



Boomba Sports Complex
Sanford, Florida

Proposed Solution

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Our Process

We believe that a deep understanding of our clients' goals matched with comprehensive market knowledge and technical expertise yields more successful designs. From the inception of every new project, we consider all stakeholders – clients, investors, users, community representatives, industry partners and the earth – to get a thorough understanding of the purpose of the project and determine parameters for performance and success.

Once we have a complete understanding of all aspects of the proposed project, we synthesize that information and begin to explore design solutions. This is an iterative process between the design team and the key stakeholders. Design concepts are developed and tested for alignment with project aesthetic, performance and pricing goals.

We use Building Information Modeling (BIM) throughout all phases of a project (design, documentation, construction and operations) to increase consistency in project deliverables, efficiency in design development and better decision-making at all stages a project's life cycle. We also use advanced visualization technology including VR/AR to aid in the design process.

As the final design takes form, a detailed drawing set is developed that will become the roadmap for all construction activity. It also defines the workplan, the job cost budget and resources and processes required to achieve the agreed upon outcomes. We strive for excellence throughout the industry in design innovation, project management and delivery.

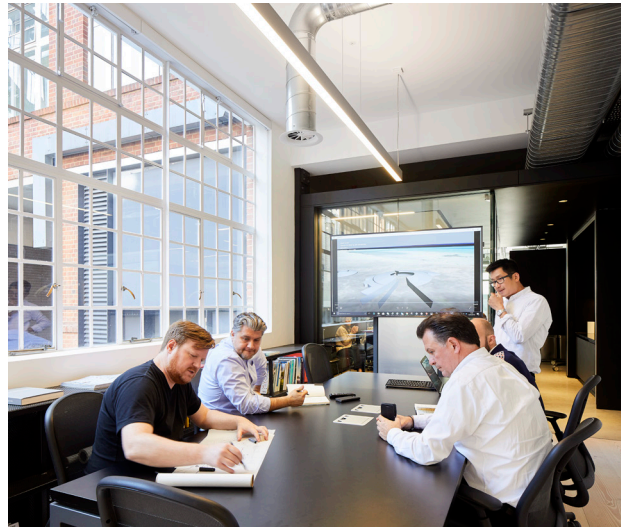
We offer an inclusive and forward-thinking process that adds continuous value to our clients, partners and communities.

An HKS project is more than getting from start to finish. It's a honed design approach based on working and delivering thousands of projects. We rely upon systems that navigate around possible delays and teams that diligently work to collect, organize, track all project information and quickly respond and react to feedback. Our approach defines a clear path forward that takes an idea and builds it into a reality. We're all about dedication, diligence and teamwork.

Our design process begins with active listening and open dialogue between Lake County and the design team. We offer a collaborative, integrated project delivery model focused on creative design solutions, sustainability, value and quality. Paired with design, project management, honed through decades of experience, is our strong suit. Our project management process includes design-quality management reviews and consultant coordination, budget management, monthly reporting, design scheduling and design-fee cash flow forecasting. Our technical expertise and construction administration background contribute to streamlined, on-time, budget conscious projects.

We approach each project by listening to clients' expectations, recognizing the markets, understanding the user and collaborating for results, all of which lead to creating a strong sense of place and a distinct destination. We view each project as an opportunity to improve, complement and, in some cases, complete the fabric of the surrounding environment.





It's not just about beautiful designs – it's about smart designs that work.

Schematic Design Review

The Quality Management Group begins working with the design team in the schematic design phase. At this point the initial design is evaluated and reviewed. Any research required by unique project requirements is identified and performed by the group.

Design Development Review

The project design and production team, in conjunction with the Quality Management Group and the Specifications Group expand the scope of technical review to specific materials and building systems planned for the project. Project specific consultant coordination interface areas are identified and a game plan for addressing issues during the course of construction document production is prepared.

Construction Document Review

The first task performed in the construction documents phase is the creation of a storyboard set of drawings. The cartoon set is a mock-up of the construction documents. It provides a planning guide to thoroughly explore the project's unique design documentation requirements. This exercise goes beyond the standard sheet list by attempting to identify and

organize the documentation effort in a set form. At or near the midpoint of construction document production, a full-discipline project review is undertaken. The team verifies that design development plans and cartoon set reviews are on-track.

