

**Request for Proposal for the Berry Hill Skate Park
Design-Build Services**

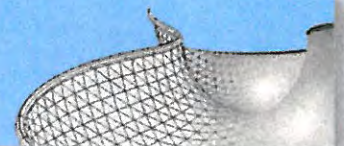
RFP #352013

December 6, 2013

**Lexington-Fayette
Urban County Government
Lexington, Kentucky**

**Submitted by:
Dreamland Skateparks
960 SE Hwy 101, PMB 384
Lincoln City, Oregon 97367**

**Dreamland
Skateparks**





COVER LETTER....

Purchasing Director
Lexington-Fayette Urban County Government
Room 338, Government Center
200 East Main St. L
Lexington, KY 40507

Re: RFP # 35-2013 Berry Hill Skate Park Design-Build Services

Dear Evaluation Committee:

Dreamland Skateparks, LLC (Dreamland), along with **Mears Design Group, LLC (MDG)** is pleased to submit this proposal to the **Lexington-Fayette Urban County Government (District)** for the **Design/Build Services of the Berry Hill Skate park** project. Collectively we have the technical expertise necessary to develop the skate park facility throughout all tasks as stated within the Request for Proposal (RFP). Our team understands the requirements set forth by the RFP and are accustomed to providing all tasks as stated to complete the project.

Dreamland has developed over the last 13 years, a record for providing responsive, cost-effective services and innovative solutions to agencies and communities in need of Skate Parks throughout the World. Our Lincoln City, Oregon office maintains a Skatepark Construction and Design staff with in-depth experience and expertise, proven abilities to collaborate and a strong desire to share knowledge and resources. Our main headquarters is in Oregon but we have other "portable" office locations all over the world.

Mark Scott (Dreamland) will serve as the Project Manager/Construction Supervisor/Skatepark Designer, **Danyel Scott (Dreamland)** will serve as Head of Business Administration, and **Troy Mears, RLA (MDG)** will be the project Landscape Architect. We will work side-by-side to ensure the County is provided with the highest quality of service and has access to the collective experience of the team's partners.

Dreamland Skateparks was established June 16, 2001 (Previously we were Mark Scott Construction for 2 years and a resume of building parks back to 1990). Our resume includes several examples of concrete world-class parks of distinct size and intent. A few are located in: North Little Rock, Arkansas; Madras, Oregon; Hammond, Louisiana; Kalispell, Montana; and Rattenberg, Austria. Throughout the world, Dreamland has designed and built more than 70 skateparks using the design/build methodology worldwide and look forward to the opportunity to provide our next in Lexington Kentucky.

As Co-Owner of Dreamland Skateparks, I am responsible for negotiating any resulting contracts. I will also be the District's primary point-of-contact in fulfilling any resulting contracts.

It will be our pleasure to serve you and provide a world-class destination skate park to the City of Lexington and the Recreation District! We look forward to hearing from you.

Very truly yours,

Dreamland Skateparks, LLC


Danyel S. & Mark A. Scott | Co-Owners & Operators

960 SE Highway 101, PMB 384

Lincoln City, Oregon 97367-2622

P: 503.577.9277 (Danyel) F: 541.994.7010 email: danyel@fastmail.fm

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B. Narrative of Qualifications:

Dreamland Skateparks LLC

960 SE Hwy 101, PMB 384

Lincoln City, Oregon 97367

P: 503.577.9277 | F: 541.994.7010

Designer, Excavator, Contractor, Supervisor, Concrete Finisher

Dreamland Skateparks (Dreamland), located in Lincoln City, Oregon, is widely considered to be the top skate park designer in the world. They have completed more than 75 projects, many of which have received numerous mentions in skateboarding publications of international recognition. Listed as 3 of the "5 Gnarliest Skateparks" ranked by Skateboarder Magazine were designed and built by Dreamland Skateparks.

Dreamland's design/build team has a combined 100 years of skate design/build experience. This unmatched collective experience produces the skate park designs (and construction) universally regarded as the most innovative, functional, cost-effective, and enjoyable of any skate park team. Over 90% of Dreamland's skate parks have been designed and constructed in contract with City Parks and Recreation or City Public Works. As a result, they have extensive experience meeting the requirements established in public works projects.

In addition, all of Dreamland's employees are avid skaters!

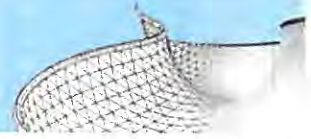
Dreamland's portfolio for design/build projects (alphabetically):

