



PROPOSED SOLUTION

Project Understanding

Spiezle provides On-Call Architectural Services for a variety of public and municipal clients throughout the East Coast, as is evidenced in our team and subconsultant resumes. Our firm as well as our proposed subconsultants have performed design services, site, civil, landscape, structural, mechanical, plumbing, and electrical services for our clients. We have worked on numerous projects for county and city governments and we have experience with all of the services typically included in On-Call Architectural Services, including:

- Master and Strategic Planning
- Capital Improvement Planning
- Urban Planning; Project Phasing
- Architectural Design
- Interior Design
- Furniture Procurement
- Landscape Architecture
- Sustainable Design and Consulting
- LEED® Certification
- Energy Analysis
- Bidding and Negotiation
- Construction Administration;
- Project planning, scoping & programming;
- Budget estimating;
- Site visits;
- Existing facility review & assessment
- Budget estimating;
- Computer energy and daylight modeling;
- Alternative energy analysis;
- Environmental, historical & cultural clearances;
- Conceptual design, design development & construction documentation (including preparation of drawings and specifications);
- Utility coordination;
- Permit preparation and submission;
- Construction administration including construction submittal review and construction inspection;
- Existing building code and facility condition reviews
- Project Close out and Punch List.

At the onset of each project we would meet with each representative and stakeholder to make sure all project goals, budgets, and schedules will be met.

Our Team

The comprehensive team we have assembled for the County constitutes the best of each of our particular disciplines to perform the tasks delineated in this proposal with deft, professionalism, leadership, creativity, and analytic prowess. Our team members and proposed sub-consultants have worked with and/or in Lake County previously. Our proposed team has extensive knowledge of the operations, activities, staffing needs, and maintenance needs of public facilities. This is the foundation of our work.

Matern Engineering—MEP/ Plumbing/FP and Low Voltage

Matern is dedicated MEP that has experience in Lake County and has completed the following projects. In addition, Matern has been providing MEP services to Lake County School District for over 20 years.

- Lake Correctional Mental Health Facility
- Lake County Citrus Ridge Library
- Lake County Fairgrounds Expo Center
- Lake County Government Building Complex
- City of Eustis Library HVAC Assessment
- City of Tavares Public Safety Complex
- City of Leesburg Office Building IAQ Study
- City of Groveland Public Safety Complex

Klima Weeks—Civil Engineering

With over 30 years of civil engineering experience in Central Florida, Jay Klima has worked on the following projects for Lake County.

- Sorrento Elementary School / new school / 124,000 SF / \$17.6M
- East Ridge Middle School / new school / 186,210 SF / \$2.5M (site work only)
- Lake Pointe Academy K-8 (Four Corners) / new school / 175,000 SF / \$33.8M
- Aurelia M. Cole Academy K-8 / renovation (in design) / 169,612 SF / \$ 35.5M
- Lake Minneola High School Additions / addition (in design) / +400 student stations / \$11.7M

Base Consultants-Structural Engineering

A woman owned firm, providing structural services for our team is Laura Barbero-Buffa who has over 16 years experience in Central Florida. Currently Base Consultants are providing continuing services for Lake County and have also worked on the Lake County Volleyball Field at Hickory Point Recreational Facility. In addition they have provided structural services for many continuing services contracts including the following projects.

- City of Orlando Wetlands Park Education Center
- Orange County Cypress Grove Park Pavilion Inspection
- Orange County Great Oaks Village Wittenstein Cottage ADA Upgrades and Renovations
- Orange County Convention Center North/South Building Vaulted Roofs Cap Replacement
- Amtrak Historic Station Structural Assessment
- Orange County Windermere Boathouse Structural Assessment
- City of Orlando Fire Station 9 Steel Apparatus Building
- City of Orlando Emergency Operations Center HVAC and Generator Upgrades

Donadio & Associates-Cost Control

Anthony Donadio has been providing cost estimating, architectural, and QA/QC reviews for over 20 years. During that time they have provided services for over 40+ municipal and parks projects including the following facilities:

Indian River County

- Fire Stations, No. 2, 3, 4, 5, 6, 8, 9, 10, and 12 Administrative Complex
- Supervisor of Elections and Maintenance Facility
- Emergency Operations Center
- Sheriff's Crime Scene Office
- Fire District Training Facility

Blue Cord-QA/QC Services

Over the last 23 years Blue Cord a veteran owned firm has been providing QA/QC and cost estimating services in Central Florida.