Materials and building systems are finalized by all disciplines, and the specification effort begins. The involvement of the construction contract administrator also occurs at this milestone. Prior to the end of the construction documents phase, the first stage of a two-stage review and check takes place. This review includes all disciplines and endeavors to respond to coordination issues, remaining documentation areas, specification open items, and any potential challenges with the design. The second stage of the final review is an item-by-item, multiple step procedure of reviewing the documents. This process is performed on each element of the documents and coordinated with consultant documents.

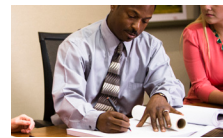
Workplan & Tools

HKS utilizes a *robust* suite of tools for reporting and documentation.

- Tracking Logs
- Schedule Metrics
- Agenda Sheets
- A-3 Analysis Summary
- Meeting Reports
- Request for Change Logs
- Action Items
- Sketch Logs
- Space Diagrams
- Submittal Logs
- Room Data Sheets
- Punch List
- Budget Allocation Sheets
- Request for Information Logs



We understand the importance of establishing realistic time schedules for each project phase.



Jeff Bush
Project Manager

Our project manager, Jeff Bush, will have full responsibility for managing the delivery of our work. Jeff is highly experienced in delivering large and complex projects of this nature for government agencies. At the outset of the project, Jeff will prepare a detailed schedule of events for the project to include client/architect/consultant meetings, field trips, work sessions, review periods, submissions for state and local governing authorities, production periods, client/architect/contractor meetings and work sessions. Upon your review and acceptance, Jeff will finalize the project schedule and manage the project to assure we meet your goals and expectations.



Johnny Baize
Construction Administrator

During the construction phase of the project, HKS' construction administrator, Johnny Baize, will be intimately involved in the day-to-day progress of the work. As he has on numerous comparable projects, Johnny will monitor the work, track the progress of material purchases, storage and installation. He will work closely with the CM's project manager to provide whatever materials, information, answers to questions, etc. that person may need to assure adherence to schedule and timely completion of the project.

Schedule

The schedule for programming and design phases are established from our experiences on similar projects and maintained through constant monitoring in-house reviews and scheduled reviews with you. We monitor the construction documents phase using drawing control sheets to report weekly progress of drawings for all disciplines.

Quality, Cost Control and Schedule

Value Engineering

HKS utilizes the following proven process on projects of all sizes and scopes. How do we make it better? How do we stay on budget? Is there a new way or a better material? Will this last? Can we reduce waste? We are constantly asking ourselves these critical questions, assessing the solutions and making sure that every step, materials and process adds value. Value engineering is integral to the delivery of our design services. Initiated during schematic design and used throughout project delivery, our team works interactively with you and the contractor/construction manager to assess and develop the project scope in a responsive manner. HKS' historical data, industry knowledge and similar project experience results in meaningful contributions to the value engineering processes. We understand the importance of cost and schedule control and life cycle cost analysis. For our team, value engineering is more than a process or exercise, it is about delivering the maximum value for the overall project.

Cost Control

Cost control is a critical step in ensuring the best possible project service and outcome. We use historic project cost data during the design process and review costs at each phase to confirm the project is within budget. Should costs start to rise our team will systematically review and research possible scope modifications - such as product or material alternatives, system reviews or contractor proposed scope reductions - to bring costs back into alignment.

Schedule Control

HKS has an outstanding record of meeting schedules because of the early implementation of our scheduling process within the project, and because of our ability to gain and maintain consensus among

all those responsible for the scheduled activities. We will, at the outset of the project, meet with you and your project representatives to review the proposed schedule and document your endorsement of the proposed schedule. During the design and planning phases of the project, HKS utilizes our own scheduling and management mechanisms to assure the project is delivered as expected. There are several ways a project of this scope and magnitude may be delivered. If you, the client, feel the project must be aggressively delivered, i.e. Fast Tracked, HKS will schedule phases of the work to be completed earlier than others. We will develop a comprehensive schedule of expected document issuance for each early phase allowing construction to start at your expected delivery time. HKS will develop, with your approval, a schedule for document delivery that coincides with your expectations.