- Adams, Oregon 2,500 sq. ft. - City Parks and Recreation
- ANACONDA, MONTANA 5,700 sq. ft. - City Public Works
- Astoria, Oregon- 12,000 sq ft- Public Works
- Battle Ground, Washington 27,000 sq. ft. - General Contractor
- Beaverton Oregon- Sub Contractor
- Bellingham, Washington 8,000 sq. ft. - City Parks and Recreation
- Big Sky, Montana- Non-Profit group
- Brookings, Oregon
- Buhl, Idaho 6200 sq. ft.
- BUTTE, MONTANA 8,900 sq. ft. - City Public Works
- Bloomington, Indiana 11,000sq ft.
- Cusick, Washington 9,000 sq. ft. - City Parks and Recreation
- Donald, Oregon- 2,500 sq ft.- City Parks
- Driggs, Idaho 3000 sq. ft.
- Gresham, Oregon 6,000 sq ft.- Phase 1
- Hailey, Idaho Phase 1 & 2
- Hammond, Louisiana 10,000 sq. ft.- City Public Works
- Hawaii, Private Bowl 2,500 sq. ft. - Private party
- Hoquiam, Washington 6,000 sq ft.
- Helena, Montana 7,200 sq ft.- addition to an existing park
- Hood River, Oregon Phase 1 & 2 - City Parks and Recreation
- Kalispell, Montana 7200 sq. ft. - City Parks and Recreation
- KETCHUM IDAHO 10,000 sq. ft. - City Public Works
- Klamath Falls, Oregon 22,500 sq. ft. - Non-Profit Group
- Kona, Hawaii 6,000 sq ft.- Non-Profit Group
- Kuna, Idaho 6,500 sq. ft. - City Parks and Recreation
- Lincoln City, Oregon Phase 3, 4 and 5. - City Parks and Recreation
- Milton Freewater, Oregon Phase 1 & 2 - City Public Works
- Madras, Oregon 10,000 sq. ft. - City Public Works
- McMinnville, Oregon 6,800 sq. ft. - City Parks and Recreation
- Newberg, Oregon- 27,500 sq ft. - City Parks and Recreation
- Oak Harbor, Washington 8,000 sq ft.- Naval Base
- Pendleton, Oregon
- Pinedale, Wyoming 7,200 sq. ft. - Sub- Contractor
- Port Angeles, Washington 10,000 sq. ft. - Town of Port Angeles
- Port Orford, Oregon 6,200 sq. ft. - City Public Works
- Port Townsend, Washington 11,000 sq. ft. - Town of Port Townsend

Dreamland Skateparks, LLC

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- POLSON, MONTANA 12,000 sq. ft. - City Parks and Recreation
- Portland, Oregon (Pier Park) 11,070 sq. ft. - Non-Profit Group
- Portland, Oregon (Glenhaven Park) 11,200 sq. ft. City Parks and Recreation
- Portland, Oregon (Holly Farm) 2,800 sq. ft. - Non-Profit Group
- Rattenberg, Austria 11,500 sq. ft. - Town Council
- Redmond, Oregon – 10,000 sq ft.
- Sandpoint, Idaho 6,500 sq. ft. - City Parks and Recreation
- San Francisco, California – General Contractor
- SNOWMASS VILLAGE, COLORADO 10,000 sq. ft. - City Parks and Recreation
- St. Ignatius, Montana 7,000 sq. ft. - Non-Profit Group
- Walla Walla Washington- Phase 1, 2, & 3- Non-Profit group
- Weston, Wisconsin 8,000 sq. ft. - Village of Weston
- Whitefish, Montana 15,000 sq. ft. – Non-Profit Group
- Windell's Snowboard Camp (Government Camp, Oregon) 2,500 sq. ft. - Private Party
- Winston, Oregon 12,000 sq ft.
- Woodland, Washington 6,000 sq. ft. - Non-Profit group

Team:

Mark Scott

Mark Scott will be the Head Designer and Superintendent. He has over 24 years experience designing, building, and maintaining concrete skateboard parks, is an avid skateboarder for over 25 years, and is experienced in harnessing the abilities of a team of talented craftsman; few are as qualified as Mark for any challenging skateboard park projects. Mark will be responsible for conceptual design, final design and will be the Construction Superintendent on site.

His goal is not, only to build skateboard parks, but also ensure relevant design by seeking input from the local skateboarding participants, as well as recognize and respond to the needs of the community at large.



Mears Design Group, LLC (MDG) is a Landscape Architecture, Irrigation Design & Consulting and Project Management firm, which provide professional design services for a variety of clients, both public and private. Project types include parks and recreation projects (i.e., skateparks, natural and synthetic turf athletic fields, playgrounds, trails, sport courts, open spaces, golf courses, and nature parks), residential, commercial and industrial. Our goal is to provide an environmentally sound and sustainable landscape that is aesthetically inviting, meaningful, and practical for the end user. We achieve this by working closely with clients, and knowing the end user requirements. Every site is different, which makes every project a new and exciting challenge.

Established in 2006, Mears Design Group is located in Portland, Oregon. Mears Design Group provides a comprehensive scope of landscape architecture services ranging from preliminary design concepts and working drawings to construction documents and on-site observation, all with a basis in energy efficiency and

Resource conservation. Through the use of the latest technologies MDG provides presentation-quality graphics and detailed construction drawings.

MDG has been providing skate park design services for a wide range of clients across the United States since its inception in 2006. The principal of MDG (Troy Mears) has been designing skateparks for over 13 years and has a resume that includes over thirty (30) skate park projects. MDG has provided the following skate park design service: conceptual design, public involvement, design development, construction documents, permits acquisition and construction observation. Many of our Skateparks have received grants from local government and private agencies.



C. References for Park of Similar Scope to RFP – min. 10 year experience (5 are at least 5 years old)
See Attachment: A

Skateparks around the world has shown our abilities to deliver specifically what the community envisions upon hiring our abilities.



"BURNSIDE" Portland, Oregon completed October of 1990
(Owner and Head superintendent Mark Scott's first Design/Build project) "Just Celebrated the 23rd Anniversary"

Dreamland Skateparks and Mears Design Group have worked together for over eleven years designing and building some of the world's most unique concrete Skateparks and Street Plazas. Our relationship is a partnership in creating Skateparks, which resemble our passion for creativeness in design and the highest quality of construction.

