

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Design Contract – Center for Active Adults	
FROM: Lee Tillery, Parks & Recreation Director	MEETING DATE: February 19, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Proposal – CPL, Inc. Architecture/Engineering/Planning, Greensboro, NC	

PURPOSE: City Council is requested to award a Task Order for design services related to the new Center for Active Adults to CPL which currently has a Master Agreement for Professional Services with the City.

BACKGROUND: In 2019, \$12 million dollars in General Obligation Bonds were voted on and approved by citizens to go towards the construction of a new Senior Center, now called the Center for Active Adults. The City vacated the old Senior Center, previously located on Hamilton Avenue, in 2021 and is currently leasing space for Senior Programming services from High Point University in the Oak Hollow Mall. A Pre-Planning phase and study was conducted in the Fall of 2023, which centered around the future location and support amenities on the campus near Oakview Recreation Center, citizen input/surveys and a cost analysis based on our projected needs. The design process will be built off this information and include the following:

- Schematic Design
- Design Development
- Construction Documentation
- Construction Administration

The design phase is expected to take 9-11 months to complete. Our plan is to begin the recruitment and selection process for a Construction Manager At Risk (CMAR) soon after this contract is executed and have a contractor in place before Design Development.

BUDGET IMPACT: Project Scope is a not to exceed base of \$748,800 including standard reimbursables. Cost will be accounted for with 2019 General Obligation Bonds associated with the project.

RECOMMENDATION/ACTION REQUESTED: The Parks & Recreation Department recommends approval of this proposal and that appropriate City officials be authorized to execute all necessary documents.



Belmont Recreation Center, Belmont NC



Belmont Recreation Center, Belmont NC



Cabarrus County Library & Active Living Center, NC



PROPOSAL

**City of High Point, NC
Center for Active Adults**

January 2, 2024





January 2, 2024

Lee Tillery, Parks & Recreation Director
City of High Point
211 S. Hamilton
High Point, NC 27261

RE: Center for Active Adults Design Consultation

Dear Mr. Tillery:

CPL is pleased to present our team's qualifications to be the planners and designers of the Center for Active Adults in the City of High Point. CPL has assembled a unique team—one that is comprehensive, multi-disciplined and has the creativity, expertise and experience to work with stakeholders to design such a special project. This project will serve as a thriving hub of activity and promote active lifestyles, healthy habits, and social networks. Our team shares these principles for the development of high-quality senior center facilities. We are excited to learn about your vision for this project and to work with your community and committee to envision spaces for the well-being of the City of High Point. Our team's particular qualifications include:

Extensive regional and national architectural and engineering experience in planning and designing Community facilities such as Community and Recreations Centers for people of various ages and backgrounds. Through these projects, we have experience with the design of community spaces, recreation centers, Parks and Recreation master plans, youth, teen, and senior activity areas, splash pads, pools, and incorporating active and passive recreation options. This experience includes Senior Centers for the cities of Kernersville, Burlington, Locust and Cabarrus and Randolph Counties

Familiarity with High Point. Our experience encompasses collaboration with the City on various projects, such as the renovation of the Broad Avenue Transit Center, the construction of the Landfill Administration Building, and the creation of site renderings for the High Point Library. This extensive engagement grants us a distinctive viewpoint on your community. Our vested interest in the city fuels our enthusiasm for planning a facility that not only meets but surpasses the expectations of the High Point community. We are eager to contribute to a project that promises to have a lasting positive impact for many years to come.

Our team is highly qualified and brings a depth of interdisciplinary experience and a passion for community projects. Rachel Nilson, AIA, and Kimberly Janiszewski, AIA, a High Point resident, bring community facility design experience and strong management capabilities. We will team with Davis Martin Powell (DMP), as they provide a diverse expertise in many aspects of civil, sanitary, and environmental engineering and deep knowledge of the City of High Point. Our MWBE partners include Lynch Mykins (SBE/HUB) for structural engineering and Palacio Collaborative (DBE/MBE/HUB) will provide cost estimating. We have current working relationships with all our consultants who bring a high level of local and relevant expertise to the project team.

We believe our team's experience working on Community/Senior Centers and specifically Active Living/Senior departments throughout North Carolina, has prepared us to successfully fulfill your goals. CPL is confident in our ability to provide the vision and services necessary to deliver an exceptional project for High Point! Thank you in advance for your consideration of our enclosed submittal.

With Best Regards,

CPL Architecture Engineering Planning

Rachel F. Nilson, AIA, NCARB
Vice President

CPL. We are architects, engineers, planners and technical specialists. We are community leaders, business owners and friends.

HISTORY

CPL Architects and Engineers, P.C. is a multi-disciplinary architecture, planning and engineering firm. Founded in 1975, our practice began as a small civil engineering office with six employees in upstate New York and has grown to become a firm of more than 500 professionals with 21 offices in seven states along the east coast. Our team of dedicated professionals offer expertise in architecture, engineering, planning and construction administration services.

PRIMARY SERVICING OFFICE & CONTACT

To effectively serve our clients, CPL operates three offices in North Carolina, with your primary servicing offices in Greensboro and Charlotte.

CPL Greensboro

400 Bellemeade Street, Suite 401
Greensboro, NC 27401

CPL Charlotte

6302 Fairview Road, Suite 102
Charlotte, NC 28210

Principal Leadership:

Rachel Nilson, AIA, NCARB
RNilson@CPLteam.com
980.275.5892

CPL's philosophy grows from:

- Our Belief in Full Service Capabilities
- Our Focus on Personal Attention
- Our Commitment to Principal Participation

Being full-service means bringing innovation to our clients in terms of service delivery. Our highly collaborative and multi-disciplined team is capable of solving every challenge posed by your project.

Our design professionals could literally create a city – from the earliest planning stages to the ribbon cutting– approaching every aspect of each project with full service, personal attention and principal participation. Our in-house expertise includes:

PRINCIPAL-LED

Every CPL contract is personally directed by a Principal/owner of the firm. With their professional reputation and personal integrity on the line, our Principals have genuine ownership in the success of every contract and project.

CORPORATE STRUCTURE

CPL is a privately held (shareholders) Design Professional Corporation (DPC), registered, fully licensed and originating in New York State. Our registered architectural staff includes specialists in civic, educational, and healthcare design. Our licensed engineering services include transportation and traffic engineering, bridge inspection and design, water and wastewater services, building systems engineering, environmental services and construction inspection.

Integrated Services

ARCHITECTURE

Our industry-leading architects are passionate about creating purposeful designs that reflect your spirit, spur productive change and make lasting impressions.

INTERIOR DESIGN

Through a strategic lens that balances both form and function, everything you see in a CPL interior space has been meaningfully designed.

MEP ENGINEERING

From the lighting and ventilation throughout your building to the fire protection measures taken, CPL provides smart and seamless solutions to your buildings.

MUNICIPAL SERVICES & PLANNING

Whether we're gathering data, creating concepts or developing long term plans, we make sure communities have all the tools and resources they need to thrive.

SUSTAINABILITY DESIGN

CPL's Design services are geared to reduce energy use and free up funds to deliver resilient designs that are sustainable and highly functional.

CREATIVE LABS

CPL Creative Labs is a group of innovators, creative thinkers, and doers, assembled to leverage emerging technologies to influence the design process.

Our vision for the City of High Point is driven by our unique specialization in Community and Recreation Center design.

Visioning and Visualization

The CPL team utilizes tools such as Miro Board (a virtual whiteboard), 3D Studio Max, Sketch Up Pro, Lumion, Enscape and Adobe Creative Suite in order to generate presentation graphics and renderings. These are used to demonstrate potential design solutions using the same model that will be used to generate the construction documents and pricing documents. These engaging applications allow the client and user groups to be involved in the creation and visioning of the project design. Graphics can also play a role in critical fundraising efforts. We also often use additional tools such as Mixed Reality, 3D Printing, and Reality Capturing to enhance the visioning process.