In addition John Hoibraten has worked on many municipal and government facilities including the following projects:

Orange County

- Cultural Community Center as a consultant Blue Cord is performing cost estimating services for the renovation of an existing 60,000-SF (approximately) building shell. Upon completion the space will function as a 10,000 to 12,000 SF Cultural Community Center within the existing 60,000 SF building footprint.
- Fire District Training Facility

Service Expertise

The requirements of ongoing design services can extend beyond known conditions and can often occur in response to emergency or emerging conditions in facilities. Under these services, we have assisted our clients with a broad range of needs, including:

- Site Analysis
- Space Planning
- Feasibility Studies
- Property/asset evaluation
- Third party analysis
- Expert testimony
- Master Planning
- Preparation of Designs and Specifications
- New buildings, renovations, alterations and additions of all types both and sizes
- Estimation/Calculation of Construction Costs
- Review/Approval of Plans, Bid Responses, etc.
- All Pre-Construction, Construction, and Closeout Services
- Landscape Architecture
- Interior Design
- Attendance at regular, special, and emergency

meetings as required

- Preparation and/or review of reports, permits and applications as requested
- Replacements of building components, materials and systems:
 - Windows, doors, frames, and hardware
 - Roofing systems
 - Floor, wall, and ceiling finishes
 - Boilers, HVAC, hot water, plumbing systems
 - Lighting, power, and electrical services
- Technology upgrades
- Energy conservation, alternative energy systems and planning including ESIP and Solar/PPA
- ADA and Barrier Free compliance upgrades
- Fire alarm, intercom, security, and telephone
- Repair of structural deficiencies and components
- Temporary space and trailer installations
- Site improvements:
 - Paving, walks, and site circulation
 - Grading, erosion management, and landscaping
 - Lighting and site utilities
 - Fencing, bike racks, seating, etc.
 - Athletic fields (artificial & natural turf) and support structures
- Alternate funding research

We provide guidance and assistance in any capacity needed throughout the year. We believe in being your partner in all aspects of your business.

Our Services

At Spiezle, we offer a range of expertise to benefit our clients beyond architectural design and project management. By working closely with our clients, we are able to deliver a superior product that blends each client's needs with the design of the space. Below is a list of our specialized services.

Interior Design Services

At Spiezle, innovative and inspiring interior design is one of our passions. Our talented interiors team possesses years of experience in design conceptualizations, space planning, interior finishes, lighting enhancements, window treatments, furniture procurement, and art and accessories selection. The talents of our interiors team allows us to collaboratively envision successful design solutions and develop projects with our clients in a more holistic manner. We take great pride in crafting interiors that not only reflect the client's culture, but also promote a comfortable, integrated and aesthetically pleasing environments.

Landscape Architecture Services

Working with a landscape architect enables a deeper understanding of the value and usefulness of outdoor space in the context of any project. Our in-house landscape architecture team works alongside the architects and designers to provide balance between interior and exterior space. The landscape architecture team at Spiezle has the creativity and experience to deliver a unique and inspiring space.



Enhanced Construction Administration

After award of construction contracts, Spiezle offers in-house Enhanced Construction Administration services if needed by the County. Utilizing our dedicated construction management team, made up of skilled staff with a background in construction, we are able to offer completely customized service to fit the County's needs: from an additional weekly site visit, to a full-time onsite presence. These additional site visits allow us to perform more real-time reviews of the work as it is being installed for an additional layer of protection for the County. We strive to serve as an extension of your staff, from keeping you informed of progress and activities, to coordination of campus activities based on construction activities. We provide daily and weekly field reports summarizing progress, issues, schedule adherence, manpower, etc. Additionally, this team performs cost estimating and construction scheduling to ensure your project will be completed on time and on or under budget.

Renovations During Occupied Conditions

We have vast experience working in occupied conditions and are experts in the phasing of work. With the advent of low-VOC coatings and finishes, and improvements in temporary protection technologies, it is now common place for renovation work to be conducted within occupied buildings. For projects that can be accomplished during a single working shift, such as mechanical equipment upgrades, we work with all parties, including the County and the contractor to organize and schedule the tasks.

Life Cycle Cost and Value Engineering

All of our design projects involve life-cycle cost analysis and value engineering. Project design is complex and ever changing. Our clients need to be provided with the correct information regarding the monies they may anticipate to operate their facilities and what options they have when making decisions before implementing recommendations.

