WADMAN CORPORATION

Babcock Design

CITY OF WEST WENDOVER
NEW FIRE STATION
AND COMMUNITY & RECREATION CENTER

DESIGN/BUILD QUALIFICATIONS
30 SEPTEMBER 2021


AIR-PAK

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WADMAN CORPORATION 2920 South 925 West | Ogden, UT 84401 | 801.621.4185

September 30, 2021

Chris Melville,
City Manager
City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883

RE: New Fire Station and Optional Community & Recreation Center Design Build Qualifications

Dear Chris,

We are honored to be included in the shortlist of this exciting project. By now, you and some of the West Wendover Team have met with us through the interactive tour and received a preview for the environment and energy that we will bring to this project. We love when the opportunity arises to work with repeat clients such as yourself. Pairing our specific background for fire stations and community centers, and the strong relationship between architect and contractor—we are confident that we will bring this design-build project to fruition for West Wendover City.

Between Wadman Corporation and Babcock Design—we bring together a tremendous wealth of knowledge that when integrated together will result in a strong collaboration for this design-build project. We understand the city's importance for being informed throughout the project and its various deliverables (e.g., design progress, budget updates, constructability, scheduling). We believe our team is ready and capable of serving West Wendover in this process to make it as seamless and collaborative as possible.

The team has already begun compiling information for this project. We have made early assumptions regarding scheduling and phasing, and we look forward to working with West Wendover on how we can implement strategies to deliver this exciting project. Our individual roles have been structured specifically for this project including bringing in our extended designers and engineers for this portion of the proposal. We have a long-standing and trusted relationship with all the team members involved on this project, and West Wendover will be included in all aspects of the project.

Thank you again for considering our proposal, we look forward to the opportunity to work with West Wendover City on these exciting projects within your community.

Sincerely,

Spencer Bradley
Vice President
WADMAN CORPORATION

Rob Cottle, AIA
Senior Partner
BABCOCK DESIGN

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⊕ *team member added after Phase 1 SOQ response*

MANAGEMENT APPROACH.

We feel that a successful management approach for this project is to calculate the primary risk factors early, to determine which routes are a “go” vs. “no-go”, and to set strong parameters that can be followed by the design team and contractor. Some of these factors are listed below - we have provided some preliminary thoughts on how we would opt to address them and look forward to uniting with West Wendover to see that these strategies are acceptable and successful.

RISK MITIGATION STRATEGY

Establishing a Point of Contact while retaining valuable input from Key Stakeholders	It is our recommendation that West Wendover delineates a point of contact with full approval authority. This point of contact would attend all design meetings and engage with all necessary stakeholders to make decisions during design and provide approvals at key design milestones. This keeps the ball rolling in the right direction while minimizing time and costs. While this role is key to the progress of design, it is equally important to keep all stakeholders engaged for input on the spaces they’ll occupy.
Understanding Project Site Constraints	Numerous variables factor into project site constraints and will be addressed in the early stages of preconstruction. Items include but are not limited to; design options such as “pull-thru” bays and one or two-level designs, access interfaces including the west access road and walkway connection, and cost of exporting to off-site locations. Our experience on the Master Plan is advantageous to understanding West Wendover’s overall objectives and will be utilized during pre-construction site constraint investigations and planning.

Engaging Owner's Needs and Lessons Learned

Engaging the owner in all aspects of the design and construction process is vital to meeting the owner's project objectives. This interactive process allows us to understand this project's priorities as well as your lessons learned on past projects so those issues are not replicated. Examples include a clear understanding of the functionality of each space, materials that are in alignment with desired aesthetics and the overall Master Plan, and mechanical systems that are low maintenance and meet your requirements. Our goal is to provide a highly functional building that is easily maintained.

Bid Packs

While some GC's prefer to work with bid packages we believe that it can hinder the guarantee of the final number. Bid packages may allow some work to begin sooner but it's a risk to begin work with additional bid package costs coming in months down the line. Design changes from one bid pack to another could also create confusion amongst trades that may have bid a different set of plans that don't line up with the final design plans. Another possible issue is hiring a trade on one bid pack that isn't the lowest bid on the next bid pack, breaking up the consistency of work from a single subcontractor that performs work at varying milestones or conversely forcing us to use a number that may not be the most competitive. Waiting for the design to be complete and bidding the project in its entirety gives the owner a final cost prior to commencement of work and continuity of final design plans for all trades.

Establishing a GMP

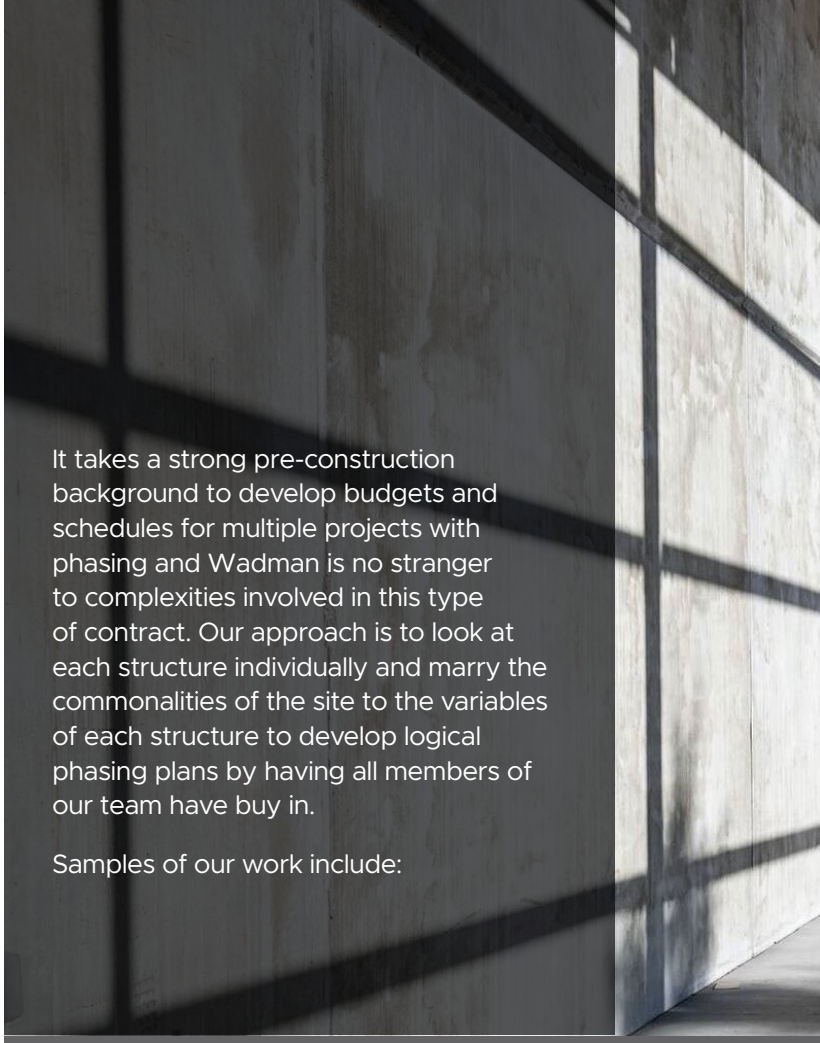
Establishing a GMP too early is a huge risk to the owner because a large contingency would need to be in place to cover a multitude of unknown design factors giving West Wendover a false sense of final pricing and limited information to determine if both projects are an option. It is our recommendation that we provide a budget at the 30% mark for design of both the Fire Station and CRC to determine if both projects will move forward from that point. A final GMP would be provided at the 75% Construction Document design milestone for accurate pricing.