Financial Modeling

Our team works closely with our estimating team, then our CMAR team when they come on board, throughout the project to give active feedback on potential costs of options being considered so we don't get to the end of design only to learn the project will not be financially feasible. At the conclusion of concept design we will provide a detailed opinion of probable cost as

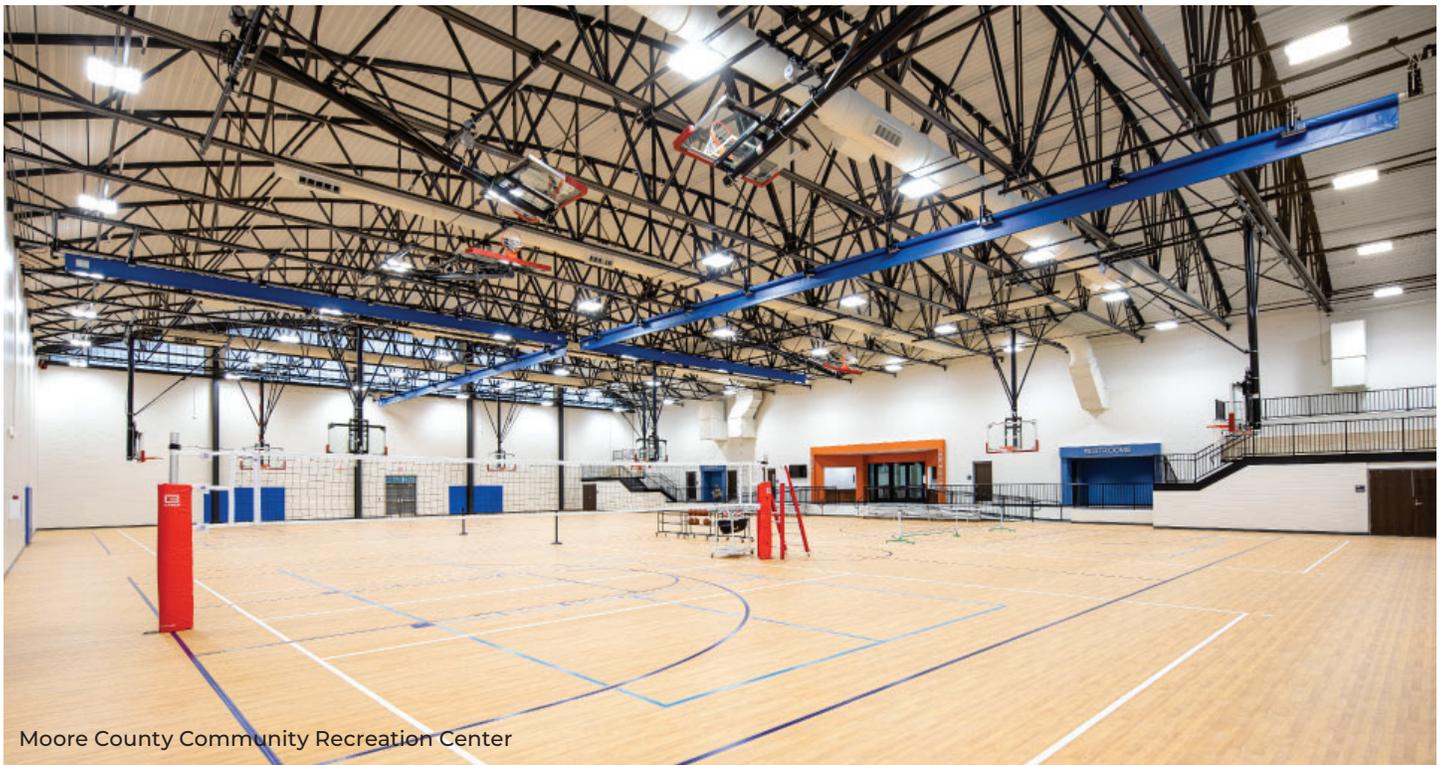
well as a full project budget. We look at more than just the construction cost but also can help your team determine additional costs outside of construction like telecom, furniture, equipment, moving, and permit fees.

History with High Point

Since our founding as Moser Mayer Phoenix Associates in 1986 and through our merger with CPL in 2017, Greensboro has been home to our office for 36 years. We have worked with the City of High Point and on projects within the City, on a continual basis, for nearly all of this time. Our most recent work for the City includes:

- On-Call Professional Services
- Police Department Training Center
- Landfill Administration Building
- Broad Avenue Transit Center
- Library Plaza Improvements and Master Plan

We have also completed numerous other projects in the City of High Point including:



Moore County Community Recreation Center

- Over two-million SF of downtown showroom space
- The Suites at Market Square
- Market Square on Main, Holland House, and various projects in the IHFC building
- Several projects in Piedmont Centre (where we also serve as the architectural design consultant reviewing all projects being developed in this office park)
- Truist Bank main office

Proximity to and demonstrated knowledge of the High Point, NC area is a crucial factor in our approach to community building and community center projects. With our offices strategically located in Greensboro, Charlotte, and Raleigh, CPL has a strong presence in the state, making us intimately familiar with the unique characteristics and needs of the City and its surrounding regions. Our extensive experience in this area, combined with our commitment to community-oriented design, allows us to create innovative and sustainable solutions that truly resonate with the local community. We understand the historical and cultural context of High Point, enabling us to design projects that seamlessly integrate into the fabric of the city while addressing its specific requirements for community development and recreational spaces. Our proximity and knowledge of the area serve as the foundation for our successful project execution for the Center for Active Adults.

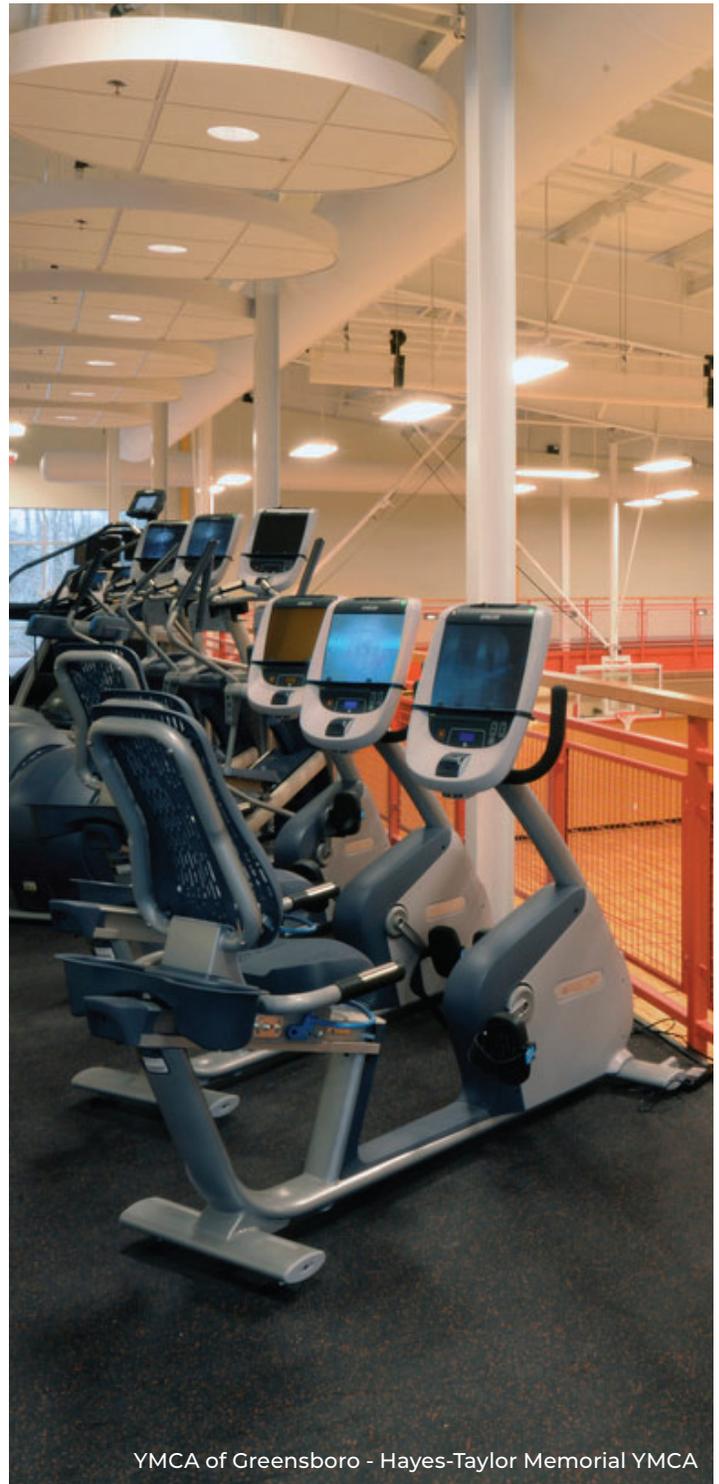
MWBE Participation

We understand that the inclusion of MWBE firms means the inclusion of diverse backgrounds and ideas. We believe that it is our responsibility to partner with minority firms whenever possible. We have excellent working relationships with many qualified MWBE firms. Through our continued collaboration with these firms, we meet and often exceed project MWBE firm utilization goals.