Every skate park starts with the "vision", which may be started with as little as one person to multiple people. Usually, the vision is started because of the lack of skate able terrain within the local community. This vision results from multiple factors, most importantly "safety". Most local skaters begin skating in their driveways, local sidewalks, roads, etc., this most times results in conflicts with other users of the terrain, be it pedestrians walking the sidewalks, vehicles in the roadways or pedestrian plazas that have been encompassed by skaters because of lack of areas to skate. A skate park/plaza is becoming a more important part of every community from youth to adults. Although Skateparks will not completely eliminate all skating in multi-purpose public areas, what the skate park will do is give skaters a place that is safe to skate. If designed with the community's needs in mind it will be as inviting to the locals and possibly worldwide skaters as a place of significance. Creating a skate park design, which provides world-class skate able terrain, enhances the selected site area and respects the surrounding community, is the key focus of all our designs. The Lexington Community Skateparks area serves as an excellent setting for the development of a truly unique distinct level skate park. Our experience in providing destination



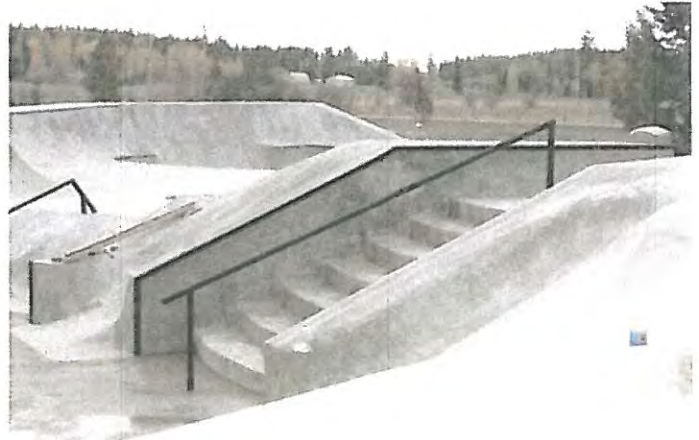
**Dave Olseth Memorial Skatepark-
Whitefish, Montana**

Size: 15,000 sq ft.

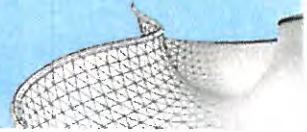
Complete: October 30, 2005 (at least 5 years
old) Cost: \$324,880.00

Reference: Pam Robinson (406) 250-2440

Amenities: Park bench, landscaping, fountain



"Hand selected river rocks
for coping" on the new addition to Whitefish, July 2013.



Main City Skatepark- Gresham, Oregon

Size: 7,555 sq ft. (Phase 1 complete) Phase 2

Designed (waiting for funding) 5,200 sq ft.

Budget: \$252,833.00 (Original contract price)

\$266,850.00 (final contract price)

Complete: 2010 (construction was completed early)

Amenities: Sidewalk and landscaping

Climate: Average temperatures (38-80 varying on seasons)

Description: This project went out for open bid thru the City Parks and Recreation. Their goal was to design the park and build in two phases. We worked with the local community thru a series of meetings and developed the Phase 1 as a street course and designed Phase 2 which consists of transition and a skate/foot path.

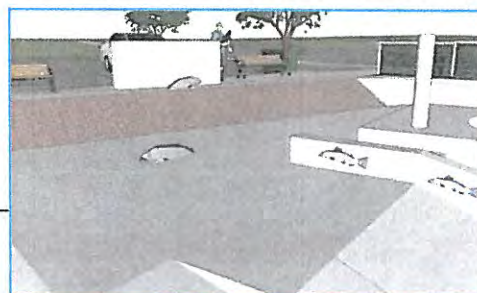


Reference: Mike Green- City of Gresham

Phone: (503) 618-2550

Fax: (503) 665-6825

1333 NW Eastman Parkway Gresham, Oregon 97030-3813



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3. Pendleton, Oregon

Size: 11,000 sq ft.

Budget: \$373,453.00

Design/Build

Complete- 2009

Amenities: Lighting

Climate: Freezing temperatures (Winter) & Hot (Summers)

Description: The project went out for bid for design and we received the job. And then the project went out for bid for construction and we again were awarded the job. The park sits next to a bridge, so we worked closely with ODOT and the City to maintain regulation and visibility. The park has lighting, which was subcontracted out to a local contractor. This park has a variety of terrain from bowls (transition), to street course and stamped concrete.

**Reference: Dave Byrd-Pendleton Parks and Recreation-
Project Manager**

Phone: (541) 276-8100

865 Tutuilla Road Pendleton, Oregon 97801





4. Kirtsis Skatepark Phase 1-Size: 27,000 sq

Budget: \$35,000.00 (Phase 5) Snake Run
Design/Build- All 5 phases
Complete- 1999-2011 (at least 5 years old)
Amenities: Roof- Web Steel Structure
Climate: Rain and little Sun (average temperatures 39-70)

(Completed Photo of Phases 1-5)

Reference: Gail Kimberling - City of Lincoln City,
Parks and Recreation
Phone: (541) 996-1248

For the last 12 years Dreamland Skateparks has worked with the local City Parks and Recreation and the Non-Profit Group "Skaters for Lincoln City Skateparks" to raise funds and build the largest skate park in the US. We are close to being there! We have built 5 phases to the park including the Web Steel Cover over the park





5. Wade Creek Park- Estacada Oregon

Size: 10,500 sq.ft.

Budget: \$397,200.00 (Original Contract Price) -
\$429,989.50 (Final Contract Price)

Complete: May 2012

Amenities: Skateparks, Landscaping, Game table,
Water/Sand and Play area, Volleyball Court,
Horseshoe Pits, Picnic Area, and water fountain.