UNIQUE APPROACH.

As a design-build team, one of our strengths is seeing the reward of each risk item identified during the early planning stages. Capturing risks early on and working towards solutions with our team of experts allows us to present viable solutions to West Wendover. Key stakeholders are then able to make timely decisions based on their priorities that keep the project moving forward. The biggest reward comes in the elimination of a risk before it's a problem in the field! The more risks we find, the more solutions we develop, the more time and money we save during construction. This results in a reduction in RFI's and change orders that hold up construction because the OAC team has already identified, planned and approved as many items as possible to keep the project on schedule and within budget.

HIGH FUNCTIONING TEAM

Our team will be integrated throughout the process of the project. This will include the team of West Wendover. Inherent to the design build process – one cannot succeed without the other. In order for West Wendover to have the most accurate schedule and budget, Babcock needs to supplement accurate design information to Wadman Corporation who will in turn inform West Wendover of any implications of the progress made. It's an ongoing cycle that will progress through the project and lead us all to a final product that is well informed, on time, budget conscious, and aesthetically appropriate.



It takes a strong pre-construction background to develop budgets and schedules for multiple projects with phasing and Wadman is no stranger to complexities involved in this type of contract. Our approach is to look at each structure individually and marry the commonalities of the site to the variables of each structure to develop logical phasing plans by having all members of our team have buy in.

Samples of our work include:

THE EXCHANGE

Calculated planning went into the development of the Mya (4 story co-op workspace and 112 micro-unit housing) and Avia (286 units in a 7 level over 2 podium parking structure) that make up The Exchange. Each structure was built under separate contracts on a constrained site along the 400 South corridor in Salt Lake City. Add to it the variables of one wood structure, one steel structure with the first-ever infinity system in Utah, and a year of COVID to see that our pre-construction team (Spencer & Bradon) and PM Phil Clawson set new standards for phased project delivery under the CMGC method.

YIGO GUAM TEMPLE & MEETINGHOUSE

Not only did the pre-construction team develop a solid schedule and GMP under the CMGC method, but they also worked with local contracts in Guam to develop schedule commitments from subcontractors to meet the phasing of 2 separate projects on the same site so our proposed superintendent Marc Minster, was set up to succeed when his boots hit the ground 6,200 miles away. This early planning meant costs were contained throughout the duration of the project.

JACKSON HOLE AIRPORT LANDSIDE PROJECT

11 projects on an airport campus, in a remote location delivered on time and within the GMP is a huge testament to the capabilities of our pre-construction and construction services but don't just take our word for it...

> "All projects are **substantially completed** or **on track** to be completed within the mandated schedule and **EVERY PROJECT IS WITHIN THE INITIAL GMP** amount."
>
> — Mike Mahoney, KLJ

PROMENADE STUDENT HOUSING

Under the design-build method, Wadman's pre-construction team along with proposed PM Phil Clawson developed a 4 structure phasing plan to deliver a complex student housing project by the move-in date. This was accomplished during a year when there was an extreme labor shortage when similar projects were missing move-in dates. This is attributed to Phil's ability to drive subcontractor performance from our loyal base and develop realistic schedules during pre-construction. The project was delivered within the GMP as a result of early owner engagement and a well-executed schedule.

DAVIS ADMINISTRATION, LIBRARY AND CHILDREN'S JUSTICE CENTER

Proposed project manager Phil Clawson worked closely with Davis County and the architect to meet the needs of numerous departments within 3 buildings that housed the county's administrative offices, library and children's justice center under a low bid delivery method. A well-thought-out construction sequence and open communications between the OAC team assured that this project met their finite public budget.

TOOLS AND TECHNIQUES.

West Wendover has already set this project up to succeed by choosing the design-build method that creates a more integrated project approach vs. low bid where the architect and contractor work in individual silos. During design-build delivery, West Wendover, Wadman, and Babcock are on an even playing field where all team members are able to focus on cross-discipline contributions that are valuable in understanding requirements, risks and solutions from conception to closeout. Some of the tools we'll use to engage team members, improve decision making and share knowledge include:

REAL-TIME TOOLS

Long before the pandemic, our team was utilizing real-time tools to create an easy way for the entire team to participate in meetings, access information and produce real-time answers. These tools keep the entire team in the know and allow the design-build processes to stay on track. These tools include video conferencing, drone services, google docs, blue beam and crew tracks.

MASTER PLAN UTILIZATION

Our team created a collaborative environment with West Wendover during the Master Plan development for the city and look forward to carrying these established relations into the planning of the Fire Station and CRC. The Master Plan is a tool that will be used throughout the pre-construction process to refer to overall city objectives that have already been established, eliminating redundancy.

PRE-DESIGN MEETINGS

During the pre-design process, we will engage West Wendover's key stakeholders to capture the overall vision and space requirements of both the Fire Station and CRC. Once an understanding of the desired space is identified, we will work with West Wendover to rank priorities and establish a realistic scope that is in alignment with the budget and timeline constraints.

VALIDATION LIST TRACKING

The validation list serves as a central log to capture all owner requests voiced throughout the pre-construction process. This log is then utilized as a cross-reference to verify each item on the validation list is identified in the plans and specifications.

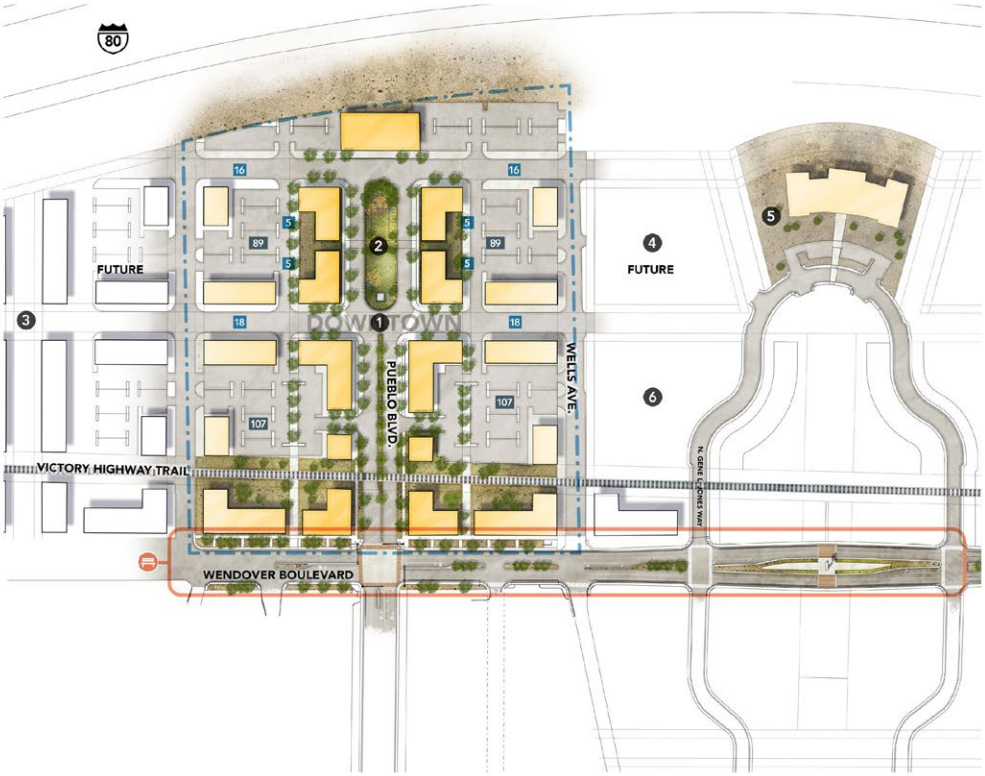
DESIGN / OAC MEETINGS

Design meetings that include West Wendover will continue throughout the pre-construction phase of the project and will transition to OAC meetings during construction. This keeps West Wendover in the loop throughout the duration of the project.