CPL collaborates with MWBE firms for a variety of needs including specialty design partners, MEP, civil, and structural engineers, landscape architects and site specialists, and professional cost estimators. CPL typically solicits MWBE firms based on a project scope. Once it is determined what the need is, we reach out personally to MWBE firms for teaming opportunities. We utilize MWBE eligible lists to identify potential teaming partners, in addition to our networking database of firms that we have communicated with.

We make it a practice to get to know our partners – not only the staff that we are currently working

with, but the managers of the firm and staff who we could potentially work with on future projects. This helps us to understand and promote the capabilities of our partners so that we strengthen our cross-team capabilities while providing opportunities for each other. For this project we are electing to partner with MWBE firms Lynch Mykins for Structural Engineering and Palacio for Cost Consulting.



YMCA of Greensboro - Hayes-Taylor Memorial YMCA

Meaningful Partnerships = Meaningful Projects

DAVIS • MARTIN • POWELL (DMP)

Civil/Site Engineering



Davis • Martin • Powell & Associates (DMP) is one of the most respected engineering and surveying firms in the Piedmont Triad area. The original Davis-Martin, Inc. was founded in 1965 by Bob Davis and Harold Martin; with Ed Powell joining the company in 1970. From its inception, DMP has provided professional services in Municipal Engineering, Land Development, Surveying, SUE. Over the years, our business has expanded by earning an excellent reputation with our clients, as well as local and state agencies, for quality of service and integrity. Long-term, repeat clientele are an excellent indicator of quality performance and success of projects designed and managed by DMP. We are proud to have many clients who have been relying on DMP for many years.

LYNCH MYKINS

SBE/WBE/HUB

Structural Engineering



Founded in 1974, Lynch Mykins offers design and construction administration services in the field of structural engineering. Other services include investigations of structural failures or accidents, feasibility studies, and design of special structures and foundations. LM has a proven track record of successful structural designs for nearly every conceivable building type over the last 40 years. They are also on the leading edge of technology in the area of sustainable design. LM strives to be at the forefront of computer technology, and maintains the hardware and software tools necessary for state-of-the-art high speed analysis and design. *Lynch Mykins has worked with CPL on the Moore County Recreation Center, City of Thomasville Memorial Park Pool and Community Center and City of New Bern Stanley White New Recreation Center.*

PALACIO COLLABORATIVE

DBE/MBE/HUB

Cost Estimating



Palacio Collaborative is a minority-owned full service construction cost management firm with 6 locations serving clients nationwide. A certified DBE, MBE, and NC HUB firm, their team has over 150 years of combined team experience in providing Clients accurate construction cost estimates through innovative tools and proactive collaboration. Palacio has completed over 90 parks + recreation projects nationwide including federal parks, local community spaces, and academic recreation facilities. *Palacio has worked with CPL on the Rolesville Community Center, Cabarrus County Library and Active Living Center Feasibility Studies, as well as the New Bern Stanley A. White Recreation Center.*

Meet Your Team.

CPL believes the way we work can add meaning and value to the world. That creativity inspires change, and sometimes coloring outside the lines brings a new perspective. That small details matter within the bigger picture. And above all, we believe that collaboration is the best way forward.

The CPL team is prepared and committed to supporting the City of High Point for the entire duration of your project. Our team is available to begin our work immediately.

We have long operated under the premise that the success of any consulting engagement is heavily dependent upon working well with other design consultants and matching the skills and experience of the individuals assigned to the team with the project. CPL, along with its subconsultants, can provide the professional services necessary with an emphasis on service, quality and experience. It takes listening, open communication and on-the-ground experience to do the work together that makes a real difference.



Leadership Team

Rachel Nilson, AIA, NCARB
Principal-in-Charge

Kenneth C. Mayer, Jr., FAIA
Resource Principal

Kimberly Janiszewski, AIA, NCARB
Architecture

J. Alan Cox, AIA
Senior Center
Design Resource

Civil/Site Engineering



Structural Engineering



Cost Estimating





Rachel F. Nilson

AIA, NCARB

Principal in Charge | Vice President

With over a decade of experience, Rachel specializes in the design of community and senior recreation centers, along with other parks & recreation projects. She uses digital tools to convey design ideas, and financial modeling tools to ground her designs with the budget. Rachel plays a leading role in community engagement and works with all stakeholders. She has experience with both in-person and virtual engagement tools. Rachel designs these centers to be a true “community heart,” and believes in working as a trusted advisor to be a long term partner with all clients.

EDUCATION

Bachelor of Architecture, Minor in Sustainability Studies, Rensselaer Polytechnic Institute, School of Architecture

PROFESSIONAL REGISTRATION

Registered Architect: NC #13101, SC #10483

PROFESSIONAL AFFILIATIONS

- American Institute of Architects
- NCARB
- U.S. Green Building Council Member



For additional information about Rachel, please click on the QR code (left) with any smartphone.

PROJECT EXPERIENCE

Cabarrus County, NC Library and Active Living Center Complex, Mt. Pleasant, NC

Library and active living center; after the successful feasibility study and opinion of probable cost analysis, the project moved into full design

City of Locust, NC Senior Center

New Senior Center to serve Locust and Stanly County

Town of Kernersville, NC Recreation and Event Center

Schematic design through construction of the new 56,000 sq. ft. recreation and event center. Design includes 3 basketball courts, stage, fitness rooms and locker/team rooms

City of Belmont, NC Recreation Center

New, 40,000 sq. ft. recreation center

City of New Bern, NC Community and Recreation Center Study

New re-designed Stanley White Community and Recreation Center

City of Thomasville, NC Community Center with Aquatic Center

New pool and community center to replace a 1940s era facility; the design includes new council chambers

Moore County, NC Recreation Center

New 22,000 sq. ft. recreation center; the project also included a Master Plan

Colleton County, SC Recreation Center

Addition and renovation of a current recreation center

City of Rocky Mount, NC

Battle Park Master Plan

City of Greenville, SC, West Greenville and Nicholtown Community Centers

Feasibility Study and Facility Assessments

North Carolina Forest Service Mountain Island Education Center

New 5,000 sq. ft. Educational Center

YMCAs

YMCA of Wellsville & Olean and Bradford Regional YMCAs

City of Binghamton, NY Youth and Community Center

New Youth/Community Center for an approximately 17,000 sq. ft. building to include a gymnasium, community/activity/classrooms, offices, break room, locker area, restrooms, and a commercial kitchen to be used for community events as well as a teaching space.

Marlboro County, SC New Aquatics Complex

New pool and bath house



Kenneth C. Mayer, Jr.

FAIA, LEED AP

Resource Principal | Senior Vice President

Ken brings over 41 years of experience in the design and master planning of community, recreation, and athletics facilities. Highly engaged in his community, he understands the important elements of how to navigate projects for local governments: setting and meeting expectations, incorporating stakeholder needs, and staying within established budgets and schedules. Ken will ensure that the team brings this experience to the project.

EDUCATION

- Bachelor of Environmental Design, North Carolina State University
- Bachelor of Architecture, North Carolina State University

PROFESSIONAL REGISTRATION

- Registered Architect: NC, SC, VA, NY, FL
- LEED Accredited Professional
- National Council of Architectural Registration Boards

PROFESSIONAL AFFILIATIONS

American Institute of Architects

COMMUNITY ACTIVITIES

Vice-chairman - Greensboro College Board of Trustees

PROJECT EXPERIENCE

City of Asheboro, NC.

