

WEST HAYMARKET ARCHITECTURAL SERVICES

Civic Arena and Conference Center City of Lincoln Nebraska

As part of the City of Lincoln's 'West Haymarket Redevelopment Project' initiative, professional architectural services are needed to prepare Schematic Designs for: (1) a proposed Civic Arena; and, (2) a proposed conference center to be built in connection with a proposed private hotel.

The overall 'West Haymarket Redevelopment Project' concept was presented in the "Invitation for Redevelopment Proposals" (IFRP) issued in November 2007, with proposals due on February 15, 2008. The purpose of the present document is to clarify the scope and character of professional architectural services being sought under this IFRP process. Separate Work-in-Progress "Program and Design Statements" (PDS) for the proposed arena and proposed conference center are attached. A single design team will be selected to complete Schematic Design services for both facilities.

Additional information concerning the desired architectural services and products for this initiative are discussed below.

SCHEMATIC DESIGN "SCOPE OF SERVICE" REQUIREMENTS

Immediately Following Selection

- The invited Architect (and any participating team members) shall review the attached Program and Design Statements furnished by the City to ascertain the services required and arrive at a mutual understanding of the requirements through discussions and working sessions with the City.
- The invited Architect (and any participating team members) shall develop a preliminary evaluation of the City's program requirements in relation to both the schedule and budget.
- The invited Architect (and any participating team members) shall work with the City to develop alternatives, if necessary, to bring the program, budget and schedule into harmony with each other.

Professional Services to be Undertaken

- Based upon the mutually agreed-upon program, schedule, and budget, the selected Architect (and any participating team members) shall develop a

Schematic Design (through the exploration of alternative design solutions) which illustrates the scale and relationships of the proposed facilities with the overall redevelopment complex.

■ Through the use of drawings and other documentation methods appropriate to the investigation and understanding of the Schematic Design, the selected Architect (and any participating team members) shall investigate and address the following issues relative to the proposed civic arena and conference center

- o Basic siting concepts and alternatives
- o Building's massing
- o Pedestrian and vehicular access and circulation
- o Concepts for site planting and paving
- o Exterior relationship to surrounding buildings and open spaces in terms of exterior closure materials, glazing and fenestration, and views to and from the building(s)
- o Preliminary selection of structural systems to be incorporated in the project
- o Roof type and pitch
- o Interior design vocabulary in terms of partitioning of key spaces and built-in furnishings
- o Vertical circulation movements systems to be incorporated in the design solution
- o Initial mechanical systems selection and distribution ideas, including space allocation provisions for mechanical areas
- o Approaches to natural and artificial lighting in terms of both quality and character; Design concept for exterior site lighting; Allocation provisions for electrical & data systems
- o Sustainability in terms of both building materials and mechanical/electrical systems used in the buildings

■ Documentation to be included at the end of Basic Services shall include the following minimum requirements:

- o Site plan
- o Floor plans of all levels within the buildings
- o Exterior elevations (in color) indicating exterior surface materials and fenestration
- o A minimum of two 'cross sections' through each building indicating the critical vertical spatial relationships within the Schematic Design
- o A Statistical Analysis comparing the areas within the Schematic Design and the original "mutually agreed upon" Program

- o An Outline Specification of the major systems and material choices in the Project and other necessary information to communicate the appearance & function of the buildings
 - o Renderings (two) and/or physical model (one) showing both the buildings and surrounding site context
 - o A Computer Simulation (exterior ‘fly around’) of the Schematic Design
- The selected Architect (and any participating team members) shall develop a “Statement of Probable Construction Cost” for the Schematic Design:
- o The information in this Statement of Probable Cost shall be broken down by major building trades or systems (i.e. foundations, structure, exterior closure, interior partitions and finishes, fixed equipment, plumbing, mechanical, electrical, site work and exterior furnishings)
 - o The Statement of Probable Construction Cost shall be based upon the anticipated ‘Mid-Point’ of construction and shall also include contingency amounts appropriate to the eventual further development of the design, market contingencies and anticipated changes made during the construction process
- The City of Lincoln has secured the services of another Consultant to assist them in the development of the West Haymarket Integrated Development Plan (WHIDP). This Plan is envisioned to be the foundation document in establishing the design values, goals, & best practices to be incorporated in all physical designs and programs developed by the City and private developers as part of this Project. The selected Architect (and any participating team members) are expected to work in full collaboration with the City’s WHIDP Consultant throughout the Schematic Design Process.
- The City also has secured or will secure the services of other professionals and a redeveloper team to assist in preparing various components of the West Haymarket Integrated Development Plan. The selected Architect (and any participating team members) are expected to work in full collaboration with these professionals and redeveloper team throughout the Schematic Design Process.
- The City of Lincoln has established as a preferential target that these public facilities in West Haymarket show their ability to achieve the base point standard required for “Basic Certification” under the LEED Rating System of the United States Green Building Council.
- The City of Lincoln seeks to design the proposed arena and conference center and overall West Haymarket site layout in a manner consistent with security

concepts proffered through the United States Department of Homeland Security, as well as other Federal, State, and local agencies whose responsibilities include oversight public security and risk assessments.

■ All documents prepared by the selected Architect (and any participating team members) as part of the development, review, and acceptance of the Schematic Design shall become the property of the City of Lincoln. These materials may be used by the City in the proposed Bond Issue campaign envisioned to occur in the spring of 2009, or in any other manner deemed appropriate by the City.

■ Ownership of the Schematic Design Documents does not imply any commitment by the City to secure the services of the Architect (and any participating team members) for future work on the project.

TENTATIVE SCHEMATIC DESIGN WORK SCHEDULE: CALENDAR YEAR 2008

- April 11 – Interviews of Architectural Teams
- Balance of April – Development of Professional Services Agreement
- May 1st – Initiate architectural services work
- July 1st – Completion and delivery of alternative facility design concepts
- August 15th – Completion and delivery of draft Schematic Design
- September 15th – Completion and delivery of initial “Statement of Probable Construction Cost”
- October 15th – Completion and delivery of penultimate Schematic Design
- November 3rd – Completion and delivery of penultimate “Statement of Probable Construction Cost”
- December 31st – Completion and delivery of all Scope of Services products

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April 1, 2008