DESIGN DEVELOPMENT COST ESTIMATE REVIEWS

Cost estimates are reviewed with West Wendover at each design milestone so West Wendover can make informed decisions about scope and material priorities based on project costs.

ENLARGED DOWTOWN PLAN.



This enlarged view of the downtown master plan shows the first phase with suggested building footprints and parking layouts as well as the Festival Plaza configuration. The grid established by the first phase becomes the ordering principle for the expansion to the west and the transition space between the new downtown and the Civic Center.

KEY

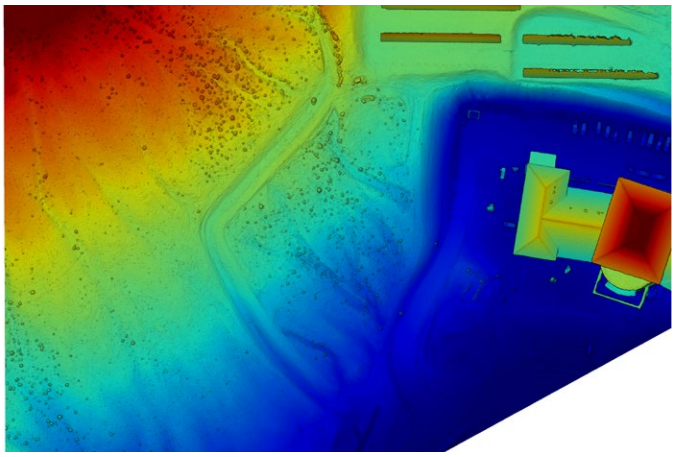
1. downtown phase 1
2. plaza
3. downtown future phase
4. future fire station
5. city hall
6. future urgent care center

\# parallel parking stalls

\# parking lot stalls

special design guidelines for Wendover Blvd streetscape

DOWNTOWN MASTERPLAN.
2020.08.18



DESIGN DEVELOPMENT.

To create a fully efficient and effective design is only possible by including all key players of the design team. West Wendover City becomes a crucial member of the design team for this project to become a success. Babcock Design will listen, learn and translate your needs into a physical reality – to do this, we bring you options. These options are weighed by Wadman Corporation to ensure their alignment to the budget and schedule, once passed – they are presented to West Wendover. It is together that we make progress from one design decision to another. It is through this process that culminates into a fully curated design that is both efficient and effective. The following represent a few of the strategies that we see coming into help ensure such a design:

Fire stations are inherently more efficient as a single-story structure — this is primarily due to response times and proximity from the living areas to the apparatus bays. However, if site constraints require us to go to a multi-story building this can be accomplished in successful ways as well. We include response time evaluation in our design when laying out the program to weigh different options and how they can add value to the fire department.

Training is an ongoing effort in fire stations — We look for opportunities to use necessary elements within the station that can double as training situations. This could be extending a stair tower to double as standpipe connection training, ensuring there is adequate staging area on the entry or exit aprons to allow apparatus training, or even using a two story space over storage for potential repelling and tie-off training.

Doubling up on functionality of spaces is an essential part of being efficient — for example, in the fire station, a training room can easily double as an EOC. This is especially important in the community center: with the opportunity to fit so many functions into the building, and a limited budget, understanding how to maximize the use of every space, requires a thorough exploration with all the potential users of scheduling and space requirements. We approach these discussions and potential solutions from two different perspectives: looking at both the experience of the staff and the experience of the public coming to use the space, to make sure that both sides are being served well. Being able to effortlessly transition from one use of a space to another frees up staff to focus on serving the public rather than worrying about set-up.

Fire station design challenges — One of the most significant challenges for fire station design (and most projects) are the site constraints. Since both projects have their sites already selected, we will utilize our in-house planning expertise to evaluate any constraints that inform the building design. This will include where main entries are, pedestrian and vehicle circulation, fire department access, separation of public and private, etc. We look at these elements early to ensure that the foundation of our design is attainable and successfully integrated into the site and surroundings.

Communication and Collaboration — from the perspective of West Wendover – the design-build team will act as a unit. Babcock and Wadman will meet regularly away from West Wendover to ensure that all elements of the project are prepared and in line with the overall project goals. We understand that the true value of design-build is to bring knowledge of design and construction to West Wendover at all stages of the project. We capitalize on this effect when we work and communicate integrally together.

SCHEDULING & SEQUENCING APPROACH.

We are prepared to work with both projects running concurrently. Rob Cottle will act as the partner in charge who will oversee both the Fire Station and Community Recreation Center as a whole – ensuring that West Wendover's expectations and goals are being implemented at every level. Kurt Massey will use his existing knowledge of the West Wendover Master Plan to ensure that the sites and buildings are consistent with the plan that has been previously accepted. We have a fully integrated design approach for interior design as well – this will be led by Jackie Black our interior design director.

Since each project will require specific attention, we have proposed two project managers: Chad Littlewood will act as the project manager and designer for the fire station while Ricky Parkinson will serve as project manager for the recreation center. Each bring an expansive professional and personal background for these project types that will be well suited to serve West Wendover City.

All members will be involved in the project meetings to ensure coverage of information that ultimately makes it into the project. This will also offer additional flexibility for the design team to better inform Wadman Corporation as the budget and schedule continue to be evaluated and updated.

TEMPORARY FACILITIES AND PERMITTING CHALLENGES

The only temporary facilities that we are planning to use are a construction project trailer and portable restrooms. These items will be included in the site and staging plan during pre-construction. Our team does not foresee any permitting challenges because we understand West Wendover's permitting process and are confident in our ability to provide the documentation required for permitting approvals.

EFFICIENCIES OF DESIGN, CONSTRUCTION, AND OPERATIONS & MAINTENANCE

While there are benchmarks for measuring sustainability (Green Globes, LEED, etc), we know that we can design buildings that are efficient and offer huge benefits to the design, construction and operation of the projects. Some of these factors could include utilizing the orientation of the building relative to building overhangs and sun paths = this can greatly reduce the needs for additional cooling loads in this climate. Another path would be a highly efficient HVAC system that can allow for full flexibility during design (ceiling heights, duct pathways, etc.). These are becoming more common in the construction and many trades are fully equipped and educated to install them. Such a system can offer a large return on investment as well as offering the building users added flexibility and controls.

