

July 7, 2014

Via Email

Philip Hung
Milwaukee County
C/O Milwaukee County Zoo
Department of Administrative Services
2711 West Wells Street
Milwaukee, WI 53208

Re: Milwaukee County Zoo West Entrance

Dear Philip,

Thank you for the invitation to submit this proposal for design services related to the West Zoo Entrance. Please find an outline of the project scope and proposed PGAV services:

Project Outline:

Due to the highway reconstruction, a new west entry and parking lot addition is required to meet zoo capacity. The new entry will provide an equitable experience to that at the main entry on the east and will feature an integrated small aquatic animal exhibit. Based on the capacity of the new parking lot, a gift shop and snack stand will be integrated into one building in order to minimize operational needs. Toilets and separate turnstiles will also be included. The snack bar will include service windows from both interior and exterior. The new west entry will include an exhibit adjacent to the gift shop and snack bar. Additionally, a picnic area will be set into the woods nearby allowing use of the snack stand and toilets.

General assumptions PGAV made in the preparation of this proposal:

- The design process will pick up from the concept and programmatic information developed for the Master Plan concept and cost estimate completed in 2013.
- The project will open in late spring 2016. Parking lot will be completed prior to Memorial Day 2015. Design will be completed at the end of 2014 or in spring of 2015.
- The overall project budget is \$7,000,000 including soft costs and contingencies.
- PGAV will contract for these services using the AIA B101 Agreement between Owner and Architect.
- The method of project procurement will be via Design-Bid-Build process.
- MCZ may engage a local contractor for preconstruction services to estimate the project at the DD or CD phase of design. PGAV will coordinate any estimates produced via preconstruction services.

Specialty Items:

- Animal holding caging, doors, transfers, exhibit viewing panels, etc. will be advanced to the Design Development level and a selected vendor will be solely responsible for the final design and engineering. In collaboration with the Zoo, PGAV will provide sufficient description and specifications for bidding and design completion by sub-contractors or vendors.
- Engineering of circulation, filtration, and disinfection systems for bodies of water that are in animal exhibits or holding areas.
- Structural Engineering of self-supporting rockwork or rockwork retaining walls less than 3 feet in height shall be accomplished by the Rockwork Contractor as part of the Shop Drawing phase.
- Landscape and Irrigation Design will be advanced to the Design Development level and a selected local vendor will be solely responsible for the final design.
- Design for thematic surfaces (built into the project via the construction documents) will be documented by PGAV in a Character Reference Guide.
- PGAV services include two renderings, depicting the visitor experience or overall views.
- The design of Graphics, Interpretives, and Props is included and will be provided by PGAV as a separate package for fabrication and installation by a specialized contractor or vendor. Related structural and MEP items will be coordinated into the construction documents by the design team.
- The Construction Phase is assumed to be 14 months in length. The design team will provide supplemental drawings; review submittals including RFIs, Shop Drawings, and Product Data and Samples; and participate in weekly meetings (or as scheduled) via phone (or in person when present), as well as prepare certificate of Substantial Completion, and Punch List.
- The design team will provide site visits every two months for review of work, and art direction of thematic, exhibit, and interpretive elements. It is assumed that the Owner's staff or CM will review contractor pay applications, percentage complete certificates, and daily interaction with the construction process.
- Production of a physical model for the purpose of depicting exhibit scope and detailed clay modeling of rockwork is included (should it be deemed necessary for communication and bidding of the project).
- The project will not require the design and integration of a stand-alone generator.

Services Not Provided

- Geographical and utility surveys (provided by Owner)
- Geotechnical Investigation Report (if necessary)
- LEED Certification
- Production of a digital fly-through model for the purpose of education and promotion of the project to stakeholders and donors
- HVAC and LSS commissioning
- Special structural inspections
- ALSS Operating Manual

- Post-Construction Phase services, including investigation of suspected defective work, Record Documents, post completion walk-throughs, etc.

PGAV proposes the following fees:

Base Fees (Schematic Design through Issue for Construction)	\$ 617,000
Base Fee Reimbursables	\$ 36,000
Construction Phase (Shop Drawings, RFIs, & Visits)	\$ 175,000
Construction Phase Reimbursables	\$ 24,000
Total	<u>\$ 852,000</u>

The fees presented here include civil, structural, mechanical, electrical, plumbing and ALSS engineering.

The design shall include minimum of 25% of DBE participation with one or more participant DBE certified. The team shall consist of these sub-consultants:

Local Architect	Local firm, TBD
Civil Engineering	Local firm, TBD
Structural Engineering	Firm experienced in similar projects, TBD
MEP Engineering	Firm experienced in similar projects, TBD
Landscape Designer	Local firm, TBD
Exhibit ALSS	Satchell Engineering & Associates

Please let me know if you have any questions or comments about our approach to this project.

Sincerely,



John Kemper
Vice President

cc: Charles Wikenhauser