36,000 sq. ft. facility Randolph County Senior Adult Association

Town of Rolesville, NC

Community and Recreation Center Study

Cabarrus County, NC Library and Active Living Center Complex, Mt. Pleasant, NC

Library and Senior Center Complex

City of Thomasville, NC

New / Replacement Aquatic Center & Community Center

City of Belmont, NC

Community and Recreation Center

Town of Kernersville, NC

Community and Recreation Center Planning & Design

City of New Bern, NC

Stanley White Community and Recreation Center Study

City of Burlington, NC

15,000 sq. ft. Kernodle Senior Activity Center

City of Greensboro, NC

Senior Resources of Guilford 25,000 sq. ft. adaptive re-use of a former orthopedics clinic, and included work on two levels

Hayes-Taylor Memorial YMCA Greensboro, NC

Architectural design & programming for new facility

First National Bank Park, Greensboro, NC

- New Stadium for Greensboro Grasshoppers
- Expansions and Additions to Original Project

City of Asheville, NC

McCrary Baseball Park addition and Alterations

Guilford Technical Community College, Jamestown, NC

Athletics Complex Study

Guilford College, Greensboro, NC

- Alumni Gym Column Renovation and Pediment Repair
- Athletic Center Master Plan

Greensboro Coliseum, Greensboro, NC

- NBA-Development League Arena
- Swarm Fieldhouse Renovation

Bridgewater College, Bridgewater, VA

- Alumni Gymnasium Renovations
- Ninger Athletic Facility Renovation

Salem College, Building Conditions Assessment and Strategic Planning, Winston-Salem, NC

Building Documentation and Building Conditions Assessment services for four the Athletics Complex (18,708 sq. ft.) and Fitness Center (23,969 sq. ft.)



Kimberly Janiszewski

AIA, NCARB

Architecture

Kim provides architectural support to various teams, individuals and project managers for a wide range of project types, sizes and scopes. With over a decade of experience, she has come to enjoy the detailed side of projects and likes working out the intricacies of how projects go from a design concept to a tangible reality for end users. She also has a wealth of experience with BIM/CAD and building codes, including aquatic/recreation centers and health department requirements. Kim, a High Point resident, is deeply committed to collaborating with the city and is genuinely invested in contributing to its progress.

EDUCATION

- Master of Architecture, North Carolina State University, 2015
- Bachelor of Architecture, North Carolina State University, 2013

PROFESSIONAL REGISTRATION

Architect: NC

PROFESSIONAL AFFILIATIONS

- Certified, National Council of Architectural Registration Boards (NCARB)
- American Institute of Architects, Member, NC

PROJECT EXPERIENCE

City of High Point, NC

- Landfill Administration Building
- Materials Recovery Facility Addition
- Museum and “Little Red” Schoolhouse
- High Point Library (Site Renderings)

YWCA, High Point, NC

Renovations including exterior facade, locker rooms, lobby and multi-purpose rooms.

City of Thomasville, Community Center with New / Replacement Aquatic Center, Thomasville, NC

Architect for a new pool and community center to replace a facility built in the 1940s. The facility includes new council chambers.

Town of Kernersville, Community and Recreation Center, Kernersville, NC

Architect for a new approximately 56,000 sq. ft. recreation and event center. Project to include 3 basketball courts, stage, fitness rooms and locker/team rooms.

City of Newburgh, Delano Hitch Aquatics Center, Newburgh, NY

Project Architect for the design of the new Delano Hitch Aquatics Center. The water features included in the facility are a 5 lane, 3,675 sq. ft. swimming pool that includes an ADA ramp access and 7,000 sq. ft. splash pad with 26 water features.

Also included is a new pool house consisting of changing rooms, toilet rooms, concession stand, check-in area, maintenance shed, pool equipment room, and a first-aid office. Also included was the removal and construction of a new parking lot.

City of Kingston, Dietz Stadium Improvements, Kingston, NY

Dietz Stadium Improvements including Andretta pool and pool house upgrades, new splash pad, bathroom and locker upgrades

Marlboro County, SC New Aquatics Complex

New pool and bath house

Greensboro Coliseum, Greensboro, NC

Swarm Fieldhouse Renovation

City of Asheboro, McCrary Ballpark Renovations, Asheboro, NC

A master plan for the comprehensive revitalization of historic McCrary Ballpark was developed. Scope of work includes a synthetic turf field, new grandstands (with press box), a Fan Zone plaza with new concessions, restrooms, and ticket office/memorabilia store, and beer garden. Additional features include a locker room building to accommodate four (4) teams, new dugouts, an umpire locker/maintenance building and expansion and improvements for parking.



J. Alan Cox

AIA

Senior Center Design Resource

Alan is a seasoned architect with more than 41 years of experience. He brings a wealth of expertise in senior center design, further enriching his diverse portfolio. With a keen understanding of the unique needs and challenges associated with designing spaces for senior communities, Alan has successfully led and contributed to projects that prioritize both functionality and aesthetics tailored to that specific demographic. He is passionate about not only his clients, but also the differences architecture and design can make in the communities they serve. Alan was a Principal with Moser Mayer Phoenix Associates prior to MMPA's merger with CPL in 2017.

EDUCATION

Bachelor of Environmental Design in Architecture, North Carolina State University, 1982

PROFESSIONAL REGISTRATION

Registered Architect: NC

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)

PROJECT EXPERIENCE

YWCA, High Point, NC

Renovations including exterior facade, locker rooms, lobby and multi-purpose rooms.

City of High Point, NC

Materials Recovery Facility Addition

Cabarrus County, NC Library and Active Living Center Complex, Mt. Pleasant, NC

Library and active living center; after the successful feasibility study and opinion of probable cost analysis, the project moved into full design

Senior Resources of Guilford, Greensboro, NC

25,000 sq. ft. adaptive re-use of a former orthopedics clinic, and included work on two levels.

City of Kernersville, The Shepard's Center of Kernersville Senior Center, Kernersville, NC,

CPL completed a Feasibility Study which included a floor plan and exterior renderings; the final product featured a 25,000 sq. ft. building providing adult activity services that are currently in two separate existing facilities.

Randolph County Senior Adult Association, Asheboro, NC

Programming and schematic design for an activities center. Features of the 36,000 sq. ft. facility include an education & recreation center, library, fitness center / exercise room, congregate dining facility, and administrative offices.

Kernodle Senior Activity Center, Burlington, NC

Located within Burlington's City Park, the building's program emphasizes "activity" programs for senior adults. The facility accommodates fitness, educational, and social activities within multiple meeting spaces, as well as demonstration kitchen and exercise areas.

Greensboro College, Greensboro, NC

Dining Hall and Kitchen Renovations

Guilford College, Greensboro, NC

- Alumni Gym Column Renovation and Pediment Repair
- Athletic Center Master Plan

Guilford Technical Community, Greensboro, NC

- Gerrald Hall Renovations
- J.C. Price Campus Renovations Feasibility Study

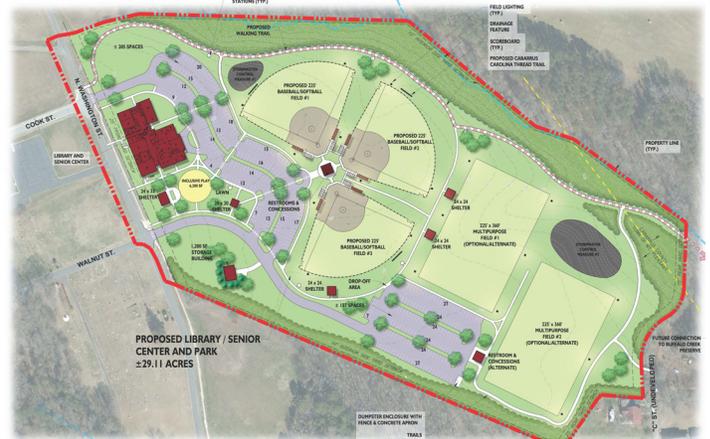
Cabarrus County, NC

Library & Active Living Center

Client: Cabarrus County
Location: Mount Pleasant, NC
Cost: \$25 million Full Project with Park
Size: 21,000 sq. ft.
Completion Date: Fall 2024 (est.)
Services Provided: Architecture, Interior Design, Community Engagement, & MEP Engineering

With this new project, Cabarrus County is focused on growing the services in the eastern part of the County. With a library that was many years outgrown and an Active Living Center that had limited program offerings due to its small space, the project aims to take advantage of a true joint use facility. Beginning the project with a feasibility study for the County, CPL and 720 Design facilitated public engagement within the small town of Mount Pleasant. The engagement showed the community's interest in the project and provided feedback on proposed spaces and programs. The feedback also helped provide future program offerings for both the library and active living center.