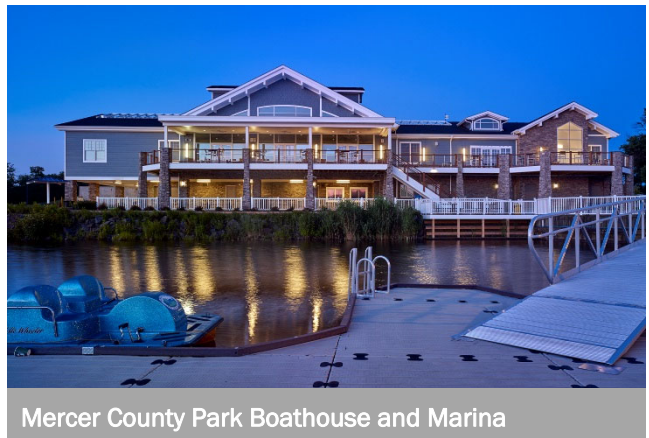
Controlling Costs and Schedules

Throughout our long history, Spiezle has been recognized for delivering projects on time and on budget. We are exceptionally proud of this well earned reputation as we are cognizant of one important fact: our client's project budget, once established, is not meant to be flexible.

We also understand the symbiotic relationship between the project scope, the project budget, and the quality of the materials and products selected for the project. Our team of in-house as well as our sub Donadio & Associates, cost estimating professionals is well versed in the process of optioning and evaluating design opportunities in relation to life-cycle costs. The success of any singular project for the County must be constantly evaluated, both in terms of short-term and long-term goals.

Technology Resources

Spiezle has invested deeply in the technology and training required to fully utilize advanced computer-aided design techniques. Our clients realize the full benefit of this capability through empowerment to review accurate visualizations, including highly detailed 3-D images of various design proposals. These images can be utilized to quickly and efficiently evaluate various design initiatives and produce accurate visualizations of a final design proposal that can be used to generate excitement, gain approval, or assist in the fundraising process.



Mercer County Park Boathouse and Marina

Spiezle Similar Experience

Monmouth County Park System

As the longtime architect of Mercer County Park Commission, our projects have included the design and construction of a new wildlife education center, as well as a new amphitheater, comfort stations, and iconic entrances to the fairgrounds. The new amphitheater is a destination spot for the community, providing excellent outdoor facilities for many events throughout the year including concerts, fireworks, and shows.

Spiezle is also currently working with Monmouth County Park System on the design of a new 2,200 SF activity/program building at Holmdel Park. The new facility will include program room space for 50 people; a covered open shelter to accommodate 70 people; as well as restrooms and support facilities for the park. The activity center will be used for school and other groups for general natural history and nature interpretation programs, and group use rentals.



Monmouth County Park System
Community Activity Center

New Maintenance Building at Deep Cut Gardens

A Spiezle is currently providing architectural and engineering services for a new maintenance building and support facilities at Deep Cut Gardens, a 54-acre horticultural park. Improvements include a maintenance building, utilities (electric, gas, telephone, fiber optic, water, septic system), and a staff parking area. The scope of the project includes designing and preparing construction documents, assisting with bidding, and providing construction administration. The maintenance building and yard shall consolidate park maintenance functions, accommodate staff, provide heated bays, and provide a work area for employees.



New Maintenance Building
Monmouth County Park System

Borough Hall and Police Department Addition

After performing a feasibility study for the Borough, Spiezle assisted with an addition to the existing District Court Office building to meet the needs of the police department. The new facility serves as the hub of municipal activity. The new addition houses the Police Department offices, cell block area, and secure sally port on the ground floor. The second floor of the new addition holds the offices of the Borough Manager, Tax Collector, and Finance Department while the third floor accommodates the public Meeting Room, Caucus Room, and Public Works Office. The predominantly brick and glass addition fits seamlessly with the existing brick structure.



Borough Hall and Police Department Addition
Phoenixville County

Sustainable Design Expertise

At Spiegle, we believe that we are stewards of the environment and understand the wide ranging impact that our designs and constructed work have on the world around us. As a firm, we have always approached projects in a holistic and collaborative manner, seeking to find ways to reduce the environmental imprint of our projects while achieving success and creating enhanced spaces for building occupants. We have repeatedly proven that well-designed buildings that focus on sustainability from the outset can significantly improve the occupant experience, reduce the overall negative impact of construction on the environment, and improve the efficiency and economics for our clients.

The LEED Green Building Rating System has become an indispensable tool to measure the environmental performance of buildings. Spiegle is fully committed to applying its principles and using the rating system to evaluate the quality of our projects. Our track record for creating LEED Certified buildings speaks for itself.

LEED encompasses many of the aspects of good design that are important to our firm; energy and water efficiency; responsible site development; material and resource efficiency; and occupant health, comfort and well-being. We strive to integrate each of these qualities into every project in a responsible way that respects the client's needs and interests while still delivering their project on-time and in-budget. It is no small task, but our results are impressive.