Dave Piper - Project Manager City of Estacada
Phone: (503) 310-9094

WADE CREEK PARK PHASE II

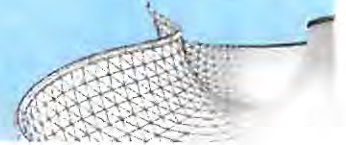




6. Hailey, Idaho (Phase 1 & 2)

Size: Phase 1- 11,000 and Phase 2 -
Budget: \$183,310.00 (Original Contract
Price) \$190,270.00 (Final Contract Price)
Year Completed: Phase 1 Completed 2002
Phase 2- 2012
Reference: Tom Hellen (208) 788-9380
Fax: (208) 788-9830
115 South Main Street Hailey, Idaho 83333





A few additional parks from Dreamland's Resume:

- Adams, Oregon 2,500 sq. ft. - City Parks and Recreation
- Anaconda, Montana 5,700 sq. ft. – City Public Works
- Battle Ground, Washington 27,000 sq. ft. - General Contractor
- Bellingham, Washington 8,000 sq. ft. - City Parks and Recreation
- Buhl, Idaho 6200 sq. ft.
- Butte, Montana 8,900 sq. ft. - City Public Works
- Bloomington, Indiana 11,000 sq. ft.
- Cusick, Washington 9,000 sq. ft. - City Parks and Recreation
- Driggs, Idaho 3000 sq. ft.
- Gresham, Oregon 6,000 sq. ft.- Phase 1

- Hammond, Louisiana 10,000 sq. ft.- City Public Works
- Hawaii, Private Bowl 2,500 sq. ft. - Private party
- Helena, Montana 7,200 sq. ft.- addition to an existing park
- Hood River, Oregon (second phase) 2500 sq. ft. - City Parks and Recreation
- Kalispell, Montana 7200 sq. ft. - City Parks and Recreation
- Pinedale, Wyoming 10,000 sq. ft. - City Public Works
- Klamath Falls, Oregon 22,500 sq. ft. - Non-Profit Group
- Kuna, Idaho 6,500 sq. ft. - City Parks and Recreation
- Lincoln City, Oregon (second park) 7,500 sq. ft. - City Parks and Recreation
- Milton Freewater, Oregon phase 2 -2500 sq. ft. - City Public Works
- Madras, Oregon 10,000 sq. ft. - City Public Works
- McMinnville, Oregon 6,800 sq. ft. - City Parks and Recreation
- Oak Harbor, Washington 8,000 sq. ft.- Naval Base
- Pinedale, Wyoming 7,500 sq. ft. – Sub- Contractor
- Port Angeles, Washington 10,000 sq. ft. - Town of Port Angeles
- Port Orford, Oregon 6,200 sq. ft. - City Public Works
- Port Townsend, Washington 11,000 sq. ft. - Town of Port Townsend
- Polson, Montana 12,000 sq. ft. - City Parks and Recreation
- Portland, Oregon (Pier Park) 11,070 sq. ft. - Non-Profit Group
- Portland, Oregon (Glenhaven Park) 11,200 sq. ft. - City Parks and Recreation
- Portland, Oregon (Holly Farm) 2,800 sq. ft. - Non-Profit Group
- Rattenberg, Austria 11,500 sq. ft. - Town Council
- Sandpoint, Idaho 6,500 sq. ft. - City Parks and Recreation
- San Francisco, California – General Contractor
- Snowmass Village Colorado 10,000 sq. ft. - City Parks and Recreation
- St. Ignatius, Montana 7,000 sq. ft. - Non-Profit Group
- Weston, Wisconsin 8,000 sq. ft. - Village of Weston
- Big Sky, Montana- 8,000 sq. ft.- 2013
- Windell's Snowboard Camp (Government Camp, Oregon) 2,500 sq. ft. - Private Party
- Winston, Oregon 12,000 sq. ft.
- Woodland, Washington 6,000 sq. ft. - Non-Profit group
- Astoria, Oregon 12,000 sq. ft.
- Brookings, Oregon 10,000 sq. ft.
- Donald, Oregon 2,500 sq. ft.- 2001
- Hood River, Oregon Phase 1 2,500 sq. ft. – 2002 and 2006
- Gold Hill, Oregon 8,000 sq. ft.- 2012

Dreamland Skateparks, LLC

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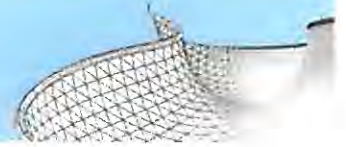
www.dreamlandskateparks.com danyel@fastmail.fm

Attachment A: List of Past Skate Park Projects and References (as noted in Section IV.C)

| Project # | Project Name | Project Location (City & State) | Project Funding Type (Private, Public, Other) | Total Project Cost (\$) | Size (SF) | Year Completed | In What Capacity? Please Check one | | | Project Contact Information (Name, Phone, email) |
|-----------|--------------------------------|---------------------------------|---|-------------------------|-----------|-----------------|------------------------------------|---------|--------------|---|
| | | | | | | | Designer | Builder | Design-Build | |
| 1 | Kirt's Park | Linn City, OR | Public & other | logging | 27,000 | 1999 - 2012 | X | X | | Bail Kimberling 541-994-2131 gaulk@linncity.org |
| 2 | Brianbarely Memorial Park | Aumsville, OR | Public | 230,000 | 8,000 | 2000 | | X | | Maryann@aumsville.us |
| 3 | Ureanahlem Skate Park | Newberg, OR | Public | 387,266 | 29,000 | 2000 | | X | | Martin Mc Knight 503-718-259 martin@tigar.com.gov |
| 4 | Tim Griffith Memorial Park | Tigard, OR | Public | 870,000 | 15,000 | 2007 | | X | | John Dardus dardusjr@hammond.ora |
| 5 | Hammond Skatepark | Hammond, LA | Public | 233,000 | 10,000 | 2005 | | X | | Mike Green 503-618-2492 mike@green@ti.gresham.oregon.gov |
| 6 | Main City Skatepark | Bresham, OR | Public | 160,350 | 5,710 | 2009 | | | X | Dave Conway 360-981-2424 david@conwayconstruction.net |
| 7 | Battle Ground Skatepark | Battle Ground, WA | Public | 440,000 | 27,000 | 2007 | | | X | Pam Robinson 404-250-2444 pam@huntsville.com |
| 8 | Dave Olson Memorial Park | Whitefish, MT | Private & Public | 324,880 | 5,000 | 2005 | | | | Adam Steffan 511-682-5040 adam.steffan@ci.eugene.or.us |
| 9 | Snowmass Village Park | Snowmass, CO | Public | 320,000 | 10,000 | 2008 | | | | |
| 10 | Washington Jefferson Skatepark | Eugene, OR | Public | 680,000 | 23,000 | current project | | | | |

2013/14

Please attach additional sheets as needed.