Part of the feasibility study included working with library staff to determine collection size, growth, future technology offerings, and future technology integration. We also found synergies with the Senior programming in shared spaces like the technology space and business center. After a successful feasibility study, the project moved into full design and is currently under construction with anticipated opening in early fall 2024.



Town of Kernersville, NC

The Shepard's Center of Kernersville Senior Center

Client: The Shepard's Center
Location: Kernersville, NC
Cost: Confidential
Size: 25,000 sq. ft. (Proposed)
Completion Date: 2021 (Study Only)
Services Provided: Feasibility Study

In 2021, CPL completed a Feasibility Study for the Shepard's Center in Kernersville, NC. This included a floor plan and exterior renderings; the final product featured a 25,000 sq. ft. building providing adult activity services that are currently in two separate existing facilities. Factors of the study included:

- Activities occurring in the Memorial Garden, the courtyard, and the South-facing porch
- Developing walking trails, outdoor exercises areas, and a community garden
- Expanding a board room area to integrate with three activity rooms, featuring operable partitions as well, designating specific areas / rooms for group activities such as interest classes, movies, etc.
- Considerations for a larger width service corridor accessing a large event space



Town of Kernersville, NC

Community and Recreation Center

Client: Town of Kernersville
Location: Kernersville, NC
Cost: \$18.1 million (est.)
Size: 49,000 sq. ft.
Completion Date: 2024 (est.)
Services Provided: Feasibility Study, Architecture, Interior Design, MEP Engineering

With a growing community and a desire to serve all demographics, the Town of Kernersville teamed with CPL to provide advance planning and conceptual design for a new recreation and event center. Kernersville is already home to a small recreation center which the town utilizes to its full capacity but the lack of ownership of the space and the size of the space limit the program offerings. The Town and CPL took a multi-pronged approach to the project, including an in-depth community engagement process.

After assessing the engagement and economic impact results, the team arrived at a program that took the above considerations into effect. The resulting conceptual design for the building and the site took into account current activities at their new site. CPL then assisted the Town with not only developing a construction budget but also an overall project budget that was phased to account for multiple funding and

construction scenarios. The project program includes multiple classrooms, walking track, built in stage, and three NCAA regulation basketball courts.

After a successful advanced planning phase and project funding, this project has moved into full design with CPL taking the lead. This project is currently in the construction phase following a successful bid period.



City of Belmont, NC

Community and Recreation Center

For additional information on this project, please click on the above QR Code



CPL became involved with the City of Belmont Community Recreation Center project in the early stages of the COVID-19 pandemic. From the beginning, community engagement was intended to be an important part of the process, especially in terms of programming.

With the pandemic limiting the types of engagement the City and CPL were able to do, CPL assembled an online survey that looked specifically at ranking in order to best prioritize the services and programs the city would provide. Three focus group sessions were also orchestrated that used a program called Poll Everywhere and combined with WebEx, we were able to host community sessions with real time feedback. CPL then assisted the City with the Construction Manager at Risk RFQ process.

The project was designed for multi-generational use and includes a walking track, multiple fitness classrooms, kids play zone, media center, large rentable multipurpose room, and three High School regulation basketball courts.

The project successfully passed through a rezoning and major plan development approval. **The facility opened in July 2023 and it has successfully registered hundreds of new members in just 5 months.**

Client: City of Belmont
Location: Belmont, NC
Cost: \$13.2 million
Size: 42,338 sq. ft.
Completion Date: 2023
Services Provided: Architecture, Interior Design, Community Engagement, MEP Engineering



City of Thomasville

Aquatics/Community Center & City Council Chambers



Client: City of Thomasville

Location: Thomasville, NC

Total Cost: 6.9 million

Size: 7,000 sq. ft. (pool)
8,000 sq. ft. (facility)

Completion Date: 2023

Services Provided: Feasibility Study, Architecture, Interior Design, Community Engagement, MEP Engineering

In the 2023 inaugural year of the project, there were over 25,000 swimmers admitted, 88 party room rentals, over 100 days of operation, including four swim meets and over \$90 thousand in revenue.

CPL was hired by the City of Thomasville to complete a feasibility study to revamp their 70-year-old outdoor swimming pool at Memorial Park. Residents were invited to express their opinions about the pool through organized focus groups and a public drop-in. CPL's scope of work included architecture, mechanical, electrical and plumbing (MEP) engineering, interior design, along with the project budget (including a funding model) which was critical to the project's success.

Described as a "palace for the people," the new, 25,000 sq. ft. Aquatic and Community Center includes a 200,000-gallon swimming pool with lap lanes and zero-entry capability; a 16-foot-tall slide and a splash pad with spray elements; a first aid room; a playground; and a dining pavilion with a concession stand. The recreational portion of the building allocates space for a catering kitchen and the new City Council Chambers, while also serving as a flexible venue that can be subdivided as needed.



City of New Bern, NC

Recreation Center



The Stanley A. White Recreation Center has been a staple of the New Bern community since 1975. In September 2018, it sustained significant damage from Hurricane Florence. The City applied for – and was awarded – a FEMA 428 Mitigation Grant to construct a new recreation center. In early 2021, CPL completed a feasibility study that included substantive community engagement, programming, conceptual design and development of a budget. Also in 2021, CPL completed a FEMA Environmental Assessment process leading to the decision by the City to build a new Stanley A. White Recreation Center on a site near the location of the former recreation center. Following the Environmental Assessment, the City received a Finding of No Significant Impact (FONSI) from FEMA for the relocation to the new site.



The CPL-led community engagement for this project lasted several months, utilized several types of media to ensure the greatest participation possible, and resulted in a vision supported by stakeholders. Following this, the final conceptual design – which includes two basketball courts, an elevated walking track, several multipurpose rooms, a teaching kitchen, a health screening room, a game room, a media room, an exercise studio, weight/cardio room, and other support spaces – has an estimated construction completion date for 2024.

Client: City of New Bern, NC

Location: New Bern, NC

Est. Cost: \$13 million

Size: 35,000 sq. ft.

Completion Date: 2024 (est.)

Services Provided: Architecture, interior Design, MEP Engineering, FEMA Environmental Assessment, Master Planning

YMCA of Greensboro

Hayes-Taylor Memorial YMCA

Client: YMCA of Greensboro

Location: Greensboro, NC

Cost: \$10 million (original); \$2.5 million (expansion)

Size: 56,000 sq. ft.; 8,000 sq. ft. expansion

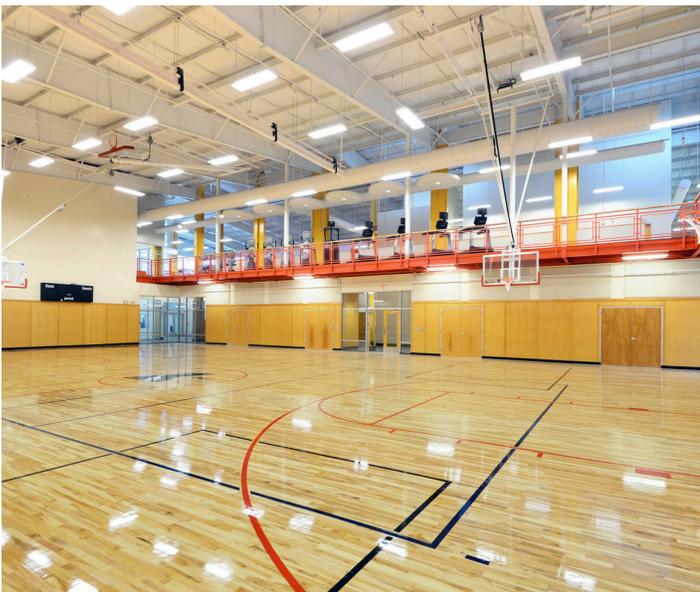
Completion Date: 2015; 2024

Services Provided: Architecture, Interior Design, MEP Engineering

Hayes-Taylor YMCA relocated from its outdated facility to this new 56,000 sq. ft. building near Barber Park in Greensboro, NC. The structure features the innovative use of a pre-engineered building frame, metal panel and brick which are exposed and highlighted. In addition, the building features natural lighting and views out to the wooded site. Opened in 2015, the facility hosts a gymnasium, indoor pool, multi-purpose community space, fitness center and group exercise studios, locker rooms, steam room and sauna and a

state-licensed day-care center. In 2023, CPL performed a space needs study on the facility, and the Y opted to move forward with a 8,000 sq. ft. expansion of the child care area. This expansion includes a new childcare entrance with new stairwell and elevator on the first level. The second level expansion includes new classrooms for older children, a teen program lounge, a manager's office space, and exit stairwell.