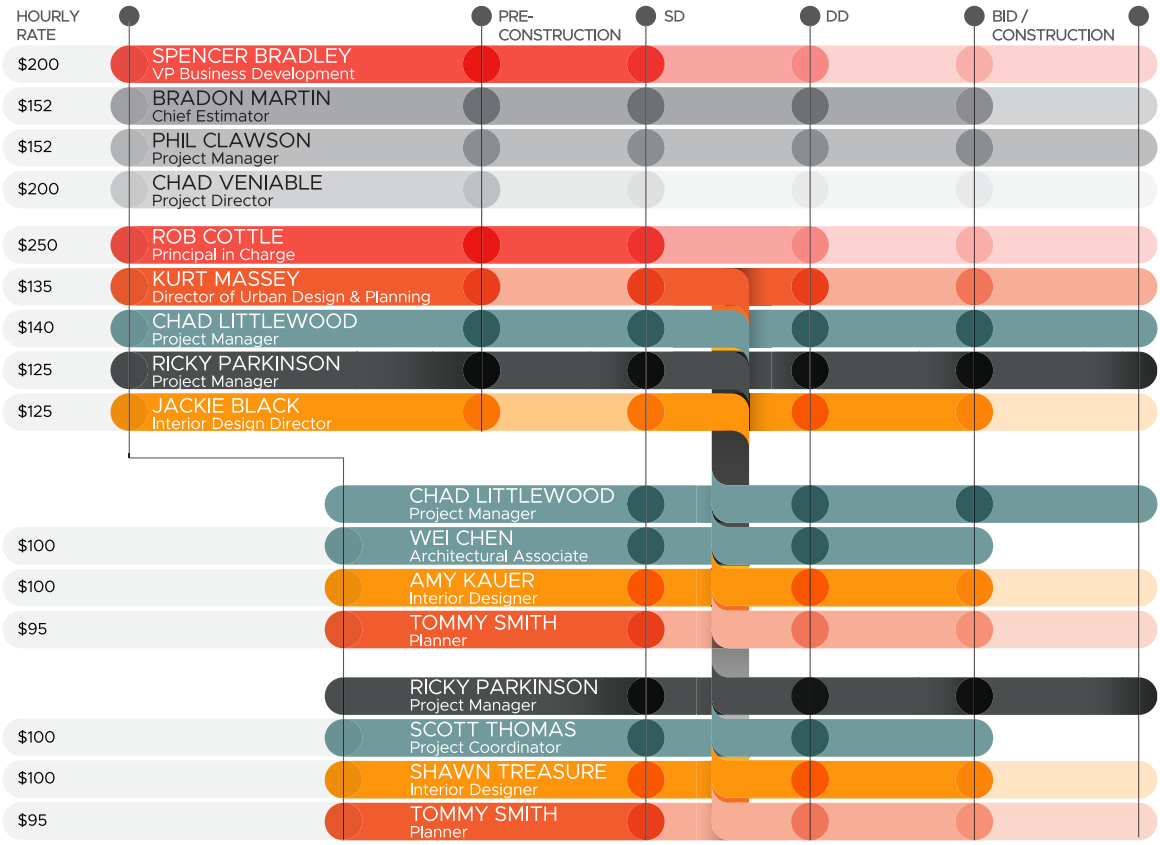
GUARANTEED MAXIMUM PRICE (GMP)

In our experience, the most appropriate time to arrive at the GMP is at the 75% mark during the Construction Documents phase of the design process. As we enter this final phase of design, materials and systems have been approved by West Wendover and all major components have been priced by key subcontractors giving us the confidence to provide a realistic GMP.

DESIGN-BUILD TEAM'S RECOMMENDED APPROACH TO PHASE 1

Ultimately, Babcock Design can tailor our design schedule to meet the overall project needs. That said, our typical process begins with pre=design. Here we meet with the users and decision makers to determine overall project goals, success factors, discuss program, budgets, likes and dislikes. This is primarily a learning exercise to ensure our first steps towards a design solution is accurate to your expectations. This process usually takes about 2 weeks. From here – we begin into Schematic Design. Here we will begin to explore the building from a site, exterior, and interior level. Exploring spatial relationships, materials, early system integrations like structure and MEP, etc. This

process is most valuable when a substantial time is devoted to it, roughly 8 to 12 weeks. After the "SD" phase, we will shift into Design Development (DD phase). It is expected by now we will have the overall form, function and aesthetic primarily developed but it's not time to refine and fully integrate all our building systems and ensure that all previously discussed items are captured into the design. This process is usually quicker than SD's and takes between 5 to 8 weeks. Finally we move into the final stage of the design process – Construction Documentation (CD's). This is the phase where all necessary data and information that we've collected over the previous phases makes its way into the final drawing and specification set. We will continue to use this time to meet, hold reviews and page turns. West Wendover's involvement in these phases are critical as ultimately it becomes your opportunity to shape and mold what will become the final built reality. This phase is typically the longest of the design phases and should take roughly 10 to 14 weeks.



DESIGN BUILD TEAM TASKS

To facilitate the needs of West Wendover, it is our approach that Phase 1 will put us just past completed Schematic Design and into the beginnings of Design Development. Our primary task for Phase 1 will be to ensure that all elements leading to this stage are well documented and ready for Wadman to put together a comprehensive budget.

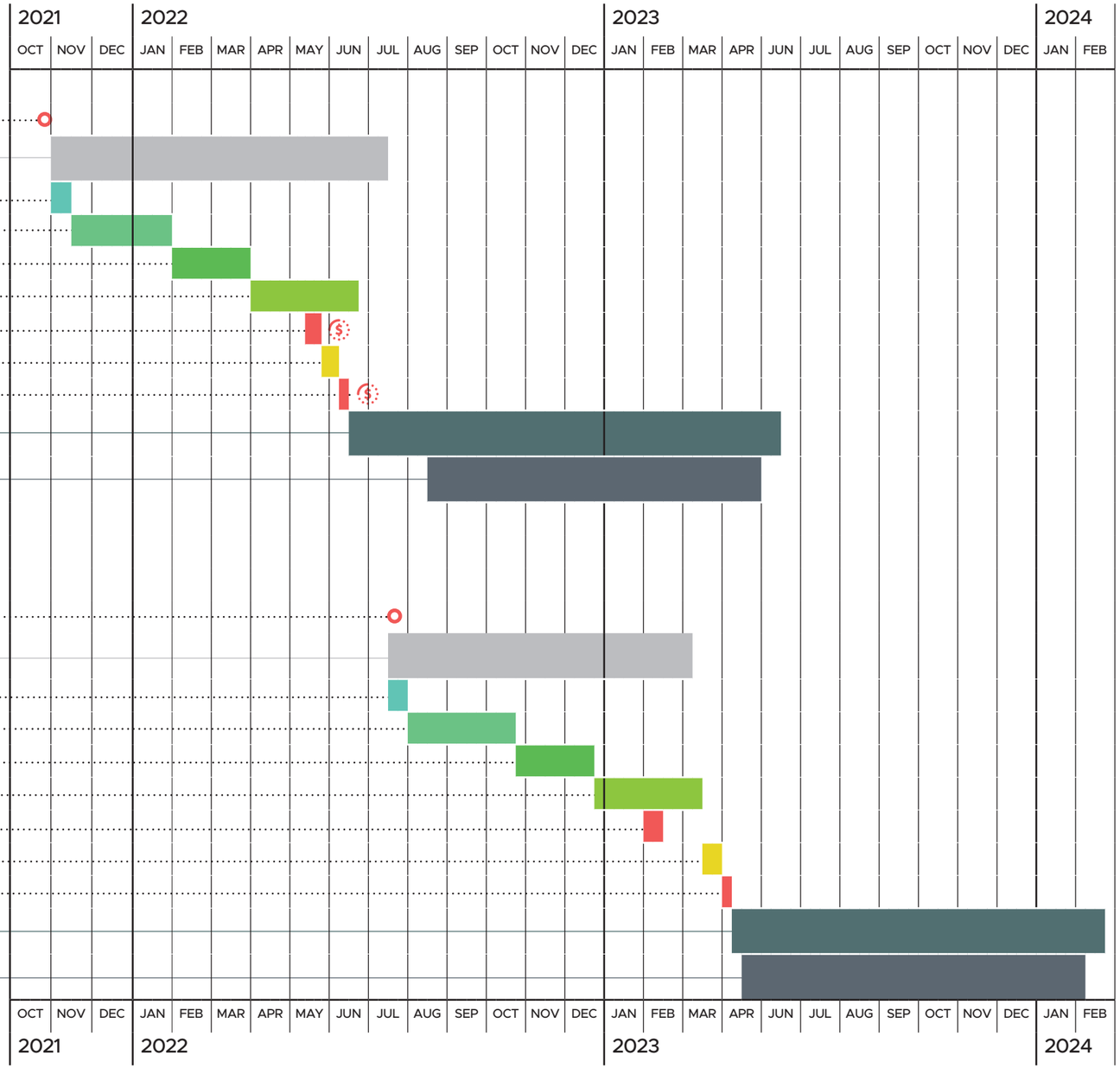
The elements involved in this will be a working set of performance specifications intended to meet the operational and functional needs that were determined in our design meetings. It will also include drawn plans, elevations, sections, preliminary schedules for doors, windows and finishes. To make the most of these elements we will need appropriate feedback and decision making power from West Wendover.

