

January 6, 2023

Mark Heintz, CPRP
Parks and Recreation Department
Town of Munster
1005 Ridge Road
Munster, IN 46321

RE: Architectural/Engineering Services for the
Proposed Centennial Park Improvements.
Architect's Project #22001

Mark,

I want to thank you in advance for the opportunity to work with the Town of Munster's Park Department for the Proposed Centennial Park Improvements as presented in our response to your Request for Proposals and the revised scope of work.

We understand the following is the proposed scope of work:

1. New Pro Shop and Concession Facility
2. Open Air Pavilion Structure
3. New Golf Storage and Covered Practice Tee Box Facility
4. All associated Site Improvements to accommodate the above at the "Top of the Hill".

Per your request, we propose to furnish Architectural and Engineering Services to include Preliminary Design, Design Development, Construction Documents, Project Manual with Specifications, Assistance with the Public Bid Process for the work and all necessary On-Site Observations/Construction Administration Services including submittals review process and progress meetings for the proposed work. We have also included the task of submitting the Project along with the required Energy Efficiency Calculations to the Indiana Department of Homeland Security (IDHS) for a Construction Design Release (CDR). We have not included the cost of the application fees for the IDHS CDR which will be treated as a reimbursable expense. We also have not included any work associated or that may be required by IDEM.

Since we started our preliminary design that our previous proposal was based upon we have assisted the Town of Munster with requesting quotes for Geotechnical Services to perform soil borings down to bedrock. The Geotechnical Report revealed the need to utilize pilings to support your new buildings/structures to avoid the issues that you have experienced with the existing Clubhouse/Banquet Facility. There is additional structural engineering required to support the buildings/structures on the pilings which we have included in our revised fee below.

Based upon the above information and the revised proposed scope of work we propose to perform this work for a lump sum fee of \$235,000.

We have not included any costs or fees for Environmental Surveys, Furniture, Furnishings or Equipment design or procurement. We included the task of requesting quotes for the Soil Borings and Geotechnical Engineering in the above fee.

We propose that any other Additional Services requested or required will be handled either as a proposed additional lump sum fee or on our standard hourly rates presented in our Response to the Request for Proposal.

In this bidding environment which is very volatile based upon the above revised scope of work I would budget \$3,600,000 for the buildings and structures and hope for the best. I also suggest you include a 10-15% construction contingency along with a budget for Furniture, Furnishings and Equipment design and procurement.

At this point in time we have not been successful in attracting a Civil Engineering Firm to perform the Civil Engineering required for the Project in a timely manner. We have included the task of shooting grades adequately enough to begin our design and have included that in our scope. We therefore recommend a \$30,000 allowance to be set aside for the Civil Engineering Scope and associated fee. We are in the process of trying to determine the earliest the various Civil Engineers could get to this project, their associated fee and will advise you as soon as we have that information.

Other than the above we will not have any additional reimbursable expenses what so ever.

If we can receive a notice to proceed by the middle of January 2023 we think we can be ready to bid the project by the middle of March 2023, receive bids by the middle of April 2023 and award and sign contracts by the middle of May 2023. Depending on the availability of materials and equipment which have been very long recently we hope the project could be completed by June/July of 2024.

Please let me know if you need further assistance or have any questions in regard to this proposal. I am also available to discuss this proposal at your earliest convenience if you require. Once again, I appreciate the opportunity to submit our revised proposal to you and the opportunity to work with you.

Respectfully submitted,



Thomas E. Kuhn, AIA, CSI, ALA

Office (219) 322-5950

Cell (219) 741-1849

Email: tkuhn@cskarchitects.com

X:\Munster - Town of\22001 Centennial Park Golf Pro Shop\Correspondence\Proposals\2023-01-06 Proposal.docx