A new rendering is featured below:



Additional Senior Centers in Central NC

The **Senior Resources of Guilford** (2021) in Greensboro, NC is a 25,000 sq. ft. adaptive re-use of a former orthopedics clinic, and included work on two levels. The lower level provides a senior center and other social / support facilities. The upper level accommodates counseling, a resource center, and administrative offices. Phase III for this facility included a community kitchen, nutrition site, and senior adult wellness rooms. An additional “shell” tenant space is also available for lease to other senior related agencies. **Services Provided:** Adaptive Re-Use and Programming

CPL was chosen to complete programming and schematic design for an activities center for the **Randolph County Senior Adult Association** (2014) in Asheboro, NC. Features of the 36,000 sq. ft. facility include an education & recreation center, library, fitness center / exercise room, congregate dining facility, and administrative offices. A central courtyard featured connector porches and a secured “outside room” for special events. **Services Provided:** Programming and Schematic Design

The 15,000 sq. ft. **Kernodle Senior Activity Center** (2001) in Burlington, NC is located within Burlington’s City Park and the building’s program emphasizes “activity” programs for senior adults through the recreation and parks department. The facility accommodates fitness, educational, and social activities within multiple meeting spaces, along with a demonstration kitchen and exercise areas. A nutrition site and a digital training center is also included. A covered drive through canopy and access to the adjacent greenway and memorial garden are site features for the center. An activity center also provides multipurpose and social areas for meeting and other resident functions. **Services Provided:** Architecture, Programming, & MEP Engineering



Randolph County Senior Adult Association



Kernodle Senior Activity Center

Case Study: Consensus Building

The Kernersville Community Recreation Center project suffered from a common issue in the early stages of projects - stakeholders had differing views on program and future uses of the facility. In order to assist with program development and prioritization, CPL held stakeholder meetings with various interest groups, detailing each of their priorities and goals for the facility, tying the programmatic priorities to budget numbers, and developing “must-have,” “should-have,” and “could-have” lists to help understand overlap between the varied groups and work to build consensus.

Case Study: Prioritization

In the recent Cabarrus County Senior Center and Library project we held open drop-ins where residents received “Senior Center Bucks” and voted on images depicting different program elements and function. Voting with “their money” helped to understand which features were most important to include and how they might be used. It also helped the community to think outside their known environment and see what “could” be.

Additional Multi-Purpose Facility Projects

PROJECT	CLIENT NAME	ADDRESS	CONTACT	COMPLETED
Healthy Living Campus	Rochester Regional Health & GLOW YMCA	127 North Street Batavia, NY 14020	Greg Watson, CFO (585) 344-1664	2024 (est.)
Burlington Recreation Center (Study and Master Planning)	City of Burlington	Various Locations	James Mickle (757) 535-1942 james.mickle@berrydunn.com	Ongoing
Youth and Community Center	City of Binghamton	9 Columbus Park E. Binghamton, NY 13901	Jared Kraham (607) 772-7001	2023
Penn House Event Center	City of Reidsville	324 Maple Ave. Reidsville, NC 27320	Judy Yarbrough (336) 349-1030 jyarbrough@ci.reidsville.nc.us	2023
New Community Center	Town of Rolesville	Young and Main, Rolesville, NC 27571	Mical McFarland (910) 556-3506 mical.mcfarland@rolesville.nc.gov	on hold
YMCA Olean	YMCA Olean	1101 Wayne Street Olean, NY 14760	Jeff Townsend (716) 373-2400 jefft@twintiersymca.org	2023
Mountain Island Education Center	North Carolina Dept. of Agriculture	200 Gobbler Way Stanley, NC 28164	Don Shires (919) 707-3096 don.shires@ncagr.gov	2023
Murphy Candler Park Lake House	City of Brookhaven	Brookhaven, GA	Brian Borden, CPRP, (404) 637-0542 brian.borden@brookhaven.gov	2022
Jamestown Area YMCA	Jamestown, NY	141 East Virginia Boulevard Jamestown, NY 14701	Mark Eckendorf (716) 664-2802	2022
Arts & Community Center (Comprehensive facility plan)	City of Mebane	106 E. Washington St. Mebane NC 27302	David Cheek (919) 727-1630	2021
Recreation Center	Town of Garner	215 W. Main St. Garner, NC 27529	Sonya Shaw Shaw@mcadamsco.com	2020
Brock Sports and Recreation Center	Randolph-Macon College	114 College Ave. Ashland, VA 23005	Paul T. Davies, CPA (804) 897-0900 Ext. 125	2019
Recreation Center	Colleton County	280 Recreation Ln. Walterboro, SC 29488	John Stieglitz III (843) 539-1968 jstieglitz@colletoncounty.org	2019
Community Center	Town of West Seneca	1300 Union Rd. West Seneca, NY 14224	Sheila Meegan (716) 558-3202	2018
Hayes Taylor YMCA	City of Greensboro	2630 E Florida St. Greensboro, NC 27401	Larry Burnett (336) 272-2131	2015

Client References

CPL is proud of the work we accomplish in our local communities and feel that our clients are proud of the buildings we create for them, too. We have provided contacts for related projects referenced within our submittal who will be a reference for the expertise, commitment and passion we exude when doing the work we love.

Michael Miller

Infrastructure and Asset Management Director
Cabarrus County
65 Church Street South
Concord, NC 28025
704.920.3212 | MAMiller@cabarruscounty.us

Zip Stowe

Parks and Recreation Director
City of Belmont
1401 E. Catawba Street
Belmont, NC 28012
704.825.5586 ext. 1001
zstowe@cityofbelmont.org

Cory Tobin, CPRP

Parks and Recreation Director
City of Thomasville
10 Salem Street
Thomasville, NC 27361
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Foster Hughes

City Manager
City of New Bern
300 Pollock Street
New Bern, NC 28560
252.639.2700 | hughesf@newbernnc.gov

Eric Hilton

Facilities, Parks and
Property Management Director
Guilford County
301 West Market Street
Greensboro, NC 27401
336.641.3762 | MAMiller@cabarruscounty.us

Shawna Tillery

Parks and Recreation Division Manager,
Planning and Project Development
City of Greensboro
300 West Washington Street
Greensboro, NC 27401
336.373.7808



Town of West Seneca Community Center and Library Expansion, West Seneca, NY

"The entire CPL team have masterfully guided the County of Moore through this process," said Smith. "They were our top choice out of many firms we interviewed and have proven us right again and again. To say we had a good experience would be an understatement – it was a great experience."

**Richard Smith, Capital Projects Manager
Moore County, NC**

"CPL's team worked closely with the stakeholder users in each area to develop the programming and, as it evolved, a unique concept emerged: combining several City functions into a single building that serves the public. They did an outstanding job with its design and on behalf of the City of Greensboro, I highly recommend their team to you."

**Butch Shumate
Facilities Manager
City of Greensboro, NC**

Rachel F. Nilson, AIA, NCARB
Vice President

RNilson@CPLteam.com
980.275.5892

CPL
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Charlotte, NC 28210

www.CPLteam.com



Your Vision, Unlocked.