A significant element that will contribute to cost analysis will be the primary building systems: structural, mechanical and electrical. Our extended design team will have had ample time to meet with us as part of our ongoing meetings to review specific building user needs and make appropriate suggestions to fit the function for each project. This is a large task as these systems ultimately will make up a large portion of the budget.

FIRE STATION TIMELINE.

The schedules below reflect running the fire station and community recreation center design one after the other; however, this could also be ran concurrently if West Wendover felt it necessary.

	START	FINISH	DURATION
FIRE STATION			
NOTICE OF INTENT TO AWARD	Fri 10/29/21	Fri 10/29/21	0 days
DESIGN PHASE	**FRI 10/29/21**	**THU 7/14/22**	185 days
PRE-DESIGN	Fri 10/29/21	Thu 11/11/21	10 days
SCHEMATIC DESIGN	Fri 11/12/21	Thu 2/3/22	60 days
DESIGN DEVELOPMENT	Fri 2/4/22	Thu 3/31/22	40 days
CONSTRUCTION DOCUMENT	Fri 4/1/22	Thu 6/23/22	60 days
75% CD FINAL GMP	Fri 5/13/22	Thu 5/26/22	10 days
BID PROJECT	Fri 6/24/22	Thu 7/7/22	10 days
BUDGET APPROVAL	Fri 7/8/22	Thu 7/14/22	5 days
GENERAL CONDITIONS	**FRI 7/15/22**	**FRI 6/16/23**	241 days
BUILDING CONSTRUCTION	**FRI 8/12/22**	**FRI 6/2/23**	211 days
COMMUNITY RECREATION CENTER			
NOTICE OF INTENT TO AWARD	Mon 7/18/22	Mon 7/18/22	0 days
DESIGN PHASE	**TUE 7/19/22**	**MON 4/3/23**	185 days
PRE-DESIGN	Tue 7/19/22	Mon 8/1/22	10 days
SCHEMATIC DESIGN	Tue 8/2/22	Mon 10/24/22	60 days
DESIGN DEVELOPMENT	Tue 10/25/22	Mon 12/19/22	40 days
CONSTRUCTION DOCUMENT	Tue 12/20/22	Mon 3/13/23	60 days
75% CD FINAL GMP	Tue 1/31/23	Mon 2/13/23	10 days
BID PROJECT	Tue 3/14/23	Mon 3/27/23	10 days
BUDGET APPROVAL	Tue 3/28/23	Mon 4/3/23	5 days
GENERAL CONDITIONS	**TUE 4/4/23**	**TUE 2/20/24**	231 days
BUILDING CONSTRUCTION	**TUE 4/18/23**	**TUE 2/6/24**	211 days



PROJECT CONTROLS.

We are committed to exceeding Project Goal #3 by providing efficient pricing to West Wendover. Our overall strategy for controlling costs is the engagement of qualified trades during pre-construction and construction as detailed below:

KEY SUBCONTRACTOR INVOLVEMENT DURING PRE-CONSTRUCTION

Involving key subcontractors during pre-construction will result in enhanced cost estimates, reduction in errors, buy-in on schedule commitments and long lead materials.

MOBILIZATION OF SUBCONTRACTORS IN WEST WENDOVER

We have a successful history of mobilizing subcontractors in remote locations throughout the Western States. This success is based on our strong subcontractor base along the Wasatch Front as well as our ability to pull resources from the surrounding area while engaging local subcontractors. Look no further than our success on numerous Jackson Hole Airport projects as one sample of our established relationships with trades who are committed to perform remote work. Subcontractor loyalty is based on mutual respect of honored project timelines. Because they know they can effectively manage their workforce and be cared for by our team, they're willing to travel to our sites. The bonus is that they are a "captive audience" for the West Wendover project without the distraction of nearby projects. Work is also done right the first time to save money on travel expenses.

VETTING AND COMMITMENT FROM SUBCONTRACTORS

Prior to contractual commitments with subcontractors we perform a vetting process that assures a commitment of manpower to meet schedule requirements and financial viability to deliver.

PROCESSES

We will guide the owner through each step of planning/scheduling in order to establish goals and objectives for the project. Our entire team will provide information, options, and solutions for each step of planning so that educated and responsible decisions can be made with clearly defined objectives in place. Our planning and scheduling process begins in the pre-construction stage and is led by the project manager, Phil Clawson to create clarity from design through construction. Steps involved include; establish objectives by defining project goals, identify project activities, determine activity sequence and durations, perform schedule calculations to validate durations and sequences, revise and adjust as needed, monitor and control to secure established completion, identify long-lead materials.

RISK MANAGEMENT

Risk management is integrated into the entire project lifecycle. During design, the team will consistently assess "what if" scenarios to look for benefits and mitigate risks that could potentially impact cost and duration. Most risks are automatically mitigated as the design progresses allowing the schedule and costs to tighten up based on known design and construction factors. This is also true for contingencies, the project holds bigger contingencies prior to design when details are unknown and lessens as design approvals are made and nearly disappear when the bidding process is completed. During pre-construction, we will discuss project contingency plans for unforeseen costs that are inevitable such as COVID-19.