With numerous active sustainably-focused projects and a portfolio of notable LEED certified projects for our clients, including multiple buildings and a variety of building types, our integrated sustainable design process involves all parties (client, architect, engineers, stakeholders) early to establish appropriate goals and solutions. Our comprehensive planning process enables us to regularly achieve sustainable building goals within budget. Our firm is also familiar with other green building rating systems, some with more stringent requirements and some with specific focus on project or building type. Whether a client ultimately pursues certification of a project, all work undertaken by our firm will strive for compliance and achievement of sustainable standards. See the following page for some examples of our sustainable work.

Throughout the design phases, we will coordinate regularly with the client to facilitate a smooth process and create a comprehensive and appropriately integrated set of bidding documents.



GREEN BUILDING EXPERIENCE

LEED® Certified Buildings

Pennsbury School District, Makefield Elementary School • LEED Gold

Philadelphia University, SEED Center • LEED Gold

Rider University, Lynch Adler Hall Academic Building • LEED Gold

Rider University, Steven R. Beckett and Sharon McDonald-Beckett Village Residence Halls • LEED Silver

Thomas Jefferson University, SEED Center • LEED Gold

Penn State Brandywine, Orchard Residence Hall • LEED Silver

Widener University, Freedom Hall Academic Building • LEED Silver

Rowan College at Burlington County, New Culinary Institute • LEED Silver

TD Bank, Retail Stores (3 locations) • LEED Gold

Hartz Mountain, 400 Plaza Drive • LEED-EBOM Gold

Munich Reinsurance America • LEED Gold

Confidential Independent School Client (3 buildings) • LEED Gold
(*pending*)

Confidential Client Building J Corporate Office Building • LEED Silver

Robbinsville Township BOE, Sharon Road Elementary • LEED Certified

Lansdale Borough, Municipal Building • LEED Silver

Atlantic Cape Community College, Student Success Center • LEED Silver

Green Building Consulting

Greenfaith Veterans Housing, Kurt J. Ludwig AIA Inc. • LEED Silver

Universidad de Monterrey, Tadao Ando • LEED Silver

Empire Stores Redevelopment, Studio V Architects • LEED Silver

133 Greenwich Courtyard Marriott

Danny Forster Design Studio • LEED Silver (*pending*)

ENERGY & SUSTAINABILITY CONSULTING

The College of New Jersey • Carbon Neutrality Action Plan

Rider University • Carbon Neutrality Action Plan • Energy Master Plan

Township of West Windsor • Climate Action Plan

Mercer County Community College • Carbon Neutrality Action Plan

Stockton University • Greenhouse Gas Assessment

Manchester Township • Municipal Building—LEED Assessment



Project Approach & Methodology

Our team's ability to see what exists and know how to make it better is honed through decades of working with clients like you, who have a mission to support the people in their communities. We will discern what the key drivers are for the county through interviews and conversations with leadership, committees and community groups to make sure we clearly understand who Lake County is, your current building/facility offerings to the community, where you excel, and where you could make substantial improvements.

The typical project requires coordination through all phases to achieve a successful outcome. Coordination with the Owner, the Owner's consultants and the consultant design and engineering team is critical throughout all phases of the project. As architects, we acknowledge and understand the importance for our firm to serve as leader and guide, and to take responsibility for the delivery of the design and engineering process.

We understand specific project goals have yet to be defined. The following is a summary of the typical components of each of the project stages for reference and planning purposes.

Schematic Design

We will utilize this initial assessment to gather detailed information and create the base documentation necessary to support the design process. We acknowledge the critical role that our project team has with respect to maintaining budget and schedule, in addition to delivering functional and efficient design. We will evaluate and present our approach to the design management of the project and consideration for possible schedule, budget, and construction methods, as deemed appropriate.

Once the program is reconfirmed and design criteria and target budget established, we commence schematic design and initiate a review of design considerations. This preliminary evaluation will be critical to the successful implementation of this project, as the design and planning decisions made at this early juncture will help steer the remainder of the project.

We will facilitate this process with County in order to explore the multiple ways in which the work might be undertaken, as well as the benefits of each approach. In addition to standard design approaches, this may include consideration of various alternative construction types and materials, research for potential grant funding, etc.

The conclusion of the Schematic Design Phase shall be benchmarked with the submission of a report. This document will serve as both a summary of the progress of the project to date as well as the cornerstone of the project goals and expectations moving forward through all remaining phases. The report will include plans and programming information, any applicable sustainable design objectives and methods of implementation,

outline/preliminary specifications for materials and systems, product information, survey information as well as other important reference material necessary to capture and convey the spirit and direction of the project. Additionally, our team will provide preliminary construction cost estimate and schedule assessment reflecting the progress and decisions to date.

