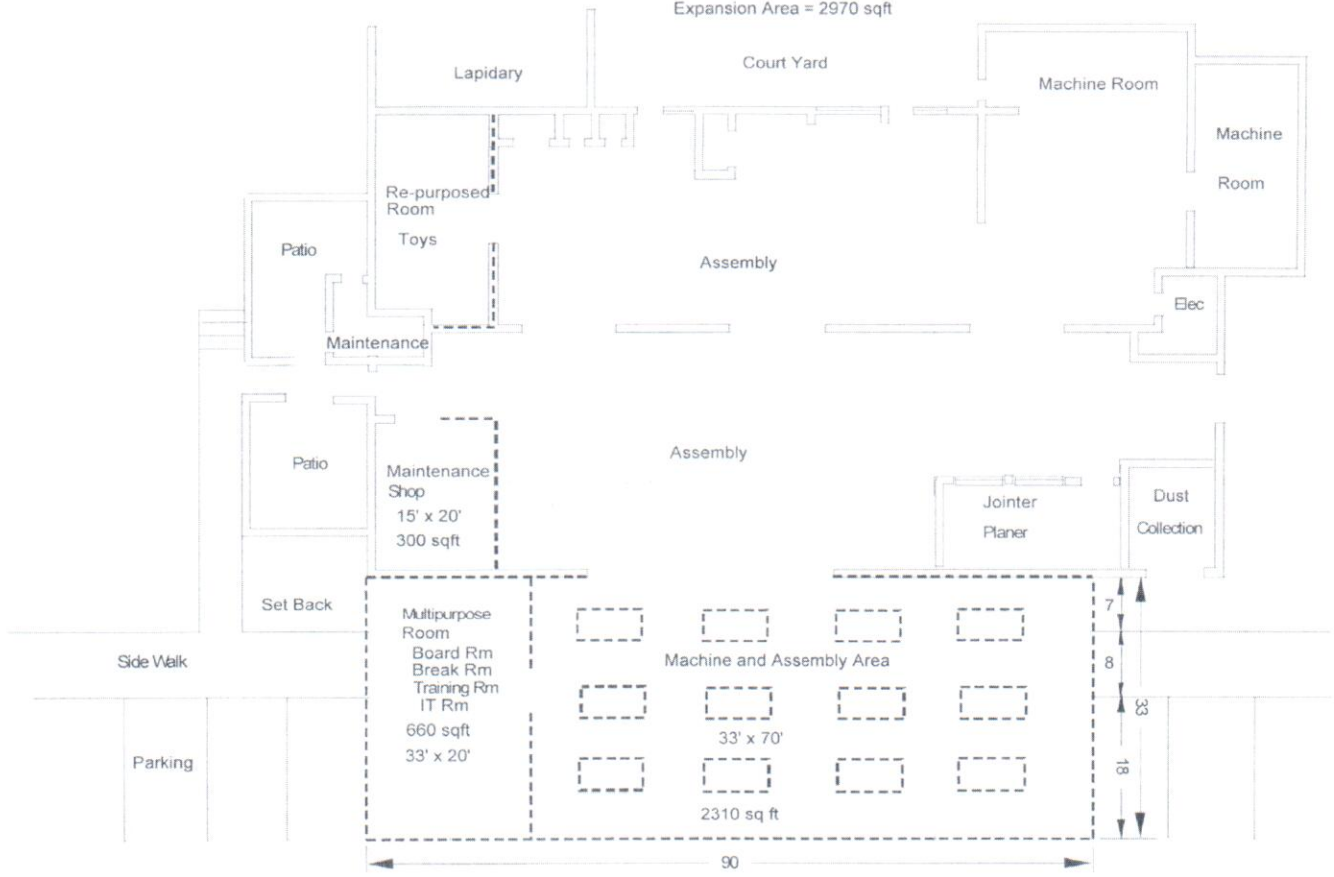
Option 3

Woodworkers of Green Valley Recreation

Proposed Shop Expansion Layout

Preferred Option - East Into Parking Lot

Expansion Area = 2970 sqft



= Rearranged / New Benches or New Equipment

Drawn by John Robertson 3/13/20

Total Shop Area = Existing Shop 5885 sqft + Proposed Shop 2970 sqft = 8855 sqft

Option 4

Woodworkers of Green Valley Recreation
 Proposed Shop Expansion Layout
 Alternate Option - Build South of Existing Shop
 Proposed Expansion Area = 2726 sqft