D & E Key Personnel and their Roles:

We offer two individuals (Troy Mears, Mark Scott) – each has 16+ years experience working with urban development and skate park related planning and design. They will make sure all parties understand this unique project and offer all individuals the right to be heard, while keeping the sessions productive and the project timeline on track.

Our strategy will include effective visual aids (Color rendering panels, 3D modeling, PowerPoint etc.), which will illustrate examples and draw on information from numerous other concrete skate park/skate spot developments our team has created though out the world. Although, this project will be unique in its own right, we usually find consistency and overlap with past experiences. Usually, skateboarders develop a list of elements they like or dislike from their travels to other Skateparks/skate spots. The knowledge our team has from previously designed skateparks/skate spots is a tremendous asset, as is the ability to relate previous issues with the understanding of issues that may encompass the Berry Hill Skate Park Facility.

(Troy Mears) **Sustainable or “Green” Design and Construction Methods:** All members of our team are advocates of sustainable design. We believe in the environments in which each project we design and construct in how they stand the test of time, work with the natural system in which they encompass and enhance the livability of their communities. By understand how people use a space, how ecological systems come into play and how to integrate architecture with the land; we are able to blend multiple disciplines to create livable, sustainable environments. We encourage sustainable design in all our projects. Many of our design have landscaped green space within and around the concrete surfaces to provide areas to naturally retain storm water run-off. We make every effort to incorporate innovative storm-water treatment facilities, energy efficient and renewable building materials into each project. We encourage the use of recycled materials where possible, such as, recycled wood forms, recycled concrete base materials, recycled steel, the use of fly ash to reduce cement in concrete mix designs. By incorporating these practices we have proven the ability to save costs for each project. During the design phase we will identify a list of acceptable recycled materials, which can be incorporated into the site. By utilizing such materials and possible donations of such, the District in turn may be able to provide additional features within the skate park or use them towards other future projects.

(Danyel Scott, Troy Mears, and Mark Scott) **Managing Challenges through Project Development:** Dreamland has been fortunate to have designed and built Skateparks throughout the world. Through our previous experiences we have taken note to what works and what does not. And on-site we have the opportunity to be involved with. Our team has the familiarity with various aspects of construction, whether it is cold weather, wet weather or warm weather climates.

Our team has years of experience in developing Skateparks from early stages of design through construction. We view each skate park as a new challenge. Our team will develop a list of opportunities and constraints throughout the initial phase of design, which will help us in determining the best practice of developing the skate park. In previous projects our experienced and knowledge of constructing the best Skateparks worldwide has helped all communities by determining the confinements during the design process and having the foresight for the construction process, which has proven to save the owner money in the long term. By the use of 3D modeling, we have the ability to reflect a close simulation of what the skate park will look like before we actually build it. We develop the 3D modeling in the design concept phase so all parties have the chance to review and provide feedback, which is a critical part of the communication between all parties involved.

Experience Managing a Budget for a Public Agency Sponsored Project with Similar Scope of Services: Dreamland Skateparks and Mears Design Group understand how the budget can affect the design and construction of a project. Our team is well versed on providing alternatives toward design and construction to help with the budget at hand. We often are required to design a skate park facility as a whole, knowing it will be built in phases. Generally, through our experience in design/build our cost estimates are very accurate, which allows us to have a very good idea of the costs of construction in the early stages of design. During each phase of work we will provide a cost estimate of construction to make sure we are within the budget. When a project is projected to be built in phases we are able to phase the construction accurately according to the budget on a per square foot cost. We also provide a summary of possible ‘in-kind donation’, which will possibly affect the cost of construction if they are utilized.

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(Troy Mears and Danyel Scott) How will the design process address durability and long –term maintenance requirements?

Though years of designing and building skateparks throughout the world we have developed a number of construction methods that address long term durability and maintenance requirements for each and every skate park we are involved with. We first provide a design that works with the landscape in which our designs are placed. This allows for minimal impact of the site and creates opportunities for construction cost savings. Second, we review maintenance constraints and opportunities with our clients to review design options to prevent unwarranted issues upon project completion. Third, we provide our clients with a maintenance procedure booklet. This will include all recommended procedures for future maintenance to help maintain the skate park. The booklet will also include construction record drawings and materials used for future use of identifying the project criteria and specifications. This will help familiarize future maintenance personnel with the project.

Key Team Members during the Design Process and their Task

| Individual | Title | Scope & Timeline |
|--|--|--|
| Troy Mears-Mears Design Group | Architect and Designer Skatepark, Storm water management, & construction drawings (100%) | Architect and Lead Designer will attend a design meeting and 3 phone meetings/Skype Will consult with us thru construction as well |
| Danyel Scott-Dreamland Skateparks | Head of Business Administration | Coordinating, scheduling, attend 1 design meeting and coordinate with the District throughout the construction and completion |
| Mark Scott Dreamland | Head Skateparks Designer and Const. Superintendent (being the owner of the business there is an extra incentive to be efficient and affective. | Designer for Dreamland- will attend design meeting, assist in construction drawings, and be the superintendent thru the construction Mark is on site 100% of the time. Depending on weather the Superintendent works 4- 10-hour days or 5- 8-hour days. A min. of 40 hours per week onsite for the Super |

Project Time Frame...