Design Development

Design development documents will be prepared in this phase and a coordination meeting will be held during this time to more fully define the materials, systems, and design parameters of the project. This will also include discussion of building components and equipment meeting to review options and coordinate selections.

The process of multiple design meetings can afford additional opportunity to make project refinements and have all stakeholders present for discussion and agreement. As applicable, scope elements, phasing, and project schedules will be adjusted and documents refined pursuant to the end-of-phase meeting.

Following the design development meeting, the phase will culminate in a design document submission to the County that will include drawings, specifications, construction cost estimate and assessment of schedule. These documents will be more detailed than those submitted in the previous phase, including further defined building documentation.

Construction Documentation

The development of the final construction documents, which include the drawings, specifications and procurement requirements for the project, involves collaboration and coordination with the consultant team, product and material vendors, and any other parties and stakeholders.



Mercer County Park Commission
Pavilion at Wildlife Education Center

Spiegle will monitor budget, schedule, and constructability issues throughout this phase and correspond with the County on a regular basis to ensure that our projections and estimates are in accord and that the project remains on target to achieve the initial goals. This will include an assessment of our status prior to the bid process in order to make any specification refinements and implementation of other considerations in order to achieve successful pricing. Keeping in mind that DCNR most likely has a targeted and well-organized budget for the project and a preferred timeline for design and construction, we will provide comparative analysis of the design project versus the initial projections and requests.

Upon completion of documents and prior to bidding, we will implement our firm's quality control ("fresh-eyes") process to ensure as complete a coordination effort of the bid and permit documents as possible.

Throughout the construction documentation phase, we will coordinate regularly with the consultant team in order to facilitate a smooth process and create a comprehensive and appropriately integrated set of construction documents. This will include confirmation of the implementation of targeted operational and systems goals in all discipline's drawings and specifications, and final acquisition of prior approvals required for permitting and construction of the project.

Bid Phase

Spiegle will work closely with the County to prepare the project for bidding, consider and identify suitable alternates, and provide appropriate documentation to support the bidding process. This includes conducting a pre-bid meeting with on-site walk-through with prospective bidders, response to all questions during this process, issuance of addenda (if required), attendance at the bid opening meeting and assistance in evaluation of the bids received and providing recommendations to award based upon the County's best interests.

Construction Administration

As Owner's representative, we serve to guide the construction process to maintain budget and schedule, and to ensure that the level of quality for materials and installation meet or exceed the specified standards. As necessary, we will respond to RFI and questions that arise from field conditions to clarify the intent of the design and engineering. We will work as a comprehensive team of professionals, responsive and sensitive to the County and its goals, to deliver a successful project.

Project Closeout

This portion of the construction administration phase is the culmination of the consistent review and execution of construction observation. At this juncture, the project is inspected at Substantial Completion and Final Completion to verify conformance to the project specifications and to request acceptance and approval from the Owner. This phase also includes post-completion closeout, system implementation support, and execution of all punch lists and finish items, which is important for a successful project. As-built drawings are collected from the contractor and changes transferred to electronic files that will be submitted to the County as part of the closeout process.

Quality Control & Assurance

In order to achieve the high degree of drawing and specification accuracy that we consistently deliver to our clients, we subject all of our projects to an intensive in-house quality control review process that includes a Quality Control Architect and a "Fresh Eyes" approach. The premise of this review is that a Senior Project Manager or Principal who is not specifically involved in the project development provides an independent review and audit of the drawings and specifications. This process works to alleviate a majority of questions and change order requests through the constant evaluation of cost and scope and integration and of documents, and serves as an additional fail-safe measure to protect the client's interests. In addition we have teamed with Blue Cord who will provide 30 years of QA/QC and cost control expertise.

We implement this quality control review upon completion of construction documents and prior to pricing / bidding, to further ensure as complete a coordination effort of the documents. We have developed a 44-page comprehensive Quality Control Manual, including check lists and guidelines, that will supplement the complete review of the project set and minimize conflicts on the drawings before construction is started. This document is focused on all disciplines related to the project, not just architectural drawings. This cross-check and evaluation of all disciplines' work prior to issuance is critical to in-field quality and coordination.

The reviewer will objectively examine the drawings and specifications to identify and assess necessary clarifications and assist in the identification of potential coordination issues among the various disciplines involved (i.e., architectural, mechanical, electrical, plumbing, civil, etc.).