CASH FLOW REPORTING

During the design phase, our team will work with West Wendover to provide an analysis of when costs will be incurred and when owner payments are anticipated by creating a Schedule of Values. The Schedule of Values is a tool utilized to allocate which portions of the contractual sum are applied to various portions of the agreed-upon work. This is the basis for reviewing and submitting payment requests to West Wendover. In turn, the design-builder pays consultants, subcontractors and suppliers to secures materials and services to keep your project moving forward.

DOCUMENT CONTROL SYSTEM INTEGRATION

All project document controls are managed by our project manager Phil Clawson with the assistance of our document control manager Amber Coffin and project assistant Shauna Hattaway. All project documentation is housed in an online environment within Google Drive allowing real-time access to all parties.

CONCEPTUAL ESTIMATING

Since design and materials are unknown at this early stage, our conceptual estimate is based on cost data that is mined from similar and recent projects as-builts. This cost is used as a base while adjusting the price to include new factors such as timing, location, site variables and risks. The accuracy of the conceptual estimate is wider at the initial stage becoming smaller as the scope is more clearly defined. Realistic estimates are provided when pricing falls in alignment with final plans and clear milestones.

INPUT FROM SPECIALTY CONTRACTORS

The schedule and budget are adjusted as the design progresses and more detail is supplemented by professional input from trusted consultants and key subcontractors. These partners are hand-selected by our team based on past experience. This process allows us to provide realistic budgets and timelines that decrease the chance of surprises when we go out for a hard bid once construction documents are complete.

GMP DEVELOPMENT.

ESTABLISHING GMP

The primary challenge when establishing a GMP is determining the threshold where enough project details are in place to provide accurate pricing. An example could be when the mechanical system design is in place allowing the MEP subcontractor an opportunity to provide accurate costs for the design. Determining these thresholds during pre-construction, will be a key component in understanding when the GMP will be established. Another challenge is uncertainty, such as the lumber shortage created by the 2020 pandemic. While we keep our finger on the pulse of suppliers and material available throughout the project, we also recommend a plan for uncertainty by establishing contingencies. This creates an owner safety net for unforeseen items and the ability to approve the utilization of the contingency.

MEETING THE CHALLENGES OF ESTABLISHING THE GMP

Our design-build team will work together to create the baseline requirements involved to create a realistic time for locking in pricing with designated trades. Key subcontractors are then able to confidently provide pricing based on accurate and detailed information. The pricing provided is then used to establish a GMP.

MEETING MINUTES.

WEST WENDOVER FIRE STATION / CRC

Name:	OAC Project Meeting #01	Location:	Wadman Office
Date:	08/26/2021	Purpose:	Interactive Office Visit
Time:	9:00am -11:00am	Prepared By:	Phil Clawson -Wadman

Attendees:

West Wendover
West Wendover
Darin Hawkes – City Engineer
Chris Melville – City Manager
Robert Trujillo – City Council Member
Debbie Sanchez – CFO
Jeff Knudtson – Fire Chief
Sonny Longson – Chairman WWRD
Gary Corona – Board Member WWRD
Jamey Richardson – Director WWRD
Daniel Corona – Mayor (virtual)
Kathy Durham – City Council Member (virtual)

Wadman Corporation
Spencer Bradley – VP of Business Development
Bradon Martin – Chief Estimator
Phil Clawson – Project Manager
Chad Venable – Project Director

Babcock Design
Rob Cottle – Principal in Charge
Chad Littlewood – Project Manager (virtual)
Kurt Massey – Director of Urban Design & Planning
Suzanna VanSkyhawk – Business Dev. Director
Ricky Parkinson -Project Manager

OPEN DISCUSSION ITEMS

01-01 How long will design and construction take
8-26: We anticipate a 8-9 month design schedule and 11 months for construction. Construction is per building.

01-02 Budgets
8-26: We discussed the budgets of both projects and we talked about the need to focus on what's needed for both buildings and made everyone aware that we will need to keep the budget at the forefront so that we do not go down a path that we won't be able to accomplish.

01-03 Supply Chain Issues
8-26: We discussed the need to be creative in ordering and procuring materials ahead of when we need them. There may be materials that we need to purchase early to ensure that we are able to get them for the project.

01-04 Subcontractors
8-26: We have done quite a bit of work outside the wasatch front and have really good relationships with our contractors and we are very confident that we will have good success in getting lots of interest in these projects.

01-05 Solar Panels
8-26: The question was asked about our knowledge of Solar. We have done lots of projects with Solar including net zero construction. We find that it's good to plan early for locations and the integration into the building.

01-06 City Hall
8-26: We discussed some lessons learned from the City Hall construction. The building is not that old and they are already replacing equipment. Our design for both buildings needs to have a life cycle in line with the type and use of the building. Mechanical and electrical systems need to be designed and constructed with efficiency, performance and costs in mind.

01-07 Architect/Contractor
8-26: There was discussion about conflict between the Architect and the contractor on the last project. Our experience is that working directly with the Architect through a design build process is by far the best for our clients. It is our job to deliver design and construction to our clients. It is our job to design and build within the budgets and timeframes committed too. We are aware about costs and change orders and we pride ourselves in managing the project to meet all expectations of our clients. In the last project it was designed more like a Cadillac and could have been a buick. We need to focus on the best value for the money.

01-08 Prevailing Wages
8-26: We need to make sure that we are using Nevada prevailing wages sheets, not Utah's.

01-09 Design and Construction Approval
8-26: We emphasized the need to have all stakeholders attend milestone meetings to get approvals on design so that it does not hold up starting the project. This would also apply to the construction.

01-10 Export Site
8-26: We did ask if there was an export site and the city will be able to take the dirt.

01-11 LEED Certification
8-26: There will be no requirement for any building certification.

FIRE STATION DISCUSSION ITEMS

FS-01 Land
8-26: We were informed that the City owns the land for the fire station

FS-02 Design Criteria
8-26: Fire Chief gave us a list of design criteria that will need to be incorporated into the building. We walked through each item and we have a good understanding of what is wanted.

FS-03 Funding
8-26: The funding for the fire station has procured and set aside for the project

FS-04 Generator
8-26: The existing city hall generator was sized to accommodate the new fire station loads.

FS-05 Apparatus Bay
8-26: We asked about the need for a pull through apparatus bay and the chief said that he will need this. He will have equipment at each door. The current location of the building does present some additional cost issues with the amount of soil that will need to be moved in order to meet this requirement. We will work through these options during design.

COMMUNITY REC CENTER DISCUSSION ITEMS

CRC-01 Land
8-26: We were informed that the Rec District owns the land for the CRC.

CRC-02 Discussion items
8-26: Rec district began planning of the CRC in 2008 and have worked hard since to make this become a reality.

1. Racquetball courts are not necessary
2. 2 full basketball courts are needed
3. Multi purpose room (Dance classes, karate, receptions, etc.)
4. Pickleball courts integrated into gym
5. Volleyball integrated into the gym
6. Senior Center (Fitness low impact, large room adjacent to kitchen)
7. Game Room
8. Kitchen Facility to be large enough to prepare and cook 80 meals a day
9. Stage that opens to an outside amphitheater

CRC-03 Funding
8-26: CRC funding is in progress and is anticipated to be in place at the tail end of the fire station construction.

CRC-04 Design and Construction Schedule
8-26: We asked the question of what the timing would be for the CRC. Due to the funding source this will be pushed until the funding is secure. We did say that it would be good to design them both at the same time as we could combine design and construction meetings. We do not plan to use the same subs or onsite personnel for both projects.