January 2, 2024

Via Email

Mr. Lee Tillery, Parks and Recreation Director (Lee.Tillery@highpointnc.gov)
City of High Point
136 Northpoint Ave
High Point, NC, 27262

RE: **PROFESSIONAL FEE PROPOSAL**
City of High Point – Center for Active Adults
High Point, NC

Dear Mr. Tillery:

On behalf of CPL, we are pleased to submit the following design fee proposal for the architectural and engineering services necessary for the High Point Center for Active Adults (the project) to be located at 503 James Road, High Point, NC, 27265.

PROJECT UNDERSTANDING

We are pleased to present a proposal to the City of High Point for professional design services including construction documentation and construction administration for a new Center for Active Adults. Scope includes Architecture, Interior Design, Mechanical / Electrical / Plumbing / Fire Protection / Structural and Civil Engineering. The facility scope shall be approximately 20,000 sf and may include fitness studio and equipment area, walking track, lounge, game rooms, staff spaces, multipurpose rooms and associated support spaces. Outdoor features include pickleball courts and walking trails and parking.

SCOPE OF SERVICES

Task I - Schematic Design

- Create at least two (2) conceptual designs from approved plan.
- Three (3) design meetings during conceptual design phase with County Steering Committee.
 - One (1) visioning meeting to review project goals, budget and program.
 - Two (2) design meetings to review Schematic Design and site plan.
- Coordination with owner's environmental firm and geotechnical firm for site evaluations for stream, wetlands and subsurface conditions.
- Review existing and proposed built upon area for watershed compliance planning.
- Attend City of High Point sketch plan meeting and submit to City for Preliminary Sketch plan review.
- One (1) presentation to City Council at close of Schematic Design to show program, Schematic Design, and opinion of probable cost.

Deliverables

- One (1) final Schematic Design,
- Schematic Design Opinion of Probable Cost (by CPL's Consultant)
- Two (2) final high-resolution renderings of Schematic Design
- One schematic site plan



Task II - Design Development

- Development of site plan and exterior features.
- Development of design from Schematic Design.
- Three (3) design meetings to review MEP systems, equipment selection/placement, finishes.
- Owner review of engineering approach, selected materials.

Deliverables

- Design Development Review Set for Owner
- Review Design Development Opinion of Probable Cost (prepared by CMAR)

Task III – Construction Documentation

- Prepare final design and project specifications.
- Prepare front end bidding documents with CMAR and review with Owner.
- Owner review meeting with 90% Construction Documents.
- Owner review period.
- Review CD Opinion of Probable Cost (prepared by CMAR)
- Coordinate review/approval with NC Department of Insurance.
- Coordinate review/approval with City/County for permitting.

Deliverables

- CPL will provide Construction Documentation in compliance with the North Carolina State Building Code (2018 edition) and other applicable standards. We will include at a minimum:
 - Code Review
 - Civil/Landscape Plans
 - Floor Plan
 - Reflected Ceiling Plan
 - Interior Finishes / Furniture Plan
 - MEP Plans and Details
 - Project Manual
- Bid Documents are anticipated to contain alternates to keep project on budget and allow for additional scope should bids come in lower than anticipated. CPL will work with CMAR and County to develop list of alternates for bidding.

Task IV – Construction Procurement Phase Services

We will submit the necessary documents to the Local and State authorities having jurisdiction. All permits and approvals for the project will be paid for and secured by others. CPL will answer Requests for Information (RFIs), provide clarifications, issue addenda as required, and conduct a pre-bid meeting and bid opening.

Task V – Construction Phase Services

CPL will attend one (1) pre-construction meeting and a total of twenty-eight (28) biweekly site visits during construction (2 per month for 14 months) with a field report written for each visit. CPL will also provide construction administration services consisting of the review of submittals, shop drawings, certification of monthly pay requests, responding to RFIs that arise during the course of construction and closeout documentation.



SCHEDULE

CPL understands the City of High Point would like to start on February 1, 2024. A draft schedule has been provided. We agree to provide services to the Client in the most expeditious manner practical.

CLIENT RESPONSIBILITIES

The Client shall appoint an "Owner's Representative" to act as the point of contact for CPL. It shall be the responsibility of the client to provide the following:

- Access to the project site during design.
- Reasonable advance notice of scheduled meetings.
- Decisions on critical issues in a timely manner.
- Payment of all invoices in accordance with this agreement.
- Furniture, fixtures and equipment selections in a timely manner for needed coordination with the design.

ASSUMPTIONS

1. Community Engagement, programming and concept design have already been completed and approved. The project will follow those prior approved concepts.
2. Survey (in CAD format) and Geotech will be provided by others and provided to the design team during schematic design.
3. The site is 17.18 acres and divided into 5 parcels. Due to its watershed area it is assumed the built upon area of the site is limited to 35%. Buffers are assumed to be required at the drainage features on site if determined to be a stream.
4. A stormwater control measure is assumed to be included in the project.
5. Any wetland and stream classification determinations will be performed by others.
6. All furniture and equipment selection will be by Owner and can be provided as an additional service.
7. All selection of fixed equipment shall be in CPL's scope (basketball goals, fixed bleachers, etc.).
8. CPL's basic telecom/data services include: identifying locations for security, data, and telecom devices; and including pathways (conduit, blank boxes) on our Construction Documents. Wiring and device specifications will be by others.
9. CPL's basic AV services include: identifying locations for AV devices and type of device; and including pathways (conduit, blank boxes) on our Construction Documents. Wiring and device specifications will be by others.
10. Security devices will be selected Owner's IT personnel.
11. The facility is not anticipated to be used as an emergency shelter or storm shelter.
12. Grant applications are not included in base scope but can be provided as an additional service.
13. No PE certifications of water/sewer mains are included in the base scope of work.
14. No third-party special inspections are included in the base scope of work.
15. No roadway improvements, traffic study or impact analysis are included in the base scope of work.
16. No LEED or other sustainability certification is anticipated.
17. Project budget is assumed to be \$12,500,000. Construction budget is assumed to be \$10,000,000 (20% of project budget assumed for soft costs, design fees, furniture, etc.).
18. Any additional funding received pertaining to the project will trigger a 7% compensation to the Architect based on the amount of the funding, if the



PROFESSIONAL FEE PROPOSAL

Center for Active Adults
City of High Point
January 2, 2024
Page 4 of 4

construction cost is modified from the assumed \$10,000,000 as this would be an addition to the total construction budget which the lump sum is based on.

- 19. Site is assumed to encompass 17 acres.
- 20. Delivery method is assumed to be Construction Manager at Risk.
- 21. One cost estimate at schematic design is included. Construction Manager at Risk is assumed to complete all subsequent cost estimates with review by design team.

COMPENSATION

CPL agrees to provide the professional design services listed in the Scope of Services. Our fee proposal is based upon work-effort projections and applicable billing rates for the scope of work anticipated for this project. We propose to provide the scope of services for a not-to-exceed base fee of \$748,800, including standard reimbursables.

FEE SCHEDULE	FEE
Schematic Design	\$75,000.00
Design Development	\$150,000.00
Construction Documentation	\$202,000.00
Construction Services Procurement	\$22,000.00
Construction Administration	\$195,000.00
Civil Engineering/Landscape Architecture	\$104,800.00
Design Fee Total	\$748,800.00

ADDITIONAL SERVICES

Any items not contained in our Scope of Services or contrary to the assumptions listed above will be deemed additional services. If requested by the Client, additional services will be provided on an hourly basis at our standard hourly billing rates, or as a fixed fee mutually agreed to in advance by both parties.