1. Task #1: Project Initiation

Work Products or Deliverables:

Final scope of services, project schedule, site approvals, and recommendations for facility type

Task Lead:

Mark Scott (Dreamland) and Troy Mears (Mears Design Group)

Estimated Time Frame:

The estimated time frame to complete the existing schematic design review work task for the Berry Hill Skate Park is anticipated to take approximately two weeks.

Methodology: Our team will first request a meeting with the project stakeholders to review the project task and design deadlines in all phases. From that we will develop a work plan/schedule to be approved by the District. Upon receiving approval to move forward our team will review the existing conceptual designs and identify potential planning, zoning, or design deficiencies. Based on the existing conceptual design our team will prepare and submit a preliminary schedule and



construction cost estimate. We will then arrange an early assistance meeting with the District to address potential permitting issues.

2. Task #2: Conceptual Design

Work Products or Deliverables:

All work products including; preparation of two (2) uniquely different design options and a preliminary cost estimate for each design option.

Task Lead:

Mark Scott (Dreamland) and Troy Mears (Mears Design Group)

Estimated Time Frame:

The estimated time frame to complete the Design Development work task for the Berry Hill Skate Park Facility will start the week of **(insert date once we have acceptance)** and be completed in approximately 4 weeks.

Methodology: Upon obtaining written authorization from the District of successful completion of Task 1, our team will proceed forward to complete the Conceptual Design Task. Our design team will first conduct meetings with project stakeholders including District staff, local skateboarding community and interested members of the public to establish design considerations and project standards. We will then provide the District with two (2) uniquely different conceptual design options for the skate park including skate able elements based upon current design trends and our recommendations on skate able elements and construction materials. The conceptual designs will include but not limited to; site layouts, elevations and 3D models for the public input meetings. Our team will also present the design options to the District Board of Directors for their review and comments.

3. Task #3: Final Conceptual Design

Work Products or Deliverables:

All work products including; final conceptual design, cost estimates and an estimated construction schedule.

Task Lead:

Mark Scott (Dreamland) and Troy Mears (Mears Design Group)

Estimated Time Frame:

The estimated time frame to complete the Design Development work task for the Berry Hill Skate Park Facility will start the week of And be completed in approximately 2 weeks.

Methodology: Upon obtaining written authorization from the District of successful completion of Task 2, our team will proceed with finalizing the Conceptual Design by incorporating all feedback from the public input meeting, project stakeholders and District Board of Directors to one definitive skate park design. The final design will include, but not limited to, dimensioned site plans, elevations, colored renderings and 3D modeling to be used for final approvals and as a basis for preparation of the construction documents.

4. Task #4: Construction Drawings and Specifications

Work Products or Deliverables:

All work products including; construction drawings and specifications in detail sufficient for bidding. We will also provide a final opinion of construction cost prior to bidding.

Task Lead:

Troy Mears (Mears Design Group)

Dreamland Skateparks, LLC

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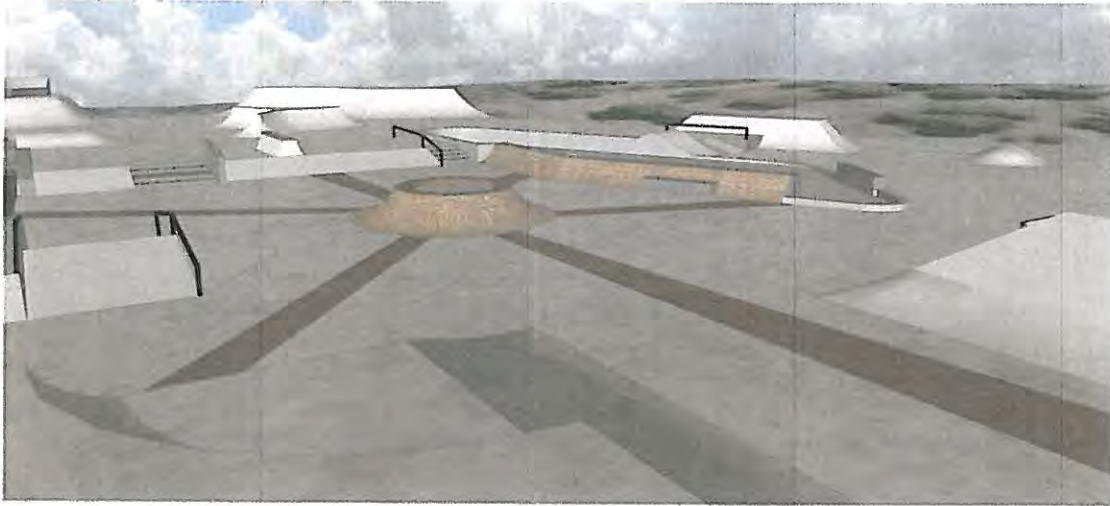
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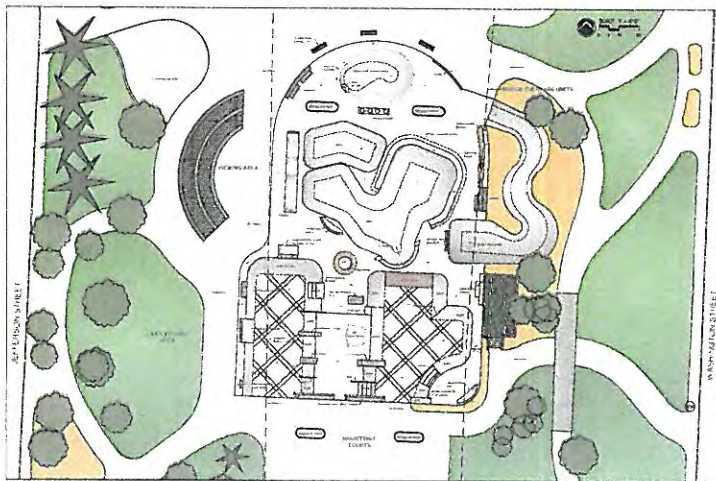


