

1. Who will the OR/PM be reporting directly to at the City on a daily basis?

Chris Randal, Public Works Director and Ben Bryant, Assistant City Manager

2. Can the City confirm the total project budget and how project is to be funded?

The City is still in the early stages of development and doesn't have a set budget. Early estimates during the feasibility phase provided an overall estimate for the project at approximately \$60M. The first cost estimate from DCW and Pence Contractors based on 30% Schematic Design is expected in early February. The City has roughly \$20M saved already for the project. In November 2025, the City expects to seek voter approval for a \$40M bond measure. Additional resources may also come from the City's Urban Renewal District, if necessary.

3. Can the City confirm current project status and design stage?

Current and estimated timelines are below:

Current: 30% Schematic Design

Spring 2025: 100% Schematic Design

Summer 2025: 100% Design Development & Land Use Approval (potential for early site work and/or grading)

End of 2025: 100% Construction Documents

Spring 2026: Construction Begins

4. Can you clarify what the City expects to receive as part of the cost proposal and/or fee schedule?

The City is open to multiple fee schedule scenarios based on the practice of the OR/PM. This could take the form of hourly rates with an estimate on the number of hours per month, monthly flat rate, or percentage of the overall project cost.

5. Is it ok to include a supporting cost proposal backup/detail document in "7. Supporting Information" so the evaluation committee can easily reference how we generated the 1-page "6. Cost Proposal"?

Yes

6. Should we assume our proposal response includes the entire build-out of the site master plan or just the recreation facility?

At this point, the City is only looking for OR/PM services for the Community Center Project (including the parking areas and landscaping immediately adjacent to the building). The timeline of the park improvements are still more undetermined. To the extent a proposer has capacity and expertise to also provide similar services for the extension of Scouters Mountain Road and the potential buildout of the community park surrounding the center, please include those services as a potential bid alternate or optional add-on.

7. Have pre-application conferences been completed? If so, could you share meeting notes to help inform our estimated timeline and scope of work?

No. The land use process will begin in the coming months.

8. What is the project budget and anticipated funding source?

See answer to question #2.

9. What due diligence has been completed on the site (i.e. phase I reports, geotech, etc.) and what is the current stage of the design?

The City has processed a phase I and phase II environmental review for the site. Geotechnical exploration is scheduled to be processed in the next two months.

10. What other consultant(s) do you anticipate hiring?

The design team is all under an umbrella contract the City has with Opsis Architecture.

- Opsis Architecture
- HHPR – Civil, Land Use
- KPFF Consulting Engineers – Structural
- Interface Engineers – MEP
- Walker Macy – Site Development, Landscaping, Pathways, Parking
- ABD – Acoustical and AV
- WTI – Aquatics
- Stantec – Building Envelope Design
- Code Bird – Code Review
- Interface Engineers – Building Security, Data and Technology, Fire Sprinkler/Fire Alarm
- Halliday Associated – Food Service
- DCW – Cost Estimating
- JLA – Public Outreach
- Ballard King Associates – Space Programming and Operational Planning
- Atomic Sky – Digital Renderings
- Mayer Reed – Signage and Wayfinding
- GRI – Geotechnical

11. Who are all the anticipated project team members?

The core project team is made up of the individuals listed on the Team Charter that was included in the RFP. Additional members will participate on various items from the list of consultants above.

12. Can you provide a draft project timeline to a construction start of Spring 2026 including the following?

- **Remaining community engagement scope**

- **Anticipated land use permit duration**
- **Expected overall permitting timeline**
- **Anticipated funding source timeline**

See answer to question #3.

Specific to public engagement, the City anticipates a bond measure going to the voters in November 2025. As part of that effort, the City is working with its own internal communications team and JLA for public outreach. Most upcoming public outreach is focused more on communicating next steps to ensure people are informed and ready to vote on a potential bond measure. The City does not anticipate much more two-way engagement now that the design is relatively set. The engagement work happened during the feasibility phase of the project the last few years. Those efforts included multiple surveys, tabling at community events, and focus group meetings. From there, the City then established a Community Center Steering Committee that provided input alongside the Parks Advisory Committee to the City Council on what amenities to include in the Community Center.