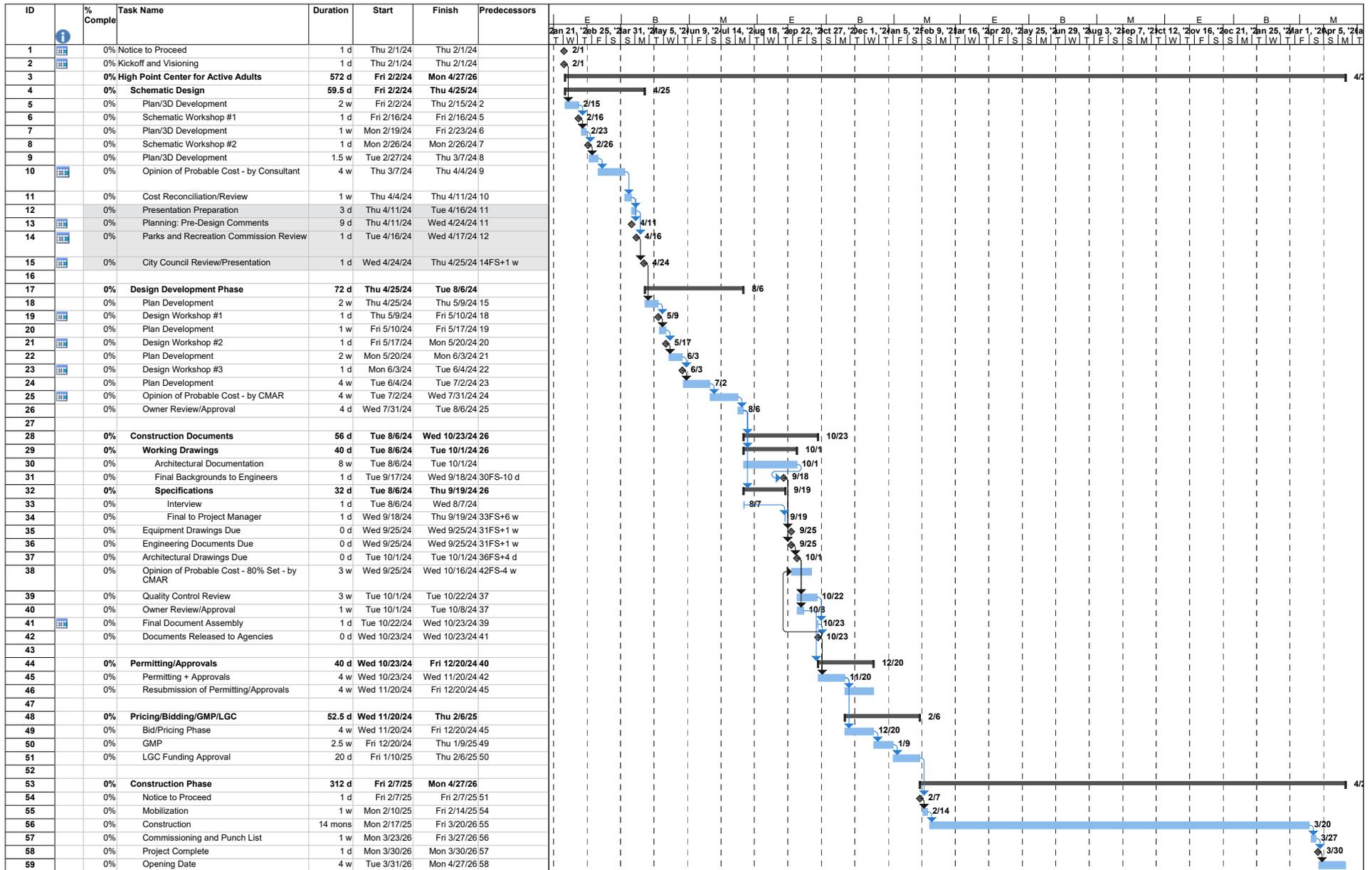
CONCLUSION

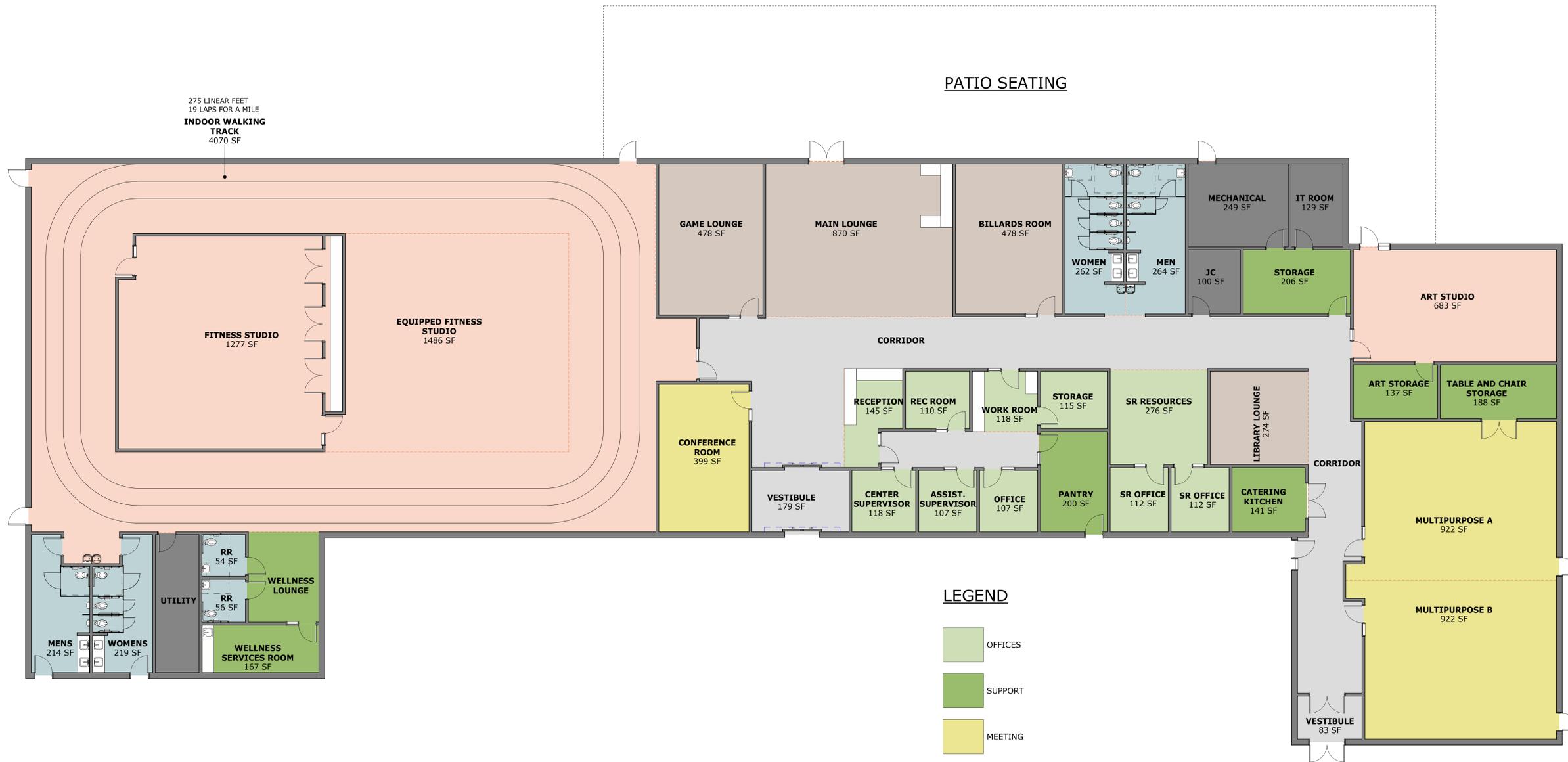
This document serves as a design fee proposal. The proposed fee is valid for 90 days from the date of this proposal. If these terms are acceptable, we will proceed with negotiating a Standard Design Contract. We look forward to working with you on the successful completion of this project.

Sincerely,

CPL

Rachel F. Nilson, AIA
Principal-in-Charge





LEGEND

- OFFICES
- SUPPORT
- MEETING
- RECREATION
- RESTROOM
- UTILITY
- LOUNGE
- CIRCULATION

TOTAL SQUARE FOOTAGE: 20,000

CENTER FOR ACTIVE ADULTS
CITY OF HIGH POINT
503 JAMES ROAD
HIGH POINT, NC



NO.	REVISION	DATE

JOB NUMBER
23-028
DATE ISSUED
10/02/2023
PROJECT STATUS
PRE-DESIGN

SHEET
1ST FLOOR PLAN

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