Estimated Time Frame:

The estimated time frame to complete the Construction Document work task for the Berry Hill Skate Park Facility will start the week of and be completed in approximately 4 weeks ending the week of



The design is approximately 11,500 sq.ft. of street-oriented skatepark design. Included in the design are various textures and flow patterns to accommodate wide variety of users and technical approaches to skating. As the design develops our team will work closely with all project stakeholders to provide a design which meets all project criteria, works with the site and exceeds the expectations of the skateboarding community.



Attachment B: Key Personnel Resume (As noted in IV.D)

- Project Manager
- Primary party responsible for skate park design
- Primary party for storm water management design related issues
- Primary party for professionally engineered skate park construction drawings
- Primary party responsible during the construction phase

Attachment C: Proposed Project Timeline (Based on information provided in sections IV.F & VI)



F. Substitute for "Attachment C"

Following the "Award of Contract" January 1, 2013 we will immediately set forth a finalized schedule and begin to advertise for design meetings.

| Scope | Team/Scope | Month |
|--|---|--|
| Design- Input meeting 1 "Phase 1" | "Architect, Primary Designer of Skateparks or representative" 1. Present the final recommendation to the District Board of Directors for approval 2. Provide conceptual plan, project renderings, and other visual material to support fundraising efforts | January 2014 First design Meeting (Pending approval from the District) |
| Design- Input meeting 2 Begin Construction Drawings "Phase 1 Complete" | "Architect, Primary Designer of Skateparks or representative" 1. Develop construction plans and specifications for the approved design, including any drawings necessary for permit purposes 2. Finish Construction drawings 3. Coordinate permit and construction with Bend Park and Rec District Manager | February, 2014 |
| Construction "Phase 2" | "Const. Supervisor & 2 men" Excavation and set up 1: Dreamland Skateparks uses their own employees for the construction. | March 2014 (Pending approval from the City) |
| Construction | Const. Super. & 5 men | April And May 2014 |
| Construction "Phase 2 Complete" | Const. Super and 5 men | June and July 2014 |
| Grand Opening of the park | Estimated- this may vary depending on the final size of the skate park | July, 2014 |

We are able to speed up the process if the City so desires and slow things down if need be. This is just a conceptual schedule and can be as flexible as you would like.

G. See "Attachment D"

Attachment D: Schedule of Values and Hourly Rates (as noted in IV.G)

Berry Hill Skate Park Proposed Preliminary Schedule of Values

Total Available Funding: \$500,000

| Item | Estimated Cost | % | Comment |
|---|----------------------|------|--------------------------------|
| Site Furnishings, Landscaping & Amenities | 2,500.00 | .5 | TBD by Parks & Recreation |
| Contingency | 15,000.00 | 3 | |
| Permitting & Other Soft Costs | 5,000.00 | 1 | |
| Proposed Design Fee | 35,000.00 | 6 | Architect & Skatepark Designer |
| Estimated Construction Cost | 367,500.00 | 73.5 | |
| OH & Profit | 75,000.00 | 15 | |
| Total | \$ 500,000.00 | | |

Proposed unit prices for additional work:

- A. Project Manager Fee (% of Change Orders Cost): % 12
- B. Skate Park Designer Fee: (\$/HR) 50.00
- C. Registered Professional Engineered construction drawings Fee: (\$/HR) 90.00
- D. Construction Management Fee: (\$/HR) 50.00
- E. Other: Please Explain



H. Dreamland Methodology

- 1. Public Input Process:** Our teams experience has shown that active participation by all parties involved, including the community youth during the development process is critical to the long-term success of the project. We will approach this project with collectively efficient outreach process that engages all users and community stakeholders throughout the design process, creating a professional, organized and inviting attitude. We encourage all community youth and stakeholders to feel as though they truly were a part of the design and contributed toward the results building a lasting sense of ownership in the final product.

Our design team will meet with local officials and the skate park community members through a community input meeting (open design forum). This will allow our team to introduce ourselves to the community and gather vital information from all parties clearing the way for what the creative vision will be. We encourage an open line of communication, of members of the community are not able to make the community input meeting, they are welcome to email us with all ideas. This is something we do not take lightly, our team understands the importance of the community and bringing home the results they so desire and will spare no resource to ensure the experience of the design process is as rewarding as the final product will be to skate.

Throughout our past experience we have encountered a list of challenging issues during the design process. Typically, these issues are not uncommon and deserve full attention during the design process. The following are a list of common issues:

- | | |
|---|---|
| <ul style="list-style-type: none">• Skateparks flow/User conflicts• Accessibility of various skill levels• Visibility & sociability• Comfort• Noise reduction• Skateparks features and terrain• Structural integrity• Lighting | <ul style="list-style-type: none">• Cover/shelter• Aesthetics visually• Family atmosphere• Access to amenities (restrooms, drinking fountain, shelter, etc.)• Viewing area• Emergency access• Renewable resources |
|---|---|

In order to address these potential issues, it is critical to engage the diverse stakeholder groups to facilitate. The community input meetings will be led by individuals who process a intimate understanding of skateboarding activity, skateboarder's desires and skateboarding culture and who also can relate issues back to the community stakeholders. We offer three individuals (Mark Scott, Danyel Scott and Troy Mears) – each has 14+ years experience working with urban development and Skate Park related planning. They will make sure all parties understand this unique project and offer all individuals the right to be heard, while keeping the sessions productive and the project timeline on track.