END OF DISCUSSION

IDENTIFICATION OF PROJECTS.

PROJECT NAME	OWNER / CUSTOMER	PROJECT ADDRESS	DELIVERY METHOD / FIRM ROLE	DESCRIPTION / RELEVANCE	KEY TEAM MEMBER / RESPONSIBILITIES	INITIAL COMPLETION / ACTUAL COMPLETION / EXPLANATION	CONTACT INFO
North View Fire Station	North View Fire District	400 West 4350 North Pleasant View, UT 84414	CMGC Design Assist	This Fire Station includes 4 apparatus bays, a training room, 5 bedrooms across from an exercise room and kitchen. The main building is brick veneer with 2x6 bearing walls. Most of the site remained native with new landscaping in the front and to the east being Xeriscaping.	Spencer Bradley Preconstruction Manager Bradon Martin Chief Estimator Chad Venable Project Director	6/8/2017/ 6/13/2017	Leonard Call 801.782.8159 lcall@northviewfire.com
Salt Lake City Fire Department #3	Salt Lake City Corporation	2425 S 200 E Salt Lake City, UT 84108	Low Bid General Contractor	Salt Lake City's Fire Station 03 is a multi-company facility accommodating up to 11 fire and emergency personnel per shift. The structure is sited immediately adjacent to the Forest Dale Golf Course in a residential sector of the city's Sugar House neighborhood. The structure was also devised to achieve Salt Lake City's mandate for city-owned buildings over 10,000 square feet to achieve a Net Zero Energy (NZE) status.	Bradon Martin Chief Estimator Phil Clawson Project Manager	6/11/2018 / 8/15/2018* **owner scope change*	Sean Fyfe 801.870.3434
911 Emergency Communications Center	Weber County	2186 Lincoln Ave Ogden, UT 84401	Design Build Prime	This design build project required extensive preconstruction services from our proposed team providing value engineering and solutions to meet the needs of a new facility. The space allows functionality for 25 dispatchers giving them more space to operate than their previous space. It also includes 8 spacious offices, administrative space, quiet room, a state of the art server room, and an open lobby.	Spencer Bradley Preconstruction Manager Bradon Martin Chief Estimator Phil Clawson Project Director	11/27/2018 / 9/1/2019* **owner scope change*	Tina Mathieu 801.395.8222 t mathieu@weber911.org
Jackson Hole Airport QTA Project within overall Jackson Hole Airport Landslide Project	Jackson Hole Airport Board	1250 East Airport Road Jackson, WY 83001	CMGC Design Assist	The QTA met National Park design requirements an consists of three program spaces: a fuel island, wash building, and detail building. Each of the three program spaces are divided east to west into three independent bays to house three rental car companies. Operations are sequenced in order – fuel, wash, detail – from south to north. The north detail building is the only building with a second mezzanine level. This is used for mechanical equipment, storage, as well as an employee break room.	Bradon Martin Chief Estimator Chad Venable Project Director	11/27/2018 / 9/1/2019* **owner scope change*	Mike Mahoney 605.721.5553 mike.mahoney@kljeng.com

PROJECT NAME	OWNER / CUSTOMER	PROJECT ADDRESS	DELIVERY METHOD / FIRM ROLE	DESCRIPTION / RELEVANCE	KEY TEAM MEMBER / RESPONSIBILITIES	INITIAL COMPLETION / ACTUAL COMPLETION / EXPLANATION	CONTACT INFO
Fire Station 64	City of South Jordan	443 West Lake Avenue South Jordan, UT 84095	CMGC Design Assist Architect	The fire station is 32,000 square feet with programming to accommodate two fire companies - including a four bay apparatus, fire administration and living accommodations. The city administration and police substation consist of a large community and training space as well as office, meeting rooms and evidence processing.	Rob Cottle Principal in Charge Chad Littlewood Project Manager / Designer	01/2021 07/2021 **forces outside of owner control*	Jeremy Nielson Deputy City Engineer 801.253.5203 ext. 1353 jnielson@sjc.utah.gov
Public Safety Building	City of South Jordan	10655 South Redwood Road South Jordan, UT 84095	Design - Bid - Build Architect	The Public Safety Building is roughly 44,000 square feet with three stories and a basement. The building features a crime lab, evidence room, meeting/training room, records storage and holds the police department and fire administration.	Rob Cottle Principal in Charge Chad Littlewood Project Manager / Designer	10/2018 10/2018	Ken Short Supervising Sr. Engineer 801.254.3742 kshort@sjc.utah.gov
Nampa Library Square	Nampa Public Library	215 12th Avenue South Nampa, ID 83651	CMGC Design Assist Architect	The 3-story, 62,000 sf library is the main anchor for the block and services as part community center and part gathering space. This cutting-edge library also has a 3rd floor exterior patio that looks onto the plaza below. In addition to the library is a 300 stall parking structure, a 3-story office building and single-story retail building. Each building fronts the new public plaza with fountains, outdoor dining, grass and other enhancing landscape amenities.	Rob Cottle Principal in Charge Chad Littlewood Architectural Staff	02/2015 02/2015	Claire Connley, Director 208.468.5806 connleyc@nampalibrary.org
American Fork Tower	Woodbury Corporate	802 East 1050 South American Fork, UT 84003	CMGC Design Assist Architect	Designed as a alternative to the Lehi office building boom, this five story building acts as a recruitment and retention tool to attract top tech-industry talent in that highly competitive field. High-quality building materials and a sculpted cutting edge form give this building a signature look, making it a distinctive element along the I-15 corridor. Despite the strong investment in building aesthetic, this project bid in fall of 2019 for $94/SF, making it a very cost-effective building.	Chad Littwood Project Manager Christopher Martin Wadman Project Manager Jonathan Brady Wadman Superintendent	03/2021 03/2021	Luke Woodbury, AIA Vice President of Architecture 801.485.770 o 801.558.9010 m

II. PRICE PROPOSAL FORM

Wadman Corporation

Finalist Name

Having carefully examined the Request for Proposal (RFP) for Design-Build Services for the City of West Wendover Fire Station and Community & Recreation Center Project, issued 8/19/2021, and Addenda numbers 1 through 3, and the Agreement, the undersigned Design-Builder proposes the following Commercial Terms for the Project:

A. Design-Builder Fee that will be incorporated into the Agreement:

4.90 %

For scoring purposes only as set forth in the RFP, the Design-Builder's Fee Percentage shall be multiplied as follows: X $17,000,000.00 =* Eight Hundred Thirty Three Thousand *Dollars ($ 833,000.00 *)*

B. Phase 1A Not to Exceed Amount

The proposed Phase 1A Not to Exceed Amount is

$ Six Hundred Ninety Thousand Dollars ($ 690,000.00)

C. Key Team Member Hourly Rates

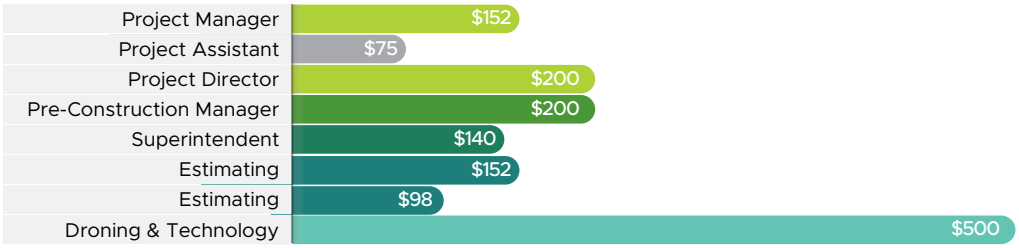
The Hourly Rates for Key Team Members are as follows:

WADMAN TEAM	POSITION	HOURLY RATES
Phil Clawson	Project Manager	$152.00
Project Assistant	Project Assistant	$75.00
Chad Venable	Project Director	$200.00
Spencer Bradley	Pre-Construction Manager	$200.00
Superintendent	Superintendent	$140.00
Superintendent	Superintendent	$140.00
Bradon Martin	Estimating	$152.00
Bracken Nipko	Estimating	$98.00
Tyler Hollon	Droning & Technology	$500.00
BABCOCK TEAM		
Rob Cottle	Senior Principal	$250.00
Chad Littlewood	Associate / Project Manager	$140.00
Ricky Parkinson	Project Manager	$125.00
Kurt Massey	Director of Urban Design & Planning	$135.00
Jackie Black	Interior Design Director	$135.00

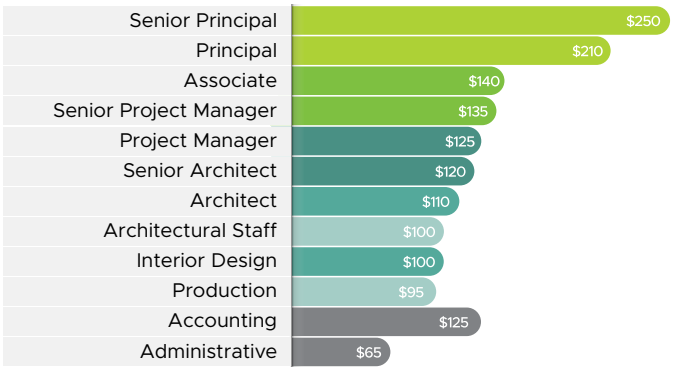
DUNN ASSOCIATES	POSITION	HOURLY RATES
Greg Dunn	Principal Structural Engineer	$185
Tait Ketchum	President / Structural Engineer	$185
COLVIN ENGINEERING		
Rob Van	Principal / Mechanical Engineer	$260
ENVISION ENGINEERING		
Jeff Owen	Principal / Electrical Engineer	$218
CIVIL SOLUTIONS GROUP		
Weston Southwick	Principal / Civil Engineer	$185
Jacob Hendrickson	Landscape Architect	$95

FIRM HOURLY RATES

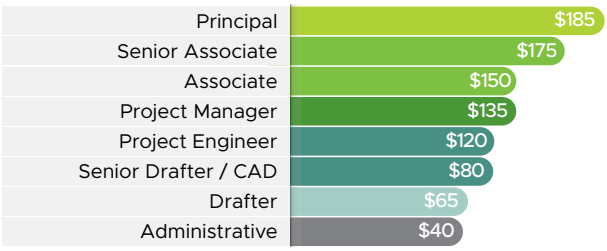
Wadman Corporation



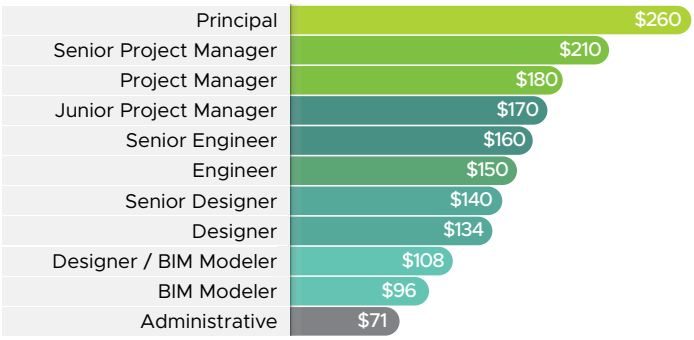
Babcock Design



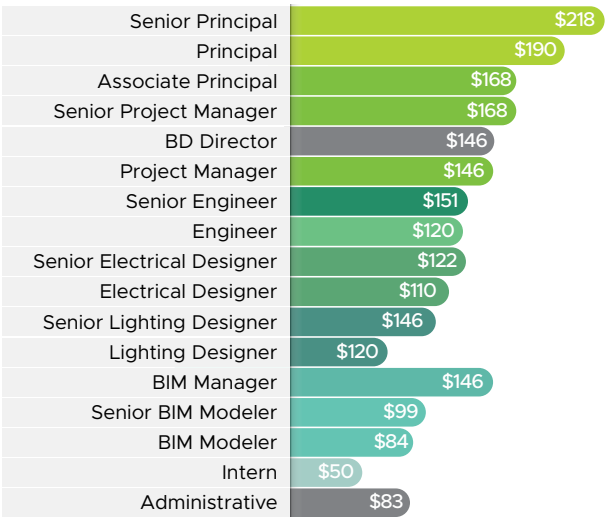
Dunn Associates - Structural Engineering



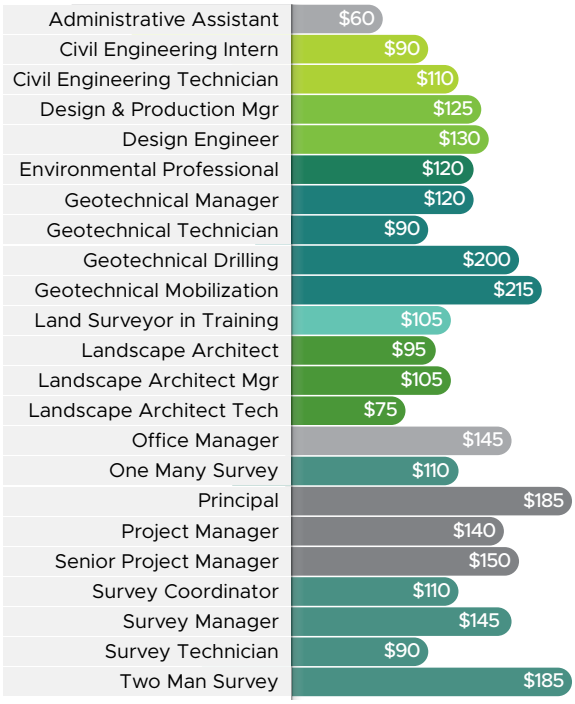
Colvin Associates - Mechanical Engineering



Envision Engineering - Electrical Engineering



Civil Solutions Group - Civil Engineering / Landscape Architecture



PROPOSAL GUARANTEE

The undersigned hereby agrees that this Proposal may be accepted by the City of West Wendover anytime within ninety (90) calendar days immediately following the date indicated herein below, and the undersigned further agrees to submit a fully executed Agreement prior to the issuance of the Notice to Proceed that includes the Commercial Terms proposed in this Price Proposal Form.

PROPOSA FORM:

Wadman Corporation
_____
(Finalist Printed Name)

_____ 09 / 30 / 2021
(Authorized Representative Signature and Date)

Bradon Martin Chief Estimator
_____
(Representative's Printed Name and Title)

0026680
_____
(State of Nevada Contractor's License No.)

WADMAN CORPORATION

Babcock Design