Our strategy will include effective visual aids (Color rendering panels, 3D modeling, PowerPoint etc.) to which will illustrate examples and draw on information from numerous other concrete skate park developments our team has created though out the world. Although, this project will be unique in its own right, we usually find consistency and overlap with past projects. Usually,

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skateboarders develop a list of elements they like or dislike from their travels to other Skateparks. The knowledge our team has from previously designed Skateparks is a tremendous asset, as is the ability to relate previous issues with the understanding of issues that may encompass the Berry Hill Skateparks.

A key component toward our approach will be keeping our open design forums highly interactive. We begin by seeding locale-specific observations with our effective visual aids, we then empower participants to brainstorm and illustrate what elements the community would like to see in their skate park. This will allow our team to walk away from each open design forum with physical representations of interests and desires. We find through this process each meeting becomes more constructive and in the end each participant will develop a sense of ownership toward the design, which is a key to the success of the project. We see each meeting as an instrumental portion of the design and we will fully prepare progress from each meeting with a collaboration, which in turn will develop a design, which the community will be proud of.

Our team will research local issues ahead of time and utilize our experience for previous project to move the project along in a timely manner. We will work closely with all participants making us fully aware of the constraints and opportunities the site offers.

From our experiences with similar projects, we anticipate conducting 2 public input meetings (open design forum) and before or after with local jurisdictions. This will provide for ample opportunity to gather vital information from the community stakeholders, and allow our team sufficient feedback from our design presentations. Each design meeting will be accompanied by a combination of 3D renderings, plan view renderings and progress reports, which will illustrate project details throughout the different stages of development. They will also help the public with an accurate representation of how the project will look and function within its site context before moving forward to construction.

- a. **Designing for a Large Variety of Abilities and Uses:** Through our experience we have developed a wide variety of abilities and uses, including skateboarders, roller-bladers, roller skaters and BMX cyclists. Upon designing skateparks and constructing skateparks we have come across many different criteria that the community users enjoy and envision being a part of their skate park. We provide many examples of ideas and listen to ideas/suggestions as discussed in the community input meetings. Our team will also develop a list of pros and cons to all groups involved. The first criteria we develop are; who are the primary users (skateboarders, BMX cyclists, etc.). Our team will also determine the abilities of the primary users, with also making the park useable for all. We are determined to develop each and every park we design as a place where all visitors will enjoy, develop skills, respect and be planning their next visit before leaving.
- b. **Forming a budget and progress spreadsheet:** Thru the design process we will carefully be evaluating each task, time frame, and progress reports and how funds will be allocated, disbursed upon progress payments and timelines. This will be done thru a bi-weekly spreadsheet. Each month we will submit a "Progress Report" (G702 & G703 form) to the city based on each breakdown of services and progress.



I. This is a response for (Attachment E) "Warranty"

Dreamland warranties our park for 2 years. The warranty starts the day the park is accepted by the city and will be guaranteed for two years from the completion date. This coverage is for any flaws in the park that are non-cosmetic, flaws that are considered due to workmanship. Hairline cracks are natural in concrete: only cracks exceeding ¼ inch in width are considered to be a flaw and would need to be addressed. The park has received two coats of water sealant to protect the concrete. We do not suggest the need for applying an additional coat unless needed 3-5 years down the road as an extra measure.

Damage from bicycles or their pegs will not be covered under warranty; the City should provide signage excluding bike pegs from the park.

J. See "Attachment J"

K. Local Employment:

a. Labor: 20%

Dreamland Skateparks brings their highly experienced and trained crew (specifically Skateparks design and builders) of 13 years with us for the construction. However one of our crewmembers is a born and rose local of the area, which provides at least one of our 6 crewmen, will be a local.

b. Equipment- 100% of all equipment will be rented locally

c. Materials 100% of all materials will be purchased locally

Diversity in Employment

- Dreamland Skateparks LLC is a 50% women-owned company. All business administration and hiring is done by Danyel Scott. Since the beginning of Dreamland in 2000 all administrative decisions, hiring, payroll, suppliers and construction timelines have been organized and employed through her authority.
- Our office promotes the growth of women and minority owned companies as well as emerging small businesses. Our company consists of 20 employees and is considered in the bracket of small registered companies. Dreamland also employees minorities and currently has Pacific Islander employees as well as Hispanic.
- Working with small businesses promotes growth in our community and is a need that we will always promote. In 100% of all construction jobs we have obtained our materials from locally owned businesses working with donations and providing local businesses with the opportunity of income.

Attachment E: Warranty Coverage Statement (IV.I)

Attachment F (IV.J)

1. Has any owner, officer or partner of your organization ever been an owner, officer or partner of this or any other organization that failed to complete a construction contract or paid liquidated damages?

Yes _____ No If yes, please explain:

2. Has the company, any principal, any parent company or subsidiary ever been denied a surety bond?

Yes _____ No If yes, please explain:

3. Have any of the principals ever had a claim made against them by their bonding company or had the bonding company threaten to bring a claim?

Yes _____ No If yes, please explain:

4. Has your firm ever been named in a lawsuit by any local, state, or federal government or other public entity for civil fraud, violation of any false claims act or related statute or any other tort claim as it relates to skate parks?

Yes _____ No If yes, please explain:

5. Has your organization ever engaged in litigation against a city, county state or other municipality?

Yes _____ No If yes, please identify the lawsuit: