



**AGENDA**  
**PARKS, RECREATION AND ARTS COMMITTEE**  
**OF COUNCIL MEETING**  
City Hall, 690 Chesterfield Parkway West, Room  
101  
Tuesday, August 19, 2025  
4:00 PM

**I. APPROVAL OF MEETING SUMMARY**

A. August 11, 2025

**II. NEW BUSINESS**

A. FGMA Professional Services Contract for the Chesterfield Family Aquatic Center - Vote Required

**III. UNFINISHED BUSINESS**

**IV. ADJOURNMENT**

**NOTE:** The Parks, Recreation & Arts Committee of Council will consider and act upon the matters listed above and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PARKS, RECREATION & ARTS COMMITTEE OF COUNCIL MEETING SHOULD CONTACT ANN-MARIE STAGOSKI AT (636)812-9501 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.



## **RECORD OF PROCEEDING**

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### **MEETING OF THE PARKS, RECREATION & ARTS COMMITTEE OF COUNCIL CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 102-103**

**August 11, 2025**

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Chairperson Mastorakos called the meeting to order at 4:00 p.m.

#### **PRESENT**

Chairperson Mastorakos, Ward II  
Council Committee Member McGuinness, Ward I  
Council Committee Member Moore, Ward III  
Council Committee Member Hansen, Ward IV  
Councilmember Tocco, Ward II  
Parks, Recreation & Arts Director, Wayne Dunker  
Parks, Recreation & Arts Superintendent, Kari Johnson  
Parks, Recreation & Arts Office Coordinator, Ann-Marie Stagoski  
resident

#### **APPROVAL OF MINUTES**

Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve the July 21, 2025 Parks, Recreation and Arts Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed.

#### **FGMA PROFESSIONAL SERVICES CONTRACT FOR THE CHESTERFIELD FAMILY AQUATIC CENTER**

Staff were directed by council to solicit proposals for the replacement of the aquatic facility. In March, staff issued a Request for Proposals and seven were submitted. A group of city staff which consisted of the Public Works Director, City Administrator and Superintendent of Recreation reviewed and interviewed three firms' proposals and the winning proposal was determined using a score

ranking. FGMA was determined to be the most qualified based on scores. It was noted that if residents determine that an aquatic center is not needed in the future, there would still be costs associated with demolition of the facility and turning the area back into greenspace. FGMA assembled a strong team and one of the benefits of choosing FGMA was that they had a partner who was very knowledgeable in the process of public engagement. The project team would consist of firms who handle the areas of: architecture, aquatic design, public engagement, sport facility finance consulting, civil engineering, landscape architecture, structural engineering, MEPFP engineering, and cost estimating. Discovery Works is the firm who would perform the public engagement and has approximately an 80% success rate of projects going to ballot. They would develop and create a website to keep our residents up to date.

Staff recommends the committee approve the contract and transfer \$596,000 from Parks Fund, Fund Reserve.

Councilmember McGuinness made a motion, seconded by Councilmember Hansen, to hold the recommendation (to approve and move the FGMA contract on to full council) until the Parks Department can confirm references were checked. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed. The committee then asked if the Parks Department could contact FGMA and have a representative from FGMA and Councilman-Hunsaker attend the next committee meeting. The committee also asked staff to bring the scoring criteria that was used to select FGMA.

### **STREET POLE BANNERS**

Staff made requested revisions to proposed street pole banners. The committee consensus was agreement on: the font change for the keyword and the font change for the word “Excellence” in the format “Committed to Excellence”. Also noted was how some colors stand out more than others against a background of green trees. The committee preferred the alternate color palette presented.

Requested photo revisions included:

Safety banner – change back to a police photo

Parks banner – remove the logo in the mushroom

Thrive banner – find an alternative photo

Community banner – zoom in on the photo a little more

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to move the street pole banner designs with the changes noted above on to full council September 2, 2025. A vote was taken with an affirmative result (3,1), and the motion was declared passed. Councilmember Hansen dissented.

### **Municipal Parks Grant – Round 26**

Staff are requesting approval to apply for a Municipal Parks Grant and request a resolution from the City. The project identified for the grant application is the replacement of lights at the Chesterfield Athletic Complex on the C Quad to

an LED lighting system. In an average year \$16,000 is budgeted for light replacement and repairs. To date, \$23,000 has been spent on replacement and repairs. The current lighting system utilizes excessive electricity while the proposed LED system will consume up to 70% less electricity. The grant is due at the end of August and staff will be requesting the maximum grant amount of \$575,000 with the project costing approximately \$760,000.

Councilmember Hansen made a motion, seconded by Councilmember Moore, to approve staff applying for the grant as well as a resolution from the City and forward on to City Council. A vote was taken with a unanimous affirmative result (4,0), and the motion was declared passed

**UNFINISHED BUSINESS**

Director Dunker thanked Superintendent Johnson and Ann-Marie Stagoski for their contributions to the design and revisions of the street pole banners, which have taken many staff hours.

**ADJOURNMENT**

The meeting was adjourned at 5:27 p.m.

Respectfully submitted:

\_\_\_\_\_  
Wayne Dunker  
Director of Parks, Recreation & Arts

\_\_\_\_\_  
Ann-Marie Stagoski  
Office Coordinator

Approved: \_\_\_\_\_



# Memorandum

To: Mike Geisel, City Administrator

From: Wayne Dunker, Parks, Recreation & Arts Director *Wayne Dunker*

Date: 8/14/25

Subject: Chesterfield Aquatic Facility Replacement Proposal

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As approved and directed by City Council, City Staff solicited proposals for the public engagement and development of aquatic facility concept plans as previously described in the “strategy” document.

In March, staff sent out a Request for Proposals (RFP) for public engagement, design services, cost estimating, and financing recommendations for the ultimate replacement/reconstruction of the Chesterfield Family Aquatic Center. Seven proposals were submitted, a short list created, and subsequently three finalist teams were shortlisted and interviewed. Based upon our collective interviews and scoring, we subsequently negotiated a scope of work and fee estimate with FGM Architects (FGMA), as the most qualified to perform the required professional services as detailed in the attached documents.

On August 11, the PRA Committee of Council reviewed the FGMA proposal with staff. After a review of the proposal and a lengthy discussion, the Committee requested that the firm’s references be called by staff and asked for the scoring criteria that were used to select the firm. The Committee then made the recommendation to hold the proposal until references had been called, and the scoring criteria could be reviewed by the Committee. In addition, the Committee asked if a representative from FGMA and Counsilman- Hunsaker could attend the next PRA Committee of Council meeting to answer any questions. Per the Committee’s request, I added the scoring criteria document and FGMA’s initial proposal to this document for your review. In addition, I have confirmed that a representative from each firm will attend the next PRA Committee of Council meeting on Tuesday, August 19<sup>th</sup>. I will update the Committee regarding FGMA’s references during that meeting, as I am waiting for some return phone calls.

## **Action Recommended**

Staff recommend that this action item be forwarded to the full Council for their review and recommendation. Should the PRA Committee of Council concur with Staff’s recommendation the proposal would be forwarded to the full Council at their meeting on September 2<sup>nd</sup>. If the City Council concurs, they should authorize the

City Administrator to execute a contract with FGM Architects at which time a budget amendment will be made from Parks Fund, Fund Reserve in the amount of \$596,000. This agreement is fully consistent with the approved strategy, which is also attached for your convenience and reference. This scope of services will progress through the public engagement process, produce multiple alternatives, also consider a “remove and restore alternative”, provide cost estimates, and provide advice as to how the City would finance the project.

At the present time, it is anticipated that the existing aquatic facility will be taken out of service at the end of 2026 and would not re-open in 2027. If Council approves the replacement and if financing is successful, the new facility could open as soon as the 2028 summer season.



# Memorandum

To: Mike Geisel, City Administrator  
From: Wayne Dunker, Parks, Recreation & Arts Director *Wayne Dunker*  
Date: 8/7/25  
Subject: Chesterfield Aquatic Facility Replacement Proposal

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As approved and directed by City Council, City Staff solicited proposals for the public engagement and development of aquatic facility concept plans as previously described in the "strategy" document.

In March, staff sent out a Request for Proposals (RFP) for public engagement, design services, cost estimating, and financing recommendations for the ultimate replacement/reconstruction of the Chesterfield Family Aquatic Center. Seven proposals were submitted, a short list created, and subsequently three finalist teams were shortlisted and interviewed. Based upon our collective interviews and scoring, we subsequently negotiated a scope of work and fee estimate with the FGM, as the most qualified to perform the required professional services as detailed in the attached documents.

## Action Recommended

Staff recommends that this action item be forwarded to the PR&A Committee for their review and recommendation. Should the PRA Committee of Council concur with Staff's recommendation the proposal would be forwarded to the full City Council at their meeting on August 18, 2025. If the City Council concurs, they should authorize the City Administrator to execute a contract with FGM Architects at which time a budget amendment will be made from Parks Fund, Fund Reserve in the amount of \$596,000. This agreement is fully consistent with the approved strategy, which is also attached for your convenience and reference. This scope of services will progress through the public engagement process, produce multiple alternatives, also consider a "remove and restore alternative", provide cost estimates, and provide advice as to how the City would finance the project.

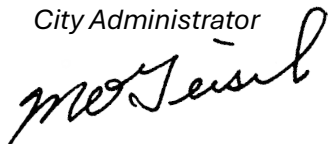
At the present time, it is anticipated that the existing aquatic facility will be taken out of service at the end of 2026, and would not re-open in 2027. If Council approves the replacement and if financing is successful, the new facility could open as soon as the 2028 summer season.

**PLEASE FORWARD TO PR&A FOR THEIR REVIEW AND CONSIDERATION, APPROVAL OF PROFESSIONAL SERVICES AGREEMENT AND BUDGETARY TRANSFER.**

*Mike Geisel* 2025-8-8

Mike Geisel

City Administrator



690 Chesterfield Pkwy W

Chesterfield MO 63017

Phone 636-537-4711

Fax 636-537-4798

**TO: Mayor and City Council**

**Date: June 21, 2024**

**RE: Chesterfield Aquatic Facility Replacement Strategy**

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One of Council's established goals and objectives for 2024 was to create and present a proposed strategy for moving forward with the desired demolition and replacement of the aged City Aquatic facility. This memo includes the strategy for "how we can get there".

The City previously funded a statistically valid community survey to assess the community's desires and expectations regarding the future disposition of the existing facility. That study was conducted by Waters Edge Aquatic Design and Capri Pools and Aquatics. Ultimately the study produced a final report. That report was reviewed by the Parks, Recreation and Arts Citizen's Advisory Committee (PRACAC), the Parks, Recreation and Arts Committee of Council (PRA), and City Council as a whole. The report includes public feedback, summary recommendations, six conceptual scenarios, and opinions of probable cost. On February 2, 2024, City Council voted unanimously to approve the final report as presented and directed staff to develop a strategy for complete replacement of the aquatic facility.

This proposed strategy is provided herein for Council consideration and acceptance. If approved, staff will immediately proceed to prepare a "Request For Proposals" (RFP), soliciting interest, qualifications, and project approach from qualified aquatic design professionals. Please note, selection of a design consultant is based on a qualification-based process. The State of Missouri, and the City of Chesterfield purchasing requirements require that consultants for professional services be selected based on their qualifications and experience, not bid as a commodity.

The proposed scope of work for the design professional includes additional supplemental public engagement, beyond the engagement previously completed by the Waters Edge survey. The design services portion of the strategy is proposed to be funded by the Parks Fund – Fund Reserve. A separate decision regarding engaging an owner's representative will be addressed during the upcoming budget workshops. The subsequent construction financing is not currently addressed, is complicated, and is dependent upon the product produced by the design professional. That product will then be used to develop the proposed strategy to

fund construction. That financing strategy can only be developed after the design and cost estimates have progressed sufficiently to provide adequate information to create a reasonable level of confidence.

## Task 1 – develop the vision and concept design plan

Complete citizen survey for aquatic center, including discussion of facility elements. – *completed*

City Council determines plan for future of aquatic center. - *completed*

City Council unanimously agreed to move forward with a planned complete demolition and reconstruction of a community aquatic center, not a destination aquatic center.

City Council directed staff to prepare strategy for reconstruction, including financing proposal. – *IN PROGRESS, THIS IS THE STRATEGY DOCUMENT REQUESTED*

## Task 2 – Aquatic Center preliminary design

Seek professional design firm to develop concept plans, construction plans, construction estimates, construction scheduling and provide construction services;

Consider and make a determination as to whether the City should contract with a professional “owner’s representative – contract manager” for this project, or should the City manage the project with “in-house” project management.

Seek City Council approval of strategy and funding for the preliminary design consultants.

For the purposes of this strategy, and using a project construction budget of \$20 million, we can anticipate that the design consultant fees to be ~\$800,000.

Please note, this estimate reflects the cost of services for the design consultant. If the City elects to utilize a project construction manager, those services would be a separate expense, a separate fee and separate contract with an associated expense between \$400k and \$800k, depending on final scope and project timeline.

For the preliminary design services to proceed in a timely manner, to initiate the public engagement process as soon as practicable and to refine the project financial needs as soon as possible which would allow us to identify potential funding mechanisms for the demolition and reconstruction. The professional design services are not an annual operational expense and as such, *I recommend that the aquatic*

*design consultant be funded immediately after their selection, by a transfer from the Parks Fund – Fund Reserve. The Parks Fund – Fund Balance is projected to be in excess of \$5 million at the end of 2024 (12/31/2024). While the Parks Fund will have other future capital needs, decisions related to the future of the aquatic facility are an absolute priority due to the age and condition of our existing facilities.* The professional services contract would be itemized by activity, e.g. preliminary design & public engagement, design and construction documents, Bidding and award, and finally construction services such that the City would only be obligated for services rendered in the event the City is unable to fund the construction of the project.

I also recommend that when Council approves the fund transfer and design contract, that they express the expectation that the design expense will be reimbursed if funded by debt. While the funding mechanism cannot be determined until a more accurate cost estimate is provided, the City should preserve its ability to be reimbursed for the design services. Such expression does not commit the City to do so, but failure to make such a statement will most certainly limit the City's future ability to be reimbursed.

Initial Project concept level estimates are roughly \$20 million. It must be understood that this is not an actual construction estimate, but simply represents the best information currently available for the project. Budgetary estimates will be provided by the design professionals as the project proceeds.

Staff prepares "Request for proposals" soliciting proposals from professional design firms, with specific expertise in aquatic facility design and operation, to provide these services on behalf of the City. The scope of work will include at least, but not limited to:

Public engagement regarding project elements, not less than three public meetings providing for full public interaction, allowing the public to express their expectations for the new proposed aquatic facility.

Prepare a preliminary aquatic facility plan, based on input from all stakeholders, accompanied by an initial construction estimate (including demolition) and initial schedule for project commencing with the closure of the existing facility and proceeding through construction and opening the new facility for public use. *It should be understood that the preliminary project cost estimates prepared at this phase are not final cost estimates, but will include both design and construction contingencies, as well as project escalation estimates.*

City Council shall consider and provide approval of the concept design and initial project cost estimates before the professional consultant(s) are authorized to move to the construction design\development phase of the project. It should be further understood that the project cost estimates will evolve and be continuously revised as design details, construction methods, schedule and market pricing considerations begin to be resolved.

### Task 3 – Aquatic Center Financing (to be done concurrently with Task 4)

Upon approval of the preliminary concept design and cost estimates approved by City Council as referred to herein, task #2, Staff will provide a recommendation to City Council for project funding.

I anticipate that some may suggest that the project financing be committed prior to engaging the design professional and expending funds to define the project components and create a preliminary design. Unfortunately, that is simply not practical. To establish funding, to seek public consent, without a full understanding of the project and the associated costs, cannot end well. The public, as well as the City, must know what the project is and how much it will cost. There are numerous examples of failed projects where communities have proceeded with projects lacking a fundamental knowledge of scope and expense, only to face massive project funding shortfalls and underwhelming project results by not meeting the public expectations.

It must be understood that the City of Chesterfield does NOT have the capacity to fund this project with current revenue streams and a public financing component will likely be required. While it is probable that some portion of the project costs will be offset by other revenues, e.g. TIF, Parks Fund reserves, those funding sources simply are insufficient to fund this project in its entirety. It is impossible to provide a specific financing strategy until the scope, expense, and project timeline is defined.

Finally, this phase of the project will include a public informational campaign\effort, to ensure that the public is fully informed as to the project and costs related thereto. Council may determine that a third-party consultant be engaged to assist in this function.

### Task 4 – Aquatic Center construction design and development

This phase of the project will authorize the design consultant to proceed to the design development, construction documents, code compliance, agency approvals, permitting, and refinement of the construction schedule and cost estimates.

During the design and development stage, City officials will consult with neighboring communities to determine whether opportunities exist to negotiate sharing their aquatic facilities during the construction period when the Chesterfield Aquatic facility is out of operation.

## Task 5 – Aquatic Center – Approval of Financing

Inasmuch as the financing strategy is to be presented to City Council in Task 3 above, it may require a period for consideration, public engagement, or even a ballot proposal.

## Task 6 – Aquatic Center – Advertising, Bidding, and Construction

Once tasks 3 and 4 have been completed, and Financing has been obtained in task 5, the project will be advertised for bids in conformance with statutory requirements. The timing of the bids will consider whether the current aquatic facility is still in operation, and the anticipated duration of construction. There is no opportunity for the current aquatic facility to remain in operation while construction is underway.

## Task 7 – Aquatic Center – Facility opening and operation

Under the best conditions, I estimate that the strategy described herein could not be completed and a new facility placed into operation prior to May of 2027. I am concerned that even May 2027 may be overly optimistic. However, even using the 2027 pool season as a target completion date, we face the real possibility that our existing facility may fail prior to the anticipated closure date, leaving us without a community aquatic facility.

We recognize that replacement of the aquatic facility is a major financial decision and will likely require voter approval. We have been discussing the disposition of this facility for several years and quite frankly, we are on borrowed time. Each year we identify additional repairs and maintenance of obsolete components and leaks that must be identified and resolved for the facility to remain open. It should be reasonably expected that we will, in the near future, be confronted with a significant failure, which may result in the permanent closure of the aquatic facility.

I look forward to discussing this with each of you. While this document serves to satisfy one of my established goals and objectives for 2024, more importantly, it describes a process which if approved by City Council, provides direction for staff to move the effort forward. As such, I am forwarding this strategy to both the Parks, Recreation, and Arts Committee, as well as the Finance and Administration Committee, such that they can review and provide their individual recommendations to the full Council for final direction.

Staff recommendation approved 4-0 by PR&A Committee of Council at July 2, 2024 meeting.



7-5-24

**PROFESSIONAL SERVICES CONTRACT**

**THIS PROFESSIONAL SERVICES CONTRACT** (the “Contract”), made by and between the CITY OF CHESTERFIELD, MISSOURI, a city of the third class and political subdivision of the State of Missouri, with an address of 690 Chesterfield Parkway West, Chesterfield, Missouri 63017 (the “City”), and \_\_\_\_\_, a \_\_\_\_\_, with an address of \_\_\_\_\_, \_\_\_\_\_ (“Consultant”). City and Consultant are each referred to as a “Party” and are collectively referred to as the “Parties”.

**WHEREAS**, the City requires certain engineering and/or professional services and has carefully reviewed the qualifications of those seeking to provide these services; and

**WHEREAS**, City has selected Consultant to perform engineering and/or professional services as set forth herein.

**WITNESSETH**, that the Parties, for the considerations hereinafter set forth, agree as follows:

**ARTICLE 1 - SCOPE OF SERVICES**

In consideration of the payments, covenants and agreements set forth herein, Consultant shall provide all of the supervision, labor, technical and professional services, facilities, materials, tools, equipment, and apparatus to perform all the services and do all the things necessary for the proper completion of the consultant services which are particularly described in Exhibit A, attached hereto, and made a part hereof by reference, in accordance with the terms and conditions stated therein (the “Services”). The Services will be provided for the Chesterfield Family Aquatic Center project (the “Project”).

**ARTICLE 2 – STANDARDS AND PERMITS**

Design criteria and project planning will be in accordance with the standards of the City, St. Louis County (the “County”), the Metropolitan St. Louis Sewer District (“MSD”), and any other agency as designated by the City in Exhibit A hereto (“Other Agencies”, collectively with the County and MSD, the “Approval Agencies”). Consultant shall prepare all documents required to apply for the required permits and approvals, and shall represent the City at all meetings in which the Approval Agencies request the City’s attendance. Consultant shall provide any additional information requested by the Approval Agencies, and shall revise the plans, as required by the Approval Agencies, in order for the agencies to properly evaluate the plans.

**ARTICLE 3 - FEES AND PAYMENT**

- A. The City agrees to pay Consultant, as full compensation for the complete and satisfactory performance of this Contract and all expenses and costs related thereto, the total amount not to exceed: Five Hundred Forty Two Thousand Three Hundred and Fifty dollars (\$542,350). This amount shall be based on the actual costs and determined as set forth in Exhibit A. The City and Consultant agree that complete and satisfactory performance shall, at a minimum, constitute Consultant having provided the Services in a manner consistent with the level of care and skill ordinarily exercised by

members of the profession currently practicing under similar fields and circumstances in accordance with sound professional practices.

- B. The City agrees to make progress payments for services rendered on a monthly basis following submission of a detailed invoice, in form reasonably satisfactory to the City Representative (as defined below) for work performed during the previous month. The City will make progress payments not later than thirty (30) days after receipt of acceptable invoices with appropriate documentation.
- C. The City will make final payment to Consultant within 60 days after the Services are fully completed and accepted by the City and this Contract fully performed.

#### **ARTICLE 4 - SUBCONTRACTING**

Except as specified in Exhibit A, no part of the Services may be subcontracted without the prior written consent of the City. Subcontracting shall in no way relieve Consultant of Consultant's primary responsibility for the quality and performance of the Services. Consultant shall assure that any subcontractor, as provided for herein, is in full compliance with all applicable laws, rules, regulations, ordinances, provisions of this Contract, and, without limiting the generality of the foregoing, compliance with all federal laws applicable to contracts of this type. In addition, this Contract shall not be assigned by Consultant.

#### **ARTICLE 5 - RESPONSIBILITIES OF CONSULTANT**

- A. In performing the Services, Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of designs, drawings, specifications, and other tasks required under this Contract. Consultant shall, without additional compensation, correct or revise any errors or deficiencies in designs, drawings, specifications and other tasks required to fulfill this Contract.
- B. All plans, specifications and other documents shall be endorsed by Consultant and shall reflect the name and seal of the Professional Engineer and/or Land Surveyor endorsing the work, as necessary.

#### **ARTICLE 6 - TIME OF COMPLETION**

- A. Consultant shall commence the Services upon receipt of a notice to proceed from the City, such notice shall be in writing, or, if no such notice is received, per the schedule as set forth in Exhibit A.
- B. The times specified in Exhibit A may be extended by written order of the City Representative (as defined below) in the event of unavoidable delay. Consultant may submit to City Representative timely requests for extension of time before plans are due, citing reasons why the delay involved is unavoidable.

#### **ARTICLE 7 – RESPONSIBILITIES OF THE CITY**

- A. Upon written request, the City will provide Consultant with information reasonably

available to the City. Consultant may reasonably rely on City furnished information, however, Consultant's use of City furnished information shall not relieve Consultant of performing any additional research, studies, inquiries, requests, surveys and/or other method of data collection consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar fields and circumstances in accordance with sound professional practices. Consultant shall be responsible for obtaining information that is equally available to Consultant.

- B. Upon written request, the City will provide representatives to attend meetings with interested property owners, Approval Agencies, and other interested parties. Consultant must provide reasonable notice to the City Representative (as defined below) ahead of any meeting where a representative is requested.
- C. The City reserves the right to employ other consultants in connection with the Services.

**ARTICLE 8 – CHANGES IN SERVICES**

- A. The City may make changes within the general scope of the Contract by altering, adding to or deducting from the Services, fees to be paid Consultant being adjusted accordingly. All such changes in the Services shall be executed under the conditions of the Contract. No extra work or change shall be made except pursuant to a supplemental agreement executed by the City and Consultant.
- B. Any adjustment in the fees to be paid Consultant for duly authorized extra work or change in the Services shall be determined based on the unit prices previously specified, to the extent such unit prices are applicable. To the extent such unit prices are not applicable, the adjustment in the fees to be paid Consultant shall, at the option of the City, be determined by an acceptable lump sum properly itemized and supported by sufficient substantiating data to permit evaluation, or by an acceptable cost-plus percentage or fixed fee.

**ARTICLE 9 - INSURANCE REQUIREMENTS**

Prior to providing the Services, Consultant and any subcontractors must provide City with proof of insurance in the types and amounts set forth herein. Consultant and any subcontractors shall procure and maintain during the life of this Contract insurance of the types and minimum amounts as follows:

- 1. General Liability: Commercial General Liability (Occurrence)
 

Each occurrence	\$1,000,000
Personal & Adv injury	\$1,000,000
General Aggregate (Project)	\$2,000,000
- 2. Automobile Liability: (Any Auto)
 

Combined Single Limit	\$1,000,000 each accident
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- 3. Excess/Umbrella Liability
 

	\$5,000,000
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- 4. Worker's Compensation and Employers Liability in full compliance with statutory requirements of Federal and State of Missouri law in the amount of \$500,000 for E.L. each

accident, E.L. Disease – ea employee, and E.L. Disease – policy limit.

- |    |                        |   |
|----|------------------------|---|
| 5. | Professional Liability | \$2,500,000 each claim<br>\$5,000,000 aggregate |
|----|------------------------|---|

The Commercial General Liability policy shall be endorsed to cover the liability assumed by Consultant hereunder. All such insurance to be carried by Consultant hereunder shall be obtained by the Consultant at Consultant's sole cost and expense, and shall name City as additional insured on a primary and non-contributory basis (except for Professional Liability and Workers Compensation), and all policies shall contain a waiver of subrogation in favor of the additional insured(s), its elected and appointed officials, employees, agents, and representatives. Nothing herein shall be construed or interpreted as a waiver of the City's sovereign immunity. Copies of the policies required hereunder, or certificates thereof, shall be furnished to City at the time this Contract is sent to the City for execution, and copies of certificates evidencing the renewal of such policies shall be delivered to City within thirty (30) days after the date when such renewal was due. Each of said policies shall provide for not less than thirty (30) days' written notice prior to any cancellation or an amendment that results in a reduction of coverage, a change in the conditions of coverage, and or a change in the duties of the policyholder or any additional insureds, with a ten (10) day exception for non-payment of premium. All such insurance policies shall be issued by an insurer authorized to insure in the State of Missouri and with an A.M. Best rating of A- or better.

#### **ARTICLE 10 - INDEMNIFICATION**

- A. With respect to the performance of professional services, Consultant and any subcontractors shall indemnify and hold City, and its officers, employees, elected officials, appointed officials, the Approval Agencies when acting at the direction of the City, and agents, harmless from and against any and all claims, suits, liabilities, judgments, and costs, including attorney's fees, arising from (i) any breach or default on the part of Consultant or any subcontractor under this Agreement; (ii) any act of negligence, omission, or willful misconduct of Consultant or any subcontractor; or (iii) damage or injury, actual or claimed, of whatsoever kind or character, to property or persons, occurring or allegedly occurring in the provision of the Services.
- B. With respect to all claims not related to the performance of professional services, Consultant and any subcontractors shall indemnify, protect, defend, and hold City, and its officers, employees, elected officials, appointed officials, the Approval Agencies when acting at the direction of the City, and agents, harmless from and against any and all claims, demands, liabilities, and costs, including attorney's fees, arising from (i) any breach or default on the part of Consultant or any subcontractor under this Agreement; (ii) any act of negligence, omission, or willful misconduct of Consultant or any subcontractor; or (iii) damage or injury, actual or claimed, of whatsoever kind or character, to property or persons, occurring or allegedly occurring in the provision of the Services; and Consultant shall defend City in any action or proceeding brought in connection with any of the foregoing.
- C. The foregoing indemnity and obligation to defend shall not apply to claims resulting from the gross negligence or willful misconduct of City, its officers, employees, elected officials,

or appointed officials. To the extent required by law to enforce this provision, Consultant agrees that this indemnification requires Consultant to obtain insurance in amounts specified herein and that Consultant has had the opportunity to recover the costs of such insurance in the Compensation set forth in this Contract.

- D. Consultant shall defend, indemnify, and hold City harmless for suits, claims, losses, or damages for infringement of any copyright or patent rights arising out of use or adoption of any design, drawings or specifications produced by Consultant. .

#### **ARTICLE 11 – COMPLIANCE WITH LAWS**

- A. Consultant shall comply with all applicable City ordinances and other laws and regulations, Federal, State, and any political subdivision thereof, including but not limited to, unemployment and workers' compensation, occupational safety, equal employment and affirmative action and wage and price laws insofar as applicable to the performance of the Contract.
- B. Consultant, with regard to the provision of the Services and performance of this Contract, will not discriminate on the ground of race, color, religion, sex, national origin or disability in the selection and retention of subcontractors. Consultant will comply with Title VI of the Civil Rights Act of 1964, as amended. In all solicitations either by competitive bidding or negotiations made by the Consultant for work to be performed under a subcontract, including procurement of materials or equipment, each potential subcontractor or supplier shall be notified of the Consultant's obligations under this Contract and the regulations relative to nondiscrimination on the ground of color, race, religion, sex, national origin or disability.
- C. Consultant will take action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, national origin or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Consultant agrees to post notices in conspicuous places available to employees and applicants for employment.
- D. Consultant will, in all solicitation, or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, national origin or disability.
- E. Consultant will comply with all provisions of State and Federal laws and regulations governing the regulations of Equal Employment Opportunity and Non-Discrimination.

#### **ARTICLE 12 – INDEPENDENT CONTRACTOR**

Consultant shall be and operate as an independent contractor in the performance of this Contract. Consultant shall have complete charge of the personnel engaged in the performance of the Services, and all persons employed by the Consultant shall be employees of said Consultant and not employees of the City in any respect. City shall not, by virtue of this Contract, in any way

or for any purpose, be deemed to be a partner of Consultant in the conduct of Consultant's business or a joint venturer or a member of a joint enterprise with Consultant.

### **ARTICLE 13 - TERMINATION**

The City may terminate this Contract at any time, with or without cause, effective seven (7) days after delivery of written notice thereof to Consultant. Should the Contract be so terminated, all drawings and documents in connection with the project shall become the property of the City who shall, in that event, make reasonable allowance for expenses incurred and services satisfactorily performed by the Consultant to the date of termination which were performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar fields and circumstances in accordance with sound professional practices.

### **ARTICLE 14 - OWNERSHIP OF DOCUMENTS**

Consultant shall provide the City with copies of all documents pertinent to the Services which shall include, without limitation, reports, correspondence, meeting minutes, and originals of all deliverables. All original documents, studies, or graphic material, drawings, photographs, or plans prepared by the Consultant, pertaining to the Services ("Instruments of Service"), shall be deemed the property of the City after payment of monies due under this agreement and the City shall be entitled to physical possession of said documents whether complete or in progress. The City shall own all right, title and interest, including without limitations, all copyrights and intellectual property rights, to all documents and work product of the Consultant created in performance of or relating to this Contract. Consultant agrees to take all steps reasonably requested by the City to evidence and maintain the City's ownership rights in the work product. Instruments of Service are not intended or represented to be suitable for reuse by the City or others on any other Project. Any such use without Consultant's prior written authorization shall be at the City's sole risk and without liability to the Consultant. City agrees to waive all claims against Consultant for any and all liabilities, damages, and costs arising out of or resulting from the use of the incomplete Instruments of Service, or the misuse or unauthorized reuse of Instruments of Service.

### **ARTICLE 15 – ACCOUNTING**

During the period of this Contract, Consultant shall maintain books of accounts of its expenses and charges in connection with this Contract in accordance with generally accepted accounting principles and practices. The City shall at reasonable times have access to these books and accounts to the extent required to verify all invoices submitted hereunder by the Consultant.

### **ARTICLE 16 - STANDARD OF CARE**

Consultant shall perform Services with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

### **ARTICLE 17 – DECISIONS UNDER THIS AGREEMENT**

The City Representative (as defined below) will determine the acceptability of work

performed under this Contract, and will decide all questions which may arise relative to the proper performance of this Contract, and the City Representative's decision shall be final.

#### **ARTICLE 18 - SUCCESSORS AND ASSIGNS**

The City and Consultant agree that this Contract shall be binding upon the Parties and their successors and assigns.

#### **ARTICLE 19 - ENTIRE AGREEMENT**

This Contract contains the entire agreement of City and Consultant with respect to the Services and all prior negotiations, representations and understandings (except for those in Exhibit A) are merged into this Contract. Any agreement hereafter made shall be ineffective to change, modify or discharge this Contract in whole or in part unless such agreement is in writing and signed by a duly authorized officer or person on behalf of the Party against whom enforcement of the change, modification or discharge is sought. This Contract may be executed in more than one counterpart, and each counterpart shall constitute an original.

#### **ARTICLE 20 - CITY REPRESENTATIVE**

For purposes of this Contract, the City Representative will be the Director of Parks, Recreation and Arts of the City unless another employee of the City has been designated in writing by the City Administrator.

#### **ARTICLE 21 - NOTICE**

Any notice, demand, or other communication required by this Agreement to be given by either Party hereto to the other shall be in writing and shall be sufficiently given or delivered if (a) personally delivered, (b) sent via national overnight courier (e.g., Federal Express); or (c) mailed by certified United States first class mail, postage prepaid,

In the case of City, to:

City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017  
Attention: Director of Public Works

With a copy to:

The Graville Law Firm, LLC  
13354 Manchester Road, Ste 200  
St. Louis, Missouri 63131  
Attn: Chris Graville

In the case of Consultant, to:

With a copy to:

or to such other address with respect to any Party as that Party may, from time to time, designate in writing and forward to the other as provided in this paragraph. Notices sent by personal delivery shall be deemed received on the date of delivery; notices sent by overnight delivery service shall be deemed received the next business day after the same has been deposited with the overnight carrier for next business day delivery; notice sent by certified mail shall be deemed received three business days after being deposited in the U.S. Mail. All postage or delivery charges shall be the responsibility of the sender of such notice. Refusal to accept delivery shall be deemed acceptance of delivery with the date of refusal being the date of receipt of the notice.

#### **ARTICLE 22 - CHOICE OF LAW**

This Contract shall be governed by, and construed in accordance with, the laws of the State of Missouri. The sole venue for any action filed in connection with this Contract shall be the Circuit Court of St. Louis County, Missouri, and each Party agrees to waive any defense of an inconvenient forum. The Parties expressly waive their right to remove any matter brought in Circuit Court to federal court or to institute any action in federal court.

#### **ARTICLE 23 – COSTS AND ATTORNEYS’ FEES**

If either Party shall bring an action to recover any sum due hereunder, or for any breach hereunder, and shall obtain a judgment or decree in its favor, the court may award to such prevailing Party its reasonable costs and reasonable attorneys’ fees, specifically including reasonable attorneys’ fees incurred in connection with any appeals (whether or not taxable as such by law).

#### **ARTICLE 24 – FORCE MAJEURE**

Unless otherwise expressly provided in this Contract, a Party shall not be liable to the other Party for delays or failures in performance of any of its obligations under this Contract because of any delay caused by Force Majeure. “Force Majeure” includes but is not limited to, orders of any kind of any court or governmental body, strikes, lockouts, riots, acts of God, epidemics, pandemics, landslides, lightning, earthquake, fire or other casualties, breakage, explosions, storms, washouts, droughts, tornadoes, cyclones, floods, unusually adverse weather conditions, unusually wet soil conditions, civil war, invasion or acts of a public enemy, failure of utilities, governmental restrictions or priorities, or wrongful refusal or failure to issue any

necessary permits or legal authorization by any governmental entity. If a delay or failure of performance occurs that is excusable under this provision, the period for performance shall be extended for a time equal to the time lost because of the Force Majeure event.

#### **ARTICLE 25 - SEVERABILITY**

If any provision of this Contract is held to be illegal, invalid or unenforceable under present or future laws, such provision shall be fully severable. In such event, this Contract shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part of this Contract and the remaining provisions of this Contract shall remain in full force and effect, and shall not be affected by the illegal, invalid or unenforceable provision.

#### **ARTICLE 26 – NO THIRD-PARTY BENEFICIARIES**

The provisions of this Contract are for the benefit of Consultant or City, and no other individual, partnership, corporation, organization, or entity shall have any right or claim against Consultant or City by reason of this Agreement or be entitled to benefit therefrom or to enforce any of the provisions thereof.

#### **ARTICLE 27 – AUTHORITY**

By execution of this Agreement, the undersigned, signing on behalf of User, hereby represents and warrants that (i) this Agreement has been duly authorized and executed on behalf of User and constitutes a valid and binding agreement of User; (ii) User has obtained all consents, releases and permissions and given all required notifications related to the transactions herein contemplated and required under any covenant, agreement or encumbrance to which User is a Party or by which User is bound; (iii) User now has, and on the Commencement Date will have, full right and authority to execute and deliver this Agreement, and all documents and instruments required of it for the performance of this Agreement; and (iv) User is now, and on the Commencement Date will be, a corporation duly organized, validly existing and in good standing under the laws of the State of \_\_\_\_\_.

#### **ARTICLE 28 – CONFLICT RESOLUTION**

Any controversy, dispute or claim arising out of or relating in any way to this Agreement, the transactions contemplated hereunder, the business relationship of the parties that is the subject of this Agreement, or the termination of that business relationship (in each case, a “**Dispute**”) shall be resolved as follows: the parties shall meet in a good faith attempt to resolve each such Dispute and the parties agree to provide written notice within seven (7) days of actual knowledge and verification of the occurrence or event that caused the Dispute. Any meeting to resolve a Dispute shall be held as soon as practicable, but in no event later than seven (7) days after receipt of notice from the other party of a Dispute, unless the parties otherwise agree in writing. If such meeting does not result in resolution, any party may, by written notice to the other party, require that all parties meet with an independent mediator, who shall be designated by agreement of the parties, to assist the parties in resolving the Dispute. If a mediator cannot be agreed upon within fourteen (14) days of receipt of notice from any party of a Dispute, the aggrieved party shall select three mediators from the United States Arbitration and Mediation mediator list, from which one mediator shall be agreed upon by the other party to mediate the Dispute. The Parties agree to participate in at least four (4) hours of mediation in good faith to settle the Dispute. Any and all

fees or costs of such mediation shall be shared equally by the parties unless the parties otherwise agree in writing. Any mediation to resolve a Dispute shall be scheduled as soon as practicable, but in no event later thirty (30) days of receipt of notice from the aggrieved party, unless the parties otherwise agree in writing. If a party files a lawsuit without first going through the alternative dispute resolution procedures set forth herein, the filing party shall pay all of the non-filing party's attorney's fees and costs incurred in defending the lawsuit. If a party fails to timely respond or adhere to any time requirements of this section herein the other party may immediately file suit and shall be entitled to recover their attorney's fees and costs. Anything to the contrary notwithstanding, the City may seek immediate injunctive or declaratory relief when necessary to protect the general health, safety and welfare of the citizens of the City.

**[Signature Page To Follow]**

**IN WITNESS WHEREOF**, the City and Consultant have caused this Professional Services Contract to be executed in their respective names and the City has caused its seal to be affixed thereto, and attested as of the Effective Date.

Executed by Contractor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Executed by the City this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**CITY OF CHESTERFIELD**

\_\_\_\_\_

\_\_\_\_\_  
Signature – Michael Geisel

\_\_\_\_\_  
Signature -

\_\_\_\_\_  
City Administrator

\_\_\_\_\_  
Title

\_\_\_\_\_  
Title

ATTEST:

ATTEST:

\_\_\_\_\_  
Vickie McGownd, City Clerk

\_\_\_\_\_

(SEAL)

## **EXHIBIT A**

### Scope of Services

- Task 1-10
- Project Team
- Fee/Rate Schedule/Unit Prices

### Schedule

June 24, 2025 **(Revised July 24, 2025)**

Ms. Kari Johnson  
Superintendent of Recreation  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**RE: Proposal for Chesterfield Family Aquatic Center**

Dear Kari,

Per your request, we are providing a proposal to provide conceptual design, public engagement, and financing options for a new Family Aquatic Center.

**Project Understanding**

The City of Chesterfield would like a new state-of-the-art outdoor Aquatic Facility to replace the existing Family Aquatic Center. To this end, the City of Chesterfield has selected a team led by FGM Architects (FGMA) to provide conceptual design options, public engagement, and financing options that may ultimately lead to a public vote on Tuesday, November 3, 2026.

**Scope of Work**

**Task 01 – Project Initiation**

- Kick-Off Meeting (virtual)
  - To initiate the Study, the Planning & Design Team (the P&D Team) will set up and facilitate an initial virtual meeting with the Client Team to cover six topics:
    - Introductions
    - Project History & Key Insights
    - Existing Data
    - Potential Partners & Stakeholders
    - Key Dates for the Project
    - Other Questions & Answers
- ALTA/NSPS Land Title with Topography
- Review Current Regulatory Requirements of the City of Chesterfield, MSD, & St. Louis County Transportation

- Existing Data Review
  - Following the kick-off meeting and prior to the first site visit, the P&D Team will request and review any existing data, documentation, and/or resources related to the project. The P&D Team will request information related to:
    - Historic (2022 to Current) Operational Details from the Chesterfield Family Aquatic Center, including:
      - Daily Admission & Season Pass Fees and Visitation Data
      - Program Fees & Registration Data
      - Profit & Loss Statements
      - Operating Schedule
      - Organizational Chart
      - Overview of Positions, Responsibilities, & Salary/Tax Benefits Information
    - Existing & Potential Partner Relationships
    - Existing Contracts
    - Additional Relevant Past Studies, Surveys, & Reports
    - Any known or potential economic tools that could be deployed to fund the development of a new aquatic center
- Market Analysis
  - While reviewing existing data, the P&D Team will begin conducting market research, which will encompass:
    - Target Market Identification
    - Current & Future-Facing Demographics & Socioeconomics
    - Market Trends
    - Aquatics-based Activity Participation Rates & Trends
    - Existing Aquatics Inventory in the Local & Sub-Regional Market
    - Outside Service Providers (Local & Sub-Regional Public & Private) – Facilities, Services, & Programs
  - In combination with the existing data review, the market analysis will identify a comprehensive set of factors that influence opportunities/recommendations and must be considered throughout the development of the study.

- Development of Custom Community Engagement Website & Survey
  - To maximize participation from stakeholders and residents alike, the P&D Team will develop a customized, multi-functional project website that will be updated throughout the development of the study. The website will include the following elements:
    - Project Overview
    - Project Timeline with Progress Tracking
    - Dates, Times, & Locations for Public Meetings
    - Community Survey
    - Quick Polls
    - Documents Library
    - Interactive Prioritization Tools for Physical Assets & Program/Service Offerings
    - Open-ended Feedback
    - To maximize access to and use of the site, the P&D Team will build access through both a QR Code and a hyperlink, giving participants the option to access and interact with the site on mobile devices and computers.
- Site Visit Coordination
  - The P&D Team will work with the City to develop a schedule of meetings, events, and tours. Working together, we will create an agenda and schedule that maximizes the opportunity to gain alignment, engage community members/groups and project stakeholders, and develop familiarity with the community and the factors that will support a successful initiative.
- Site Visit with Development Planning Session, Facility Tours, Site Tours, & Market Tour
  - The P&D Team's site visit will begin with a Development Planning Session (DPS), which is a half-day session designed to create alignment, identify the parameters of the project, and create the most likely path forward for the project. The DPS will encompass discussions related to existing programs and events, project goals, and ideas for new facility development, as well as topics such as the business model, the program plan, design/space considerations, alliances with partners and user group utilization, funding/financing, competition analysis, market share, the management and staffing plan, and more.
  - The P&D Team will work the Client Team to schedule tours of key existing aquatic facilities in the community (City-owned and non-City-owned facilities).
  - The P&D Team will independently tour the City to understand the residents' perspective on the community, including how accessibility, visibility, and competing service providers may influence recommendations for a new aquatic center.
- Existing Aquatic Facility Tour & Assessment
  - The P&D Team will work with the City Team to schedule a tour of the Family Aquatic Center. During the tour, the P&D Team will work with the staff team to understand physical asset improvements/replacement needs, operational successes and challenges, key considerations for a new Family Aquatic Center, and more.

## **Task 02 – 1<sup>st</sup> Round of Stakeholder Team Meetings**

- The first round of Stakeholder Team meetings will focus on getting everyone grounded in the facts and setting a strong foundation for the work ahead. The team will learn about process, explore the big-picture challenges and goals, and help shape a set of planning principles to guide the development of options for a new aquatic center. This first phase also includes establishing community leadership and developing a shared calendar.
- Stakeholder Meetings
  - To ensure alignment and develop a general understanding of expectations and limitations, the P&D Team will conduct separate meetings with key stakeholders from the City, including:
    - Elected Officials
    - Key Staff
    - Members of the Parks, Recreation, and Arts Citizen’s Committee
    - Swim/Dive Team and other special user groups.
  - During these meetings, the P&D Team will facilitate discussions around key topics including but not limited to:
    - Vision for a new or improved Family Aquatic Center
    - Perception of Community Needs
    - Perception of the existing Family Aquatic Center
    - Successes and Challenges with Aquatics Services
    - Topics and Messaging for Public Engagement Meetings
    - Key Elements of the Community Engagement Website
    - Potential Sourcing of Funding
- Develop Agendas & Materials
- Stakeholder Team Meeting #1
  - Develop space programs – a matrix of programming priorities will be developed and discussed to prioritize programming and facility features, and to select ideal and preferred aquatic amenities.
- Stakeholder Team Meeting #2
  - Implement the engagement program (Open Houses / Town Halls)
  - Resolve any undecided items from first meeting and release the design team to begin developing three (3) conceptual options.

## **Task 03 – Development of Options**

- Analysis of Community Survey & Prioritization Inputs
  - Following the close of the open response period (4 weeks), the P&D Team will analyze the results of the survey and prioritization inputs. Once complete, the P&D Team will summarize the results and facilitate a review call with the City Team to share its findings/insights and confirm the direction of the resulting recommendations.
  - Additionally, the P&D Team will review the recommended categories and scoring system for the Asset Prioritization Matrix.

- Asset Prioritization Matrix
  - Based on insights, data, and analyses generated in the preceding steps, the P&D Team will develop a demand analysis to identify key physical assets that should be considered for the new improved Family Aquatic Center.
  - To quantify the factors that influence prioritization, the P&D Team will develop an asset prioritization analysis that results in a weighted score of recommended assets. This proprietary analytical process will demonstrate which assets are most viable based on a blend of City/Public/Stakeholder/Facilitating Team input and initial data/analysis related to the cost of construction, revenue potential, operations and maintenance expenses, and long-range impact potential.
  - Once the first draft of the Asset Prioritization Matrix is complete, the P&D Team will facilitate a working session to review draft results, make updates, and finalize the
- Develop 3 Conceptual Options
  - The purpose of the options will be to illustrate ways to organize the spaces in a functional arrangement and to confirm that the facility footprint will contain the areas proposed in the design program, including buildings and landscaping.
  - Determine total user capacity of each option for recreational swimming, competitive swimming and aquatics programs, such as swimming lessons and water fitness classes, and anticipated size of required support spaces.
  - Civil Engineering
    - Grading Plan with estimated quantities of earthwork
    - Drainage Master Plan with sewers and BMP's
    - Sanitary Sewer Plan and capacity research
    - Utility coordination
    - Engineering Summary of quantities for cost estimating purposes
  - Structural Engineering
    - Narrative for cost estimating purposes
  - MEPFP Engineering
    - Narrative for cost estimating purposes
- Create Renderings of Site Plan & 3D Images
- Develop Construction Cost Estimate for each Option
- Develop Operational Cost Analysis for each Option

#### **Task 04 – 2<sup>nd</sup> Round of Stakeholder Team Meetings**

- The Stakeholder Team will reconvene to review the findings of the survey and prioritization inputs, the facility program options, the asset prioritization matrix, and the initial 3 Conceptual Options. The Stakeholder Team will provide feedback to the P&D Team in order to refine the 3 Conceptual Options.
- Open House / Town Hall – maximum of three (3)
  - In order to reach all possible citizens, there will be one (1) in the morning, one (1) in the afternoon, and one (1) in the evening. These may or may not occur in the same day, but ideally would occur in the same week to stay on schedule.

## **Task 05 – Refinement of Options**

- Refine 3 Conceptual Options
- Refine Renderings of Site Plan & 3D Images
- Refine Construction Cost Estimate for each Option
- Refine Operational Cost Analysis for each Option

## **Task 06 – 3<sup>rd</sup> Round of Stakeholder Team Meetings**

- The Stakeholder Team will reconvene a final time to select a single preferred option for submittal to City Council.

## **Task 07 – Aquatic Center Financing**

- Public Engagement Campaign for Financing
  - The P&D Team recognizes that the success of fully funding the Aquatic Center will hinge on transparency, education, and active public involvement across the community. Working with the City Team, the P&D Team will develop a community engagement plan that prioritizes clear communication and trust-building. Key elements of the public engagement campaign will include:
    - Community Engagement Plan: a comprehensive plan to inform and educate residents about potential financing strategies, their benefits, and how they align with long-term community goals.
    - Interactive Forums and Feedback Loops: The P&D Team will facilitate one or more public forums, focus groups, and digital surveys (also offered through the custom engagement website), ensuring community members, stakeholders, and interest groups have multiple avenues to provide meaningful input throughout the financing campaign development cycle.
    - Accessible Information Materials: Available through direct delivery systems (i.e. print materials and email campaigns), indirect delivery systems (i.e. information posted on the City's website and social media pages), and hybrid delivery systems (i.e. available through the custom engagement website), the P&D Team will develop simple, concise, and informative documentation and infographics to ensure all members of the community have direct access to materials that explain financing processes in relatable and clear terms.
- Development of Financing Strategies
  - Leveraging deep expertise in public-sector financing, we will partner with the City to evaluate and build a diverse, resilient financial plan. Based on our experience and success in facility funding, the P&D Team anticipates that financing strategies will include:
    - Blended Funding Models: the P&D Team will assess and recommend a range of financing strategies, including public-private partnerships, grants, sponsorships, and ballot initiatives. Emphasis will be placed on creative funding mechanisms that reduce taxpayer burden while maximizing budget and impact.

- Comprehensive Financial Feasibility Analysis
  - Reflective of the preferred final program for the Aquatic Center, the P&D Team will complete more in-depth research/analysis and produce a 5-year cash flow forecast and a 20-year financial outlook for the Aquatic Center (pro forma). The P&D Team’s pro forma documents are detailed, institutional-grade financial forecasts used to support decision-making and financing.
  - The pro forma will provide the City Team with detailed financial projections related to and based on:
    - The Ideal Business Model
    - Realistic and/or Recommended Debt Service
    - Designed Program Spaces and Space Requirements
    - Construction and Start-Up Costs based on recent, comparable Projects
    - Recommended Parking
    - Annual Attendance Projections
    - Recommended Fee Structure for Passes/Memberships, Programs, Rentals, etc.
    - Revenue by Product/Program
    - Direct/Variable Costs (Cost of Goods Sold)
    - Facility and Operating Expenses
    - Management and Staffing Model
    - Operational Cost Recovery/Subsidy Analysis
- Community-Focused Financing Education
  - To empower both residents and City leadership with informed choices, the P&D team will expand on the accessible information materials developed to ensure:
    - Public-Friendly Documentation: the P&D Team will produce digestible summaries and visual aids for each financing pathway, clearly explaining tax implications, bond structures, and return on investment.
    - Case Study Integration: the P&D Team will draw on our extensive experience and successful projects nationwide to demonstrate how similar communities have achieved their goals for facility development and ongoing operational funding.

**Task 08 – Final Report & Proposal Placed on Ballot**

- After gathering and reviewing all input, the Stakeholder Team will develop a final report summarizing the process, the options considered, and the community’s feedback. The team’s leadership will present this report to City Council. If the recommendation includes placing a proposal on the ballot, this phase will also include early preparations for both community education and campaign efforts.
  - Create Final Report in Collaboration with Stakeholder Team
    - The City shall review and accept the final report from the Stakeholder Team
  - Present to City Council
  - Create Ballot Initiative
    - The P&D Team will conduct a communications seminar outlining the difference between informational communication and vote-yes campaign activity
    - The P&D Team will provide tools and guidance to help separate city-led information efforts from community-led campaign efforts

- The City shall coordinate with legal counsel to ensure all requirements for ballot language and timing are met
  - Submit Ballot Initiative
    - The Ballot Initiative will need to be submitted by Tuesday, August 25, 2026

**Task 09 – Ballot Proposal Communications & Public Engagement**

- If the process results in a ballot measure, the P&D Team will support the City in developing and delivering communications to the public. All communication done in partnership with the City will meet legal requirements, including, but not limited to, “paid for” language and remain strictly educational, to help residents understand what is being proposed and why. All communications shall be approved by the City Attorney prior to distribution.
  - Develop Messaging for the Informational Communications Effort
  - Create Informational Materials – Mailers, Advertisements, Website Copy, Social Media, & Text Messages
    - The City shall review and approve all informational materials before distribution
    - The City shall fund production of communication materials developed by the P&D Team
- Selection of Facilitating Team (Public Engagement)
  - The Facilitating Team is a diverse group of 30 to 50 community members who will help ensure the engagement process is open, inclusive, and reflective of the community as a whole. This team plays an active role in shaping options for moving forward and determining how the City gathers input from residents.
    - Recommend Framework for the Team’s Composition
      - The City to actively recruit nominations and applicants for the team using materials provided by the P&D Team
    - Create Nomination, Recruitment Materials, & Selection Guidelines
      - The City to review and approve the final team list
    - Support The City in Reviewing Suggested Names for the Team
      - The City to send invitations and manage RSVPs
    - Provide Email Invitations & Meeting Materials
      - The City to provide meeting space and printed copies of meeting materials
    - Facilitating Team Meeting #1
      - The City to coordinate meeting logistics (including room set-up, audio visual support, and copies)
      - The City to ensure staff and appropriate City partners (financial advisors, etc.) are available to provide context or background information as needed
      - Orient attendees to the custom project website and demonstrate how to use the survey and prioritization tools. The goal will be to direct participants to utilize the website to provide feedback and to share the opportunity to participate via the website with others while still providing direct, personal interactions.
      - Create Name, Logo, & Develop Calendar for Future Team Meetings & Community Events

- Facilitating Team Meeting #2
  - Select a chair and co-chairs
  - Create three subcommittees – Communication, Outreach, and Direct (Resident) Contact

**Task 10 – Next Steps**

- If the ballot measure is approved by the citizens of the City of Chesterfield, FGMA will submit a proposal to complete the documents for the new Family Aquatic Center. This proposal will cover the following phases:
  - Schematic Design
  - Design Development
  - Construction Documents
  - Bidding / Permitting
  - Construction Administration
- These documents will include drawings and specifications that can either be bid to general contractors or turned over to a construction manager who will then bid them to subcontractors.

**Project Team**

- |                                     |                                    |
|-------------------------------------|------------------------------------|
| • Architecture                      | FGMA                               |
| • Aquatic Designer                  | Counsilman-Hunsaker                |
| • Public Engagement                 | Discovery Works Collaborative      |
| • Sport Facility Finance Consultant | The Sports Facilities Companies    |
| • Civil Engineer                    | Stock & Associates                 |
| • Landscape Architect               | Planning Design Studio             |
| • Structural Engineer               | SSC Engineering                    |
| • MEPFP Engineer                    | SSC Engineering                    |
| • Cost Estimating                   | Middleton Consulting & Contracting |

**Schedule (some Tasks overlap)**

- |  |                 |
|--|-----------------|
| • Task 01 – Project Initiation   | 6 weeks         |
| • Task 02 – 1 <sup>st</sup> Round of Stakeholder Team Meetings           | 6 weeks         |
| • Task 03 – Development of Options                                       | 13 weeks        |
| • Task 04 – 2 <sup>nd</sup> Round of Stakeholder Team Meetings           | 4 weeks         |
| • Task 05 – Refinement of Options  | 5 weeks         |
| • Task 06 – 3 <sup>rd</sup> Round of Stakeholder Team Meetings           | 2 weeks         |
| • Task 07 – Aquatic Center Financing                                     | 15 weeks        |
| • Task 08 – Final Report & Proposal Placed on Ballot                     | 10 weeks        |
| • <u>Task 09 – Ballot Proposal Communication &amp; Public Engagement</u> | <u>13 weeks</u> |
| • Total  | 61 weeks        |

**Compensation**

FGMA proposes to provide the following services on a fixed fee lump sum basis as indicated directly below.

Discipline	Firm	Fee
Architect	FGMA	\$167,800
Aquatic Design	Counsilman-Hunsaker	\$043,900
Public Engagement	Discovery Works Collaborative	\$089,000
Sport Facility Finance Consultant	The Sports Facilities Companies	\$085,250
Civil Engineer	Stock & Associates	\$070,000
Landscape Architect	Planning Design Studio	\$051,720
Structural & MEP Engineer	SSC Engineering	\$007,500
Cost Estimator	Middleton Construction Consulting	\$006,320
<b>Total</b>		<b>\$521,490</b>

Additional services include all services that are not part of the Project Understanding and Scope of Work as described above.

Reimbursable expenses are not included in the total fee, will be invoiced at cost, and will include travel, mileage, reproduction, and delivery costs. Reimbursables are anticipated to be no more than 4% of the total fee above or \$20,860.

All deliverables will be in electronic format unless otherwise requested by the City of Chesterfield.

Services will be invoiced monthly and are due thirty days from the date of the invoice.

If the terms of this proposal are acceptable, please sign and return one copy as our basis for the project. Once the team receives a notice to proceed from you, this proposal will be converted to AIA document B202-2020 Standard Form of Architect's Services: Programming.

Submitted:

**Client**

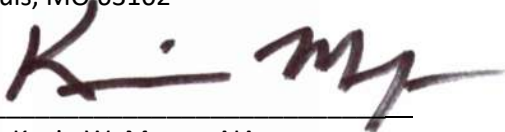
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017


By: \_\_\_\_\_  
Kari Johnson

Date: \_\_\_\_\_

**Architect**

FGM Architects Inc.  
One Metropolitan Square – Suite 1945  
St. Louis, MO 63102

By:  \_\_\_\_\_  
Kevin W. Meyer, AIA  
Title: Managing Director

By:  \_\_\_\_\_  
David W. Kehm, AIA  
Title: Principal in Charge

Date: July 24, 2025





**PROJECT SCHEDULE**

City of Chesterfield, MO  
 Family Aquatic Center  
 25-4329.01  
 July 24, 2025

Projects	October			November				December				
	12	19	26	2	9	16	23	30	7	14	21	28
<b>Develop Scope of Work &amp; Proposal</b>												
FGMA Develop Scope of Work												
City of Chesterfield Review Scope of Work												
FGMA Write Proposal												
City of Chesterfield Review & Approve Proposal												
City of Chesterfield - City Council Approval - Monday, August 18, 2025												
<b>Task 01 - Project Initiation</b>												
Kick-Off Meeting (virtual)												
ALTA/NSPS Land Title Survey with Topography												
Review Current Regulatory Requirements of the City of Chesterfield, MSD, & St. Louis County Transportation												
Survey Citizens at Existing Aquatic Center												
Existing Data Review												
Market Analysis												
Development of Custom Community Engagement Website & Survey												
Site Visit Coordination												
Site Visit with Development Planning Session, Facility Tours, Site Tours, & Market Tour												
Existing Aquatic Facility Tour & Assessment												
Create Summary Report & Submit to City of Chesterfield												
<b>Task 02 - 1st Round of Stakeholder Team Meetings</b>												
Develop Agenda & Materials												
Stakeholder Team Meeting #1												
Create Name, Logo, & Develop Calendar for Future Team Meetings & Community Events												
Stakeholder Team Meeting #2												
Create Summary Report & Submit to City of Chesterfield												
Community Survey												
<b>Task 03 - Development of Options</b>												
Analysis of Community Survey & Prioritization Inputs												
Asset Prioritization Matrix												
Develop 3 Conceptual Plans												
Create Renderings of Site Plan & 3D Images												
Develop Construction Cost Estimate for each Plan												
Develop Operational Cost Analysis for each Plan												
Submit Matrix, Concepts, & Costs to City of Chesterfield - Friday, January 23, 2026												
<b>Task 04 - 2nd Round of Stakeholder Team Meetings</b>												
Develop Agenda & Materials												
Stakeholder Team Meeting #3												
Open House / Town Hall - Maximum of Three (3)												
Create Summary Report & Submit to City of Chesterfield												
<b>Task 05 - Refinement of Options</b>												
Refine 3 Conceptual Plans												
Refine Renderings of Site Plan & 3D Images												
Refine Construction Cost Estimate for Each Plan												
Refine Operational Cost Analysis for Each Plan												
Submit Concepts & Costs to City of Chesterfield - Friday, March 13, 2026												
<b>Task 06 - 3rd Round of Stakeholder Team Meetings</b>												
Develop Agenda & Materials												
Stakeholder Team Meeting #4												
Create Summary Report & Submit to City of Chesterfield												
<b>Task 07 - Aquatic Center Financing</b>												
Public Engagement Campaign for Financing												
Development of Financing Strategies												



# CITY OF CHESTERFIELD

Chesterfield Family Aquatic Center  
April 10, 2025





April 10, 2025

Vickie McGownd  
City Clerk  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017

*Re: Statement of Qualifications for Chesterfield Family Aquatic Center*

Dear Ms. McGownd,

FGM Architects (FGMA) is pleased to submit a proposal to assist the City of Chesterfield with your renovations and additions to the existing Chesterfield Family Aquatic Center (CFAC). Through our response to your Request for Proposals, we want to illustrate what we do best – design recreation and aquatic facilities. We welcome the opportunity to work together with City Stakeholders to provide an unmatched level of service for this project.

Our team has been created to combine the strengths of FGMA, with the specific expertise and knowledge of proven consultants and their demonstrated ability to support clients in the service of their community. The benefits of the FGMA Team include:

- **Recreation Experts** – Our Team brings specialized personnel dedicated to recreation design. The FGMA team has extensive experience in community center and water facilities, as well as natatoriums, fitness areas, and stadiums. Our creative team of professionals is prepared to begin work on the project immediately and see it through to completion.
- **Knowledge & Best Practices** – FGMA specializes in facilities that support the public interest. We understand that this investment needs to be protected. To bolster our team, we have included specialty consultants, Counsilman-Hunsaker for pool design, Creative Entourage (now Discovery Works) for community engagement services and Sports Facilities Company for Sport Facility Finance Consultant.
- **Collaborate Approach** – Our collaborative process with clients and consultants leads to a more integrated project approach and better quality of project documentation along with coordination. Our team will design to your budget ensuring that quality and aesthetics remain a constant focus, and it is our standard practice to design in Building Information Modeling (BIM).
- **Service** – FGMA brings to the project a reputation for design excellence and quality service throughout Missouri. The team will provide full-service architectural, engineering and interior design services.

We assure you of our intention and ability to work cooperatively with the City of Chesterfield and its stakeholders to ensure successful projects. We are truly enthusiastic about this opportunity and genuinely want to partner with you to ensure a successful outcome. We look forward to hearing from you.

Sincerely,

David Kehm, AIA  
Principal-in-Charge  
DavidKehm@fgmarchitects.com  
314.439.1614



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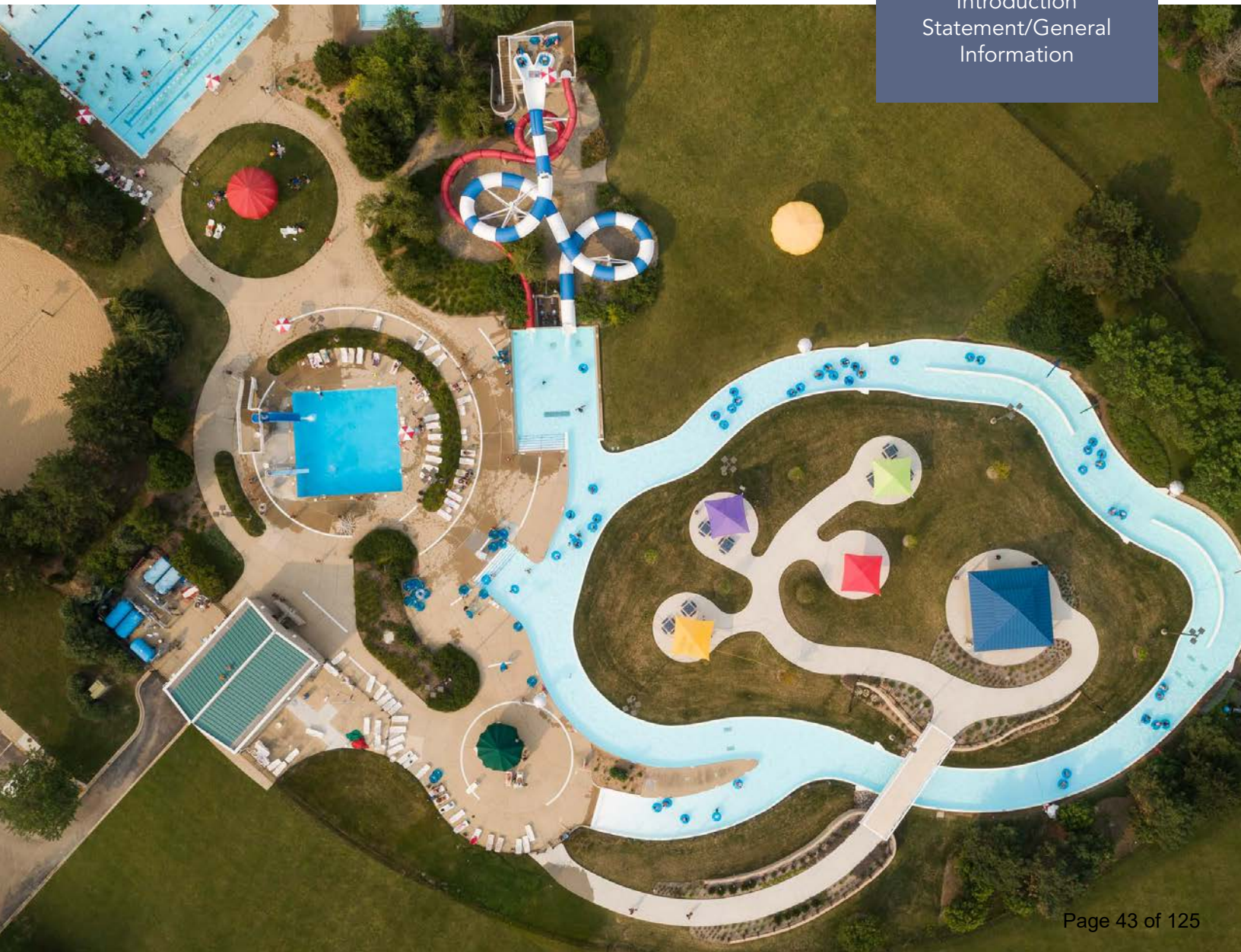
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# SECTION

# 1

Introduction  
Statement/General  
Information



# Who is **FGMA**?

**1945**

YEAR FOUNDED

---

**200+**

TOTAL PROFESSIONALS

---

**8**

OFFICES IN  
ST. LOUIS, AUSTIN,  
CHICAGO,  
FORT WORTH, WESTBROOK,  
O'FALLON, MILWAUKEE  
AND RESTON

---

**100+**

AQUATIC & RECREATION  
CLIENTS

---

**200+**

DESIGN AWARDS  
RECEIVED SINCE 2000

---

**AIA 2030  
COMMITMENT  
SIGNATORY**

WORKING TOWARDS A  
CARBON-NEUTRAL  
FUTURE

## **We Build Community**

FGMA provides architecture, planning and interior design services to our clientele by assembling an interdisciplinary team of professionals who build relationships that last a lifetime. We provide world class design that is right-sized for your needs. Designing spaces that inspire, uplift and connect.

FGMA serves the people and organizations that serve others.

## **Fostering Success Together**

Our team listens to your needs and vision, bringing it to life. We've found that how we work with our clients is just as important as what we design. It is imperative for us that we build for equity through inclusive design, collaborating on solutions for all.

## **Leading the Way Towards a Healthy, Sustainable Future**

We specialize in community-based spaces and we value working in partnership with our clients to create a world that is more environmentally responsible and equitable for current and future generations.



In collaboration with our clients, we create buildings that are inclusive, environmentally responsible and true to their surroundings.

## For more than 30 years, FGMA has been leading the conversation about recreation architecture.

Designing extraordinary aquatics facilities that enhance the quality of life, foster community engagement, and promote water stewardship - all while delivering exceptional value to our clients.

### **NAME AND ADDRESS OF TEAM LEAD FIRM**

FGM Architects Inc. (FGMA)  
One Metropolitan Square  
Suite 1945  
St. Louis, Missouri 63102  
314.439.1601

### **PRIMARY FIRM CONTACT**

David Kehm, AIA  
Same address as team lead firm listed above.  
davidkehm@fgmarchitects.com  
314.439.1614

FGMA specializes specializing in the design and development of innovative aquatics facilities. With a deep passion for water-centric design and a commitment to excellence, we create aquatic spaces that inspire, entertain, and promote wellness. Our team of architects collaborate closely with clients to deliver unique solutions that exceed expectations and transform visions into reality.

Our in-house team of architects and interior designers is dedicated to delivering specialized solutions that reflect the unique needs of each facility and exceed the expectations of users.

Our diverse portfolio of projects includes community aquatic centers, water parks, splash pads, and natatoriums. Interior space planning, finishes selection, and furnishings procurement create inviting and comfortable indoor environments within aquatics facilities, including locker rooms, concession areas and event spaces.



**PRINCIPALS/PROJECT MANAGERS FROM PARTICIPATING SUBCONSULTANTS**

SUBCONSULTANT FIRM	PRINCIPAL	ROLE
Counsilman-Hunsaker	Chris Seris	Aquatic Subject Matter Expert
Creative Entourage (Now Discovery Works Collaborative)	Jennifer Rolwes Volk	Community Engagement
SSC Engineering, Inc.	J. Chris Cornett	MEP/Structural Engineering & Fire Protection
Stock & Associates Consulting Engineers, Inc.	George M. Stock	Civil Engineering
Planning Design Studio	L. Andrew Franke	Landscape Architecture
Middleton Construction Consulting	Josh Houston	Cost Estimator
The Sports Facilities Companies	Evan Eleff	Sport Facility Finance Consultant



## CONSULTANTS

# We make it a practice to enlist only those consultants who have demonstrated exceptional performance.

FGM Architects is a professional architectural design firm. In order to integrate other discipline firms into our team of professionals, we are extremely meticulous and particular as to how firms are selected to work on our projects. We have longstanding relationships with many of the consultants with whom we work, some going back over 40 years.

The experts we have selected complete our recreation facilities according to a high standard and client expectation.

We have provided listings of the consultants with whom we have worked and/or are currently working with on a variety of projects.

We have a long working relationship with each of these consultants and are a tried and proven team.

Each team has a variety of expertise in varying project types and we propose to work with you to discuss the best team to deliver engineering services to meet the needs of your project.

### **AQUATIC SUBJECT MATTER EXPERT**

**Councilman-Hunsaker**  
10733 Sunset Office Drive  
Suite 400  
Saint Louis, Missouri 63127  
314.894.1245  
councilmanhunsaker.com

### **COMMUNITY ENGAGEMENT Creative Entourage (Now Discovery Works Collaborative)**

4240 Duncan Avenue  
Suite #200  
Saint Louis, Missouri 63110  
314.472.3391  
creativeentourage.com

### **MEP/STRUCTURAL ENGINEERING & FIRE PROTECTION**

**SSC Engineering, Inc.**  
18207 Edison Avenue  
Chesterfield, Missouri 63304  
636.530.7770  
sscengineering.com

### **CIVIL ENGINEERING**

**Stock & Associates Consulting  
Engineers, Inc.**  
257 Chesterfield  
Business Parkway  
Saint Louis, Missouri 63005  
636.530.9100  
stockassoc.com

### **LANDSCAPE ARCHITECTURE Planning Design Studio**

2816 Sutton Boulevard, Suite 1  
Saint Louis, Missouri 63143  
314.241.3600  
planningdesignstudio.com

### **COST ESTIMATOR**

**Middleton Construction  
Consulting**  
5600 North River Road  
Rosemont, Illinois 60018  
312.445.0000  
middleton-cc.com

### **SPORT FACILITY FINANCE CONSULTANT**

**The Sports Facilities  
Companies**  
17755 US Highway 19 North  
Clearwater, Florida 33764  
727.474.3845  
sportsfacilities.com



# Counselman-Hunsaker & Associates

**OFFICE LOCATION**  
 10733 Sunset Office Drive  
 Suite 400  
 St. Louis, Missouri 63127  
 314.894.1245  
 counselmanhunsaker.com

**FULL CIRCLE OF EXPERTISE**  
 Counselman-Hunsaker offers a full circle of aquatic services from existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations. These services are completely customized to precisely fit the needs, desires and objectives of the owner/operator and the project team.



## AQUATIC SUBJECT MATTER EXPERT

### HISTORY

Counselman-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. Through his coaching career and extensive writings, James E. “Doc” Counselman, Ph.D., revolutionized the swimming world through research and innovation, training numerous Olympic and National champions along the way. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Counselman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today’s foremost authorities on design and operation of aquatic facilities.

### WHAT SETS THEM APART

Through unique expertise and partnerships, Counselman-Hunsaker offers diverse aquatic solutions and leadership for every aquatic facility, project, and industry. We bring aquatics to life with stunning, state-of-the-art facility design, assure facilities meet the needs of the community, and guarantee facilities run safely and sustainably for guests and operators. With over five decades of experience, our design projects can be seen in universities, municipalities, school districts, hotels, condos, wellness centers, and military bases.

In addition, they have completed hundreds of Facility Audits and Feasibility Studies for the development of new or existing facilities and, having studied a multitude of facilities, they will help you benchmark the creation of your new facility and complete your project efficiently.

Counselman-Hunsaker is made up of an integrated team of design professionals and operational specialists with unrivaled aquatic industry experience. Their team brings exceptional collaboration skills and new project designs for the delivery of a high-quality, innovative aquatic facility. Their operational specialists will not only help you prepare for a successful launch, but will serve as your guide in achieving long-term operational success.



# Creative Entourage (Now Discovery Works)

**OFFICE LOCATION**  
4240 Duncan Avenue  
Suite #200  
St. Louis, Missouri 63110  
314.472.3391  
www.creativeentourage.com

## COMMUNITY ENGAGEMENT

### HISTORY

At Discovery Works Collaborate, we're driven by making a difference in the communities we serve. When we work with a municipality, fire protection district, or school district, we strive to make a positive impact, whether by conducting a public opinion survey to learn what residents value most, facilitating an engaging community-wide planning effort, informing voters about a referendum, or strengthening a brand. We know of no other firm with our expertise in linking fire protection districts to their communities in this unique way.

Worked with  
more than  
**200**  
Public Entities

**83%**  
Success rate  
on issue-based  
campaigns  
Since 2016

Conducted community  
engagement programs  
for more than  
**100**  
Public Entities

Our team combines decades of experience in research, communication, and design. We rely on a talented team to deliver exceptional service to our clients. In 2020, we welcomed the renowned UNICOM•ARC team, with their 50 years of industry leadership.

Our services include working with communities to develop and implement ballot proposals for fire districts and other public entities. Over the past five years, our team has worked on more than 70 issue-based campaigns, with a success rate of more than 85%, resulting in more than \$10 billion in bond funding and billions in additional operating revenue.

However, our focus remains the same - helping our clients serve their communities. We don't play politics or work with political candidates or parties, instead we're committed to our mission: empowering communities through informed decision-making.



# SSC Engineering, Inc.

## OFFICE LOCATION

18207 Edison Avenue  
Chesterfield, Missouri 63304  
636.530.7770 phone  
sscengineering.com

## EXPERTISE

SSC Engineering, Inc. offers their clients a single-source expertise that affords them cost-effective energy efficiency, access and accountability along with a quality assurance process that is necessary for the complexity of modern construction and renovation projects.

## MEP, STRUCTURAL ENGINEERING AND FIRE PROTECTION

### HISTORY

SSC Engineering was incorporated in 1991. SSC provides complete Structural, Mechanical, Electrical, Plumbing and Fire Protection engineering services with a total staff of 51 in their St. Louis Office.

SSC Engineering has extensive experience in a number of specialized fields. This experience includes large multi-phased projects, experience with antiquated building systems and complex geometries. Included in these fields is extensive renovation work that includes all major structural building systems such as masonry, steel and concrete.

SSC acts as an "honest broker" in analyzing the best fit technologies (Honeywell, Johnson Controls, Siemens, etc.). SSC does not promote any single manufacturer but assesses what products work best for the client's needs and how well the products can be integrated into existing systems. They carefully review your specifications and consider numerous options in determining the optimal solution for each of your projects.



**OFFICE LOCATION**

257 Chesterfield  
Business Parkway  
St. Louis, Missouri 63005  
636.530.9100  
www.stockassoc.com

**EXPERTISE**

Civil Engineering & Land  
Planning

Municipal & Client  
Assistance

Land Surveying

Construction  
Administration

# STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

## CIVIL ENGINEERING

### HISTORY

Stock & Associates Consulting Engineers, Inc. is a recognized Civil Engineering and Land Surveying Consulting Firm committed to client service and excellence. Our firm specializes in providing professional services for civil engineering, construction management and inspection, drawing preparation and land surveying necessary for the completion of all phases of engineering projects. A highly qualified staff of forty (40) engineers, surveyors, and support personnel with two (2) office located in St. Louis, Missouri which serves as a central location to provide national coverage for a client base. Our clientele includes healthcare, institutional users, retail, industrial and commercial developers, as well as federal, state and local government agencies.

Founded in 1987, the expertise of the professional services provided has allowed Stock & Associates Consulting Engineers, Inc. to serve National clients with various needs. Clients expect a high level of service and Stock & Associates Consulting Engineers Inc.'s personnel combine a cross section of civil engineering, environmental and field experience to supply personalized, cost effective services. Stock & Associates, Inc. can assist clients on multiple projects, generating a strong flow of continuing long-term contracts and interactions by providing every client with key technical expertise. In addition, each project is managed by an experienced Associate, which assures quality and timely service. Our firm is fully insured carrying employer, general, automobile, and professional liability insurance as well as statutory workmen's compensation insurance.



**OFFICE LOCATION**  
2816 Sutton Boulevard,  
Suite 1  
Saint Louis, Missouri  
63143  
636.530.9100  
planningdesignstudio.com

- EXPERTISE**
- Project Management
  - Community Recreation Plans
  - Site, Park & Corridor Master Planning
  - Site Planning & Design
  - Construction Detailing
  - Landscape Design
  - Specification Writing
  - Cost Estimating & Implementation Phasing
  - Contract & Construction Documentation
  - CADD & GIS Services
  - Drone Aerial Photography, Mapping & Analysis

# PLANNING DESIGN STUDIO

## LANDSCAPE ARCHITECTURE

### HISTORY

PDS is an employee-owned firm founded in 2006 (18 years in business) offering planning, urban design and landscape architectural services to public and private clients from our office in Saint Louis. Our staff and firm are licensed by the state to complete the design of all park features and we maintain the required business/professional insurances.

PDS staff adhere to the planning design principle that successful projects require a well-organized process that includes sound technical expertise, creativity and client/user input. Our team is a cohesive group of enthusiastic and principled landscape architects that seamlessly blend aesthetics with sustainability in our creative yet practical design solutions. All of our designers have degrees in landscape architecture, six are licensed Professional Landscape Architects and all stand by our professional ethics of conservation, stewardship to the land, and enhancement of the interface between people and nature. We also have administrative and marketing staff to assist with any public outreach materials.

The PDS team has extensive experience in the planning and design of directly related public realm projects that illustrates our ability to incorporate functional design, aesthetics, sustainable practice and "Place Making" skills in the development of unique and memorable spaces. We ensure that each design is a true reflection of the community.

Finally, our team is very passionate about parks and making them a source of community pride. We believe that to build that pride, you must create an outdoor environment that is a reflection of the community itself. Therefore, we always ensure that the community plays a vital role in every project.



# MIDDLETON CONSTRUCTION CONSULTING (MCC)

## OFFICE LOCATION

5600 North River Road  
Rosemont, Illinois 60018  
312.445.0000 phone  
middleton-cc.com

## EXPERTISE

Cost Estimation  
Owner's representation

## CERTIFICATION

Service Disabled Veteran  
Owned Small Business  
(SDVOSB)

## COST ESTIMATOR

### HISTORY

Middleton Construction Consulting is certified as a Service Disabled Veteran Owned Small Business (SDVOSB) by the Veterans Administration.

Founder Tom Middleton has nearly 20 years in the commercial construction industry leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters.

Based on our cost estimating expertise and experience in the construction industry, Middleton Construction Consulting provides critical path cost loaded schedules. These realistic schedules identify the "spine" of your project and help keep your project running on time.



# THE SPORTS FACILITIES COMPANIES

**OFFICE LOCATION**  
 17755 US Highway 19 North  
 Suite 300  
 Clearwater, Florida 33764  
 727.474.3845 phone  
 sportsfacilities.com

## COST ESTIMATOR

### HISTORY

Our mission is to improve the health and economic vitality of the communities we serve. Since 2003, the Sports Facilities Companies, comprised of Sports Facilities Advisory, Sports Facilities Management and Sports Facilities Development, have become the trusted resource for communities who want to plan, develop, or operate sports, recreation, entertainment and fitness centers.

## PRE-DEVELOPMENT

- Market Research
- Financial Forecasts (Pro Forma)
- Economic Impact
- Feasibility Reports
- Community Engagement & Partnership Development

## MANAGEMENT

- Strategic Planning & Finance Strategy
- Start-Up Operational Development
- Facility Operations
- Operational Timelines
- Revenue Generation
- Facility Optimization

## DEVELOPMENT

- Owner's Rep
- Venue Planning
- Procurement (FF&E & OS&E)
- Operational Budget Impacts
- Technology
- Requirements, Sport Equipment & Specifications
- Facility Branding, Wayfinding, Signage

## HIGH-PERFORMANCE DESIGN IS GOOD DESIGN



High-performance design embodies a holistic approach by considering resilience to shocks, long-term operational efficiency, resource conservation and occupant comfort and well-being. High-performance design solutions positively impact the environment and the human experience. This responsible approach has a measurable impact on the community and is rooted in research and data.

### FGMA'S GUIDING PRINCIPLES

**RESPONSIBLE DESIGN:** We take the long-term implications of our solutions seriously.

**COMMUNITY IMPACT:** We are energized by cooperative teams that consider the broader context.

**DATA-DRIVEN:** We use building simulation software to measure and discuss the long-term energy costs of the building and the health and comfort of the people using it, so that you can make informed decisions.

Setting, measuring and verifying goals are key elements of designing solutions that are based on the specific, unique needs of the project and the people who use it.

Our discovery process begins with a conversation about project goals and priorities and establishing performance targets for the pillars of high-performing buildings: resilience, sustainability, wellness and biophilia.

### RESILIENCE

Communities and buildings can face both acute shocks and chronic stresses. Our discovery process leads stakeholder engagement to identify and assess vulnerabilities, risks and hazards. We advise on appropriate responses that align with the project vision, goals and budget.

### SUSTAINABILITY

Minimizing a building's environmental footprint by considering local, regional, and global contexts fosters climate and ecosystem health. We balance ecological, economic and social needs with your budget and vision to achieve energy savings, lower costs, enhance comfort and conserve resources.

### WELLNESS

Focusing on health, well-being, and quality of life fosters belonging and enriches the human experience. Combining the findings from our discovery process with best practices creates spaces that support health, happiness, satisfaction and improved performance. Our designs prioritize air and water quality, physical activity, nature connection, social interaction and human comfort, including areas for relaxation and recharging.

### BIOPHILIA

Connecting nature, human biology and the built environment reduces stress and improves cognitive function, mood and performance. We use natural materials like wood, stone, vegetation, daylight and nature-inspired colors to create restorative and dynamic sensory environments.

## SECTION

# 2

Firm Background  
and Experience



## PROJECT EXPERIENCE

# Our experience demonstrates that FGMA brings the necessary skills to the City of Chesterfield to translate your needs into reality.

Our experience brings value to your project. We provide quality design that responds to the functional and aesthetic requirements of each project. We consistently deliver projects that are reflective of the high level of energy and creativity of our team.

We have the leadership expertise to oversee the schedule, budget, communication and management issues involved in projects.

The projects we have highlighted on the following pages are just a few of the solutions FGMA has provided to our clients to meet their special and unique needs.





## SELECTED RECREATION AND AQUATIC EXPERIENCE

- City of McHenry Recreation Center
- Lake Bluff Park District Blair Park Pool—Fourth Paddle Tennis Court
- River Forest Park District Keystone Park Ball Field Upgrades
- Arlington Heights Park District Olympic Park Recreation Center Addition & Renovation
- Gurnee Park District Fit Nation Aquatic Renovation
- City of Mt. Vernon Five City Parks
- Glenview Park District Diederich Park Fieldhouse
- Oak Brook Park District New Maintenance Building
- Park Ridge Youth Campus Renovation
- Arlington Heights Park District Camelot Park Recreation Center Addition & Renovation (PARC Grant Recipient)
- Des Plaines Park District Golf Center Vestibule Addition
- NEDSRA Recreation Center Addition
- River Forest Park District Priory Park Shelter Renovation
- Chicago 16" Softball Hall of Fame Renovation
- Addison Park District Golf Dome Renovation Work
- Addison Park District Links & Tees Parking Renovation
- Arlington Heights Park District Frontier Park Redevelopment
- Glendale Lakes Golf Clubhouse Kitchen & Patio Remodel
- Glenview Park District Diederich Field House Kitchen/Toilet Remodeling
- Itasca Park District Itasca Depot Museum Renovation
- Lockport Township Park District Prairie Bluff Golf Club Addition
- Village of Glendale Heights Sports Hub Renovation
- Village of Glendale Heights Outdoor Aquatic Center Expansion & Renovation
- City of Crystal Lake Three Oaks Recreation Center Lake House, Boat House & Gate House
- Glenview Park District Park Services West Maintenance Facility
- Gurnee Park District Hunt Club Park Restroom Building
- Vernon Hills Park District Warming Shelter
- Bensenville Park District Veterans Memorial Park ADA Remodel
- Bloomingdale Park District Johnston Recreation Center Accessibility Addition
- Hoffman Estates Park District Poplar Creek Golf Clubhouse Renovation
- Westchester Park District Mayfair Recreation Center Expansion/Remodel (Fitness, Children's Area, Lobby)
- Glenview Park District Tennis Club Locker Room Renovation
- Park District of Franklin Park North Park Community Center Banquet Hall Renovation
- Glenview Park District Crowley Park Fieldhouse
- Bensenville Park District Deer Grove Leisure Center Remodel
- Des Plaines Park District Prairie Lakes Roof
- Chicago Ridge Park District Ball Fore Family Activity Center
- City of Countryside Brancatto, Hollands & Woodland Ridge Parks
- Grayslake Park District Community Center Renovation
- Glen Ellyn Park District Main Street Recreation Center Renovation
- Round Lake Area Park District Child Development Center Expansion

## SELECTED RECREATION AND AQUATIC EXPERIENCE

- Gurnee Park District Hunt Club Community Center
- Round Lake Area Park District Sports Center
- Round Lake Area Park District Teen Center & Build Out
- Winnetka Park District Maintenance Storage Building
- Palatine Park District Concessions/Shelter Facility
- Village of Buffalo Grove Arboretum Golf Clubhouse & Banquet Facility
- Village of Buffalo Grove Golf Maintenance Building
- Winnetka Park District Administration Building
- Hoffman Estates Park District Maintenance Facility
- Lindenhurst Park District Community Center (Phase 2)
- Salt Creek Park District Twin Lakes Golf Clubhouse
- Gurnee Park District Viking Park Community Center Expansion
- Huntley Park District REC Center Addition & Renovation
- Streamwood Park District Community Center Second Floor Expansion
- Palatine Park District Administrative Office Renovation
- Palatine Park District Community Center Renovation
- Rolling Meadows Plum Grove Park Remodel
- Schaumburg Flyers Baseball Stadium Restaurant Expansion
- Westchester Park District Mayfair Recreation Center Expansion
- Itasca Park District Recreation Center Interior Renovation
- Schaumburg Park District Woodfield Racquet Club Remodel
- Wheeling Park District Chevy Chase Country Club Renovation
- Wheeling Park District Community Resource Center Interior Office Renovation
- Bartlett Park District Maintenance Building Addition Renovation & Bins
- Bartlett Park District Apple Orchard Community Park Community Center Conversion/Remodeling
- Elk Grove Park District Teen Center Renovation
- Hodgkins Park District Renovation
- Lincolnwood Recreation Department Lincolnwood Pool Locker Room Renovation
- Schiller Park Recreation Department Conversion of Racquetball Court to Teen Center
- Schiller Park Recreation Department Recreation Center Expansion
- Elk Grove Park District ADA Implementation at Administrative Complex, Hattendorf Center & Pirates' Cove Theme Park
- Palatine Park District Wood Street Gymnastics Center Conversion
- Salt Creek Park District Maintenance Building Addition
- Lombard Park District Lagoon Shelter Renovation
- Oak Lawn Park District Tennis & Racquet Club Renovation
- Palatine Park District Birchwood Center Addition
- Rolling Meadows Park District Park Central Renovation
- Glenview Park District Roosevelt Community Building Shower/Locker Room Renovation
- Joliet Park District Hartman Field Recreation Center Gymnasium Addition/Remodeling
- Lombard Park District School Conversion to Administration Offices & Fieldhouse Addition
- Oak Lawn Park District Conversion of Cook School into Administration Offices
- Palatine Park District Community Center Renovation
- Palatine Park District Wood Street Community Center Renovation
- Rolling Meadows Park District Conversion of Sacred Heart School into Administration Offices
- Oregon Park District Nash Recreation Center Addition
- Palatine Park District Administration Office Renovation
- Morton Grove Park District Harrer Park Swimming Pool & Main Entrance Renovation
- Palatine Park District Community Center Locker Room Renovation
- Cole Center Family YMCA Handball Courts Addition, Indiana
- Kishwaukee Family YMCA Racquetball Court Addition

## DESIGNING CLASS B POOLS

Class B pools, often referred to as leisure pools, are a critical component of modern aquatic facilities. These pools prioritize recreational use and are typically designed for unstructured aquatic play, social engagement, and inclusive programming. Our team approaches Class B pool design with the same rigor and attention to detail as competitive or therapeutic pools, ensuring the space is both functional and welcoming for all users.

We focus on incorporating spaces that support multiple activities—from recreation and leisure to instructional classes and water fitness—while also integrating features that accommodate high-capacity usage and diverse programming needs. These include interactive water play structures, lazy rivers, zero-depth entries, and seating areas like underwater benches and wet decks. These elements not only enhance the user experience but also increase facility attendance and long-term revenue potential.

From a technical standpoint, all designs are developed in compliance with applicable health codes, safety requirements, and ADA accessibility standards. Through collaboration with stakeholders, we tailor each leisure pool to reflect the community's goals, demographic needs, and budget. By balancing operational efficiency with user enjoyment, we help create spaces that serve as lasting community assets.





**CLIENT**  
City of O'Fallon

**SIZE**  
10,383 sf Buildings  
Leisure Pool - 3100sf  
Lap Pool - 3200sf

**COMPLETED**  
06/2025

**PROJECT COST**  
\$11.48M (e)

**DELIVERY METHOD**  
Construction Manager at Risk

**PROJECT TYPE**  
New

**KEY TEAM MEMBERS**  
B. Hartin  
D. Matchett  
P. Luzecky

**REFERENCE**  
Walter Denton  
City Administrator  
618.624.4500  
wdenton@ofallon.org

Andrew Dallner  
Director of Parks and Recreation  
618.624.0139  
adallner@ofallon.org

# Recreation Upgrades for All Ages

## NEW COMMUNITY POOL & AMPHITHEATER

With aging facilities in need of repairs and modifications totaling several million dollars, the City of O'Fallon opted to replace their almost 100-year old multi-purpose recreation center and administrative offices building and 50-year old pool complex with new facilities to serve generations to come.

**RECREATION AMENITIES** Designed in tandem with an extensive and ongoing renovation to the surrounding Community Park, Phase One of the facility replacement project will realize several new aquatic amenities with associated bathhouse, state-of-the-art pool mechanical building and concessions building. A leisure pool will serve all ages and abilities, with one end featuring zero-depth entry and splash and spray jets popular with young children. The pool's other end of the features a vortex, ninja cross, basketball goal and volleyball net for older bathers. Separately, a water slide tower with two run-out slides provides additional excitement. A fully enclosed pool deck with large, covered canopy near the entrance and an indoor party room are both available for rent.



**COMPETITION POOL** Another highlight of the new outdoor aquatic facility will be a separate 6-lane, heated competition lap pool with diving board. Used by the local high school swim team as well as the O’Fallon Breakers swim club and for city swim lessons, this additional body of water provides greater flexibility of use without interruption to public daily leisure swim.

**OFFICE HQ** Adjacent to the pool and bathhouse structures will be a new modern, accessible and adaptable administrative center with offices, storage rooms and meeting spaces for parks and recreation personnel, a robust and busy City department.

**AMPHITHEATER & PARK** Phase Two will achieve an outdoor amphitheater with covered stage and tiered lawn seating for live music, live theater, movies in the park, and other special events for which Community Park is known. A versatile concession building will serve both pool deck and amphitheater / park through multiple seasons. Nearby, a large open area shaded by mature trees will accommodate food trucks and other aspects of popular park gatherings. These spaces and features were jointly coordinated with an expansive, universal playground installed by the City in the park using grant funding, and an accessible, linked trail network that will tie-in to a looping path around the park and with connections to other City locations via foot or bike.



**COMMUNITY CENTER** Concurrently under construction, Phase Three will provide a new gymnasium and multi-purpose structure that replaces the former Katy Cavins Community Center. With a significant summer camp program enjoyed by thousands of children throughout the region, as well as extensive physical, enrichment and recreation programming offered to the entire community, this new, accessible and purpose-built structure will enable the City to maintain and even enhance its offerings.



**CLIENT**  
East St. Louis Park District

**SIZE**  
10,000 sf

**COMPLETED**  
06/2025 (e)

**PROJECT COST**  
\$10M (e)

**DELIVERY METHOD**  
Design Bid Build

**PROJECT TYPE**  
New

**KEY TEAM MEMBERS**  
B. Hartin

**REFERENCE**  
Michael Collins  
Executive Director  
michaelcollinscivil@gmail.com

# Reimagined Facility for Positive Community Impact

## POP MYLES AQUATIC FACILITY AT LINCOLN PARK

The historic Pop Myles pool in East St. Louis, located just outside Belleville Illinois, is undergoing a transformation to provide an aquatic facility to be utilized by the community.

The newly Pop Myles Aquatic Center will include a re-imagined and completely rebuilt leisure pool complete with slides, community room, changing room facility and concession area. Designed by FGMA in partnership with the East St. Louis Park District and with the support of St. Clair County and other peer agencies, the restoration and replacement of this beloved recreational amenity is a testament to community persistence.



**CLIENT**  
City of Farmington, MO

**SIZE**  
4,200 sf

**COMPLETED**  
06/2015

**PROJECT COST**  
\$1.3M (e) \$1.3M (a)

**DELIVERY METHOD**  
General Contractor

**PROJECT TYPE**  
New

**KEY TEAM MEMBERS**  
B. Hartin  
D. Matchett

**REFERENCE**  
Mr. Gregory Beavers  
  
City Manager  
573.756.1701  
gbeavers@farmington-mo.gov

# Study Led to Phased Aquatic Improvements

## AQUATIC CENTER & SPRAYGROUND

The City of Farmington engaged FGMA to complete a master plan for a number of city facilities including their aquatic facility. The city wanted to add features which would generate continued excitement in the park and boost attendance. Farmington asked FGMA to form a phased plan to create unique waterplay areas for different age groups and implement other planned changes over time as funding is available.

To accommodate the city's funding availability for projects, the FGMA team devised a list of improvements, all with associated costs.

The projects identified include:

Installation of shade structures—large sail type structures will be installed on the deck and the lazy river

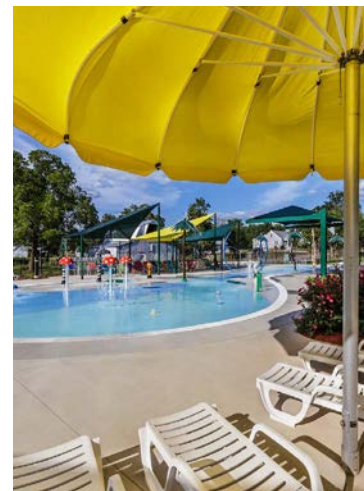


Splashpad—New splashpad with three distinct circular areas for three different age groups as well as a toddler area with bubblers and small pop jets, five- to eight-year-old area with mid-sized water features and an adolescent/teen zone with larger features

Small concessions area, restroom/family changing rooms and a pump room to support the new splashpad

Additional party patios and party room attached to the indoor aquatic facility (adjacent to outdoor park)

Future New features at zero depth area





**CLIENT**  
City of Mount Vernon

**SIZE**  
5,200 sf bathhouse  
991 bather capacity

**COMPLETED**  
May 2014

**PROJECT COST**  
\$5.15M

**DELIVERY METHOD**  
Design / Bid / Build

**PROJECT TYPE**  
New

**REFERENCE**  
Mr. Nathan McKenna  
Assistant City Manager  
618.242.6890 ext 1  
nathan.mckenna@mtvernon.com

# Facility Brings Unique Experience to Facility

## MOUNT VERNON AQUATIC ZOO

FGMA was hired to develop an aquatic master plan which included an analysis of the existing facility, programming/ planning for three concepts and a pro-forma for each of the identified concepts.

Prior to developing the program, FGMA and teaming partner Counsilman-Hunsaker held numerous stakeholder meetings and a public forum. The valuable information gained from the community captured the many requests for aquatic facilities in the community. Ultimately, it was decided that the team should explore concepts for an outdoor pool, an indoor pool, and the combination of outdoor pool and an indoor therapy pool. After analyzing the pro-formas of each program/concept option, the task force recommended the outdoor pool option to the City Council. FGMA and Counsilman-Hunsaker presented the details of the selected option, which was subsequently ratified.

The outdoor pool was designed to achieve Mt. Vernon's goal to create a unique aquatic experience in southern Illinois. There are no other facilities with this type of water play value in the region. The aquatic facility was themed around a former, popular zoo in the area which was precious to many in the Mt. Vernon area.



Therefore, the “Aquatic Zoo” concept was born.

Glimpses of the zoo-themed water sprayground are framed by the entry gate that separates the admission/pool manager/concessions building from the family changing room/locker room/pool mechanical building.

Once through the admissions turnstiles, bathers enter a courtyard and gathering space for those using the locker rooms of family changing rooms. The spectacular 180-degree view of the facility is dominated by the sprayground, which features two slides with a monkey-themed water dumping bucket, zebra and giraffe spray animals, and animal sound and light-themed geysers.

Beyond the sprayground are the water slides and lazy river.

To the left is a walkway leading to the leisure pool zero-depth entry and to the concessions area patio and turf. The leisure pool gently slopes from the zero depth to four feet of depth under a raft themed water walk. Just beyond the water walk is a long, enclosed body flume slide and enclosed tube slide. Bathers utilizing the tube slide can exit the plunge pool immediately for another turn on the slide or stay in their tube to gently ride the lazy river.

The far side of the lazy river narrows and becomes shallower to give you a quick ride in a “rapids” sections of the river before widening out again in to a more leisurely section of the river.





**CLIENT**  
City of Salem

**SIZE**  
3,000 sf  
650 bather capacity

**COMPLETED**  
05/2010

**PROJECT COST**  
\$3.42M

**DELIVERY METHOD**  
Design / Bid / Build

**PROJECT TYPE**  
New

**REFERENCE**  
Mr. Chris Seris  
President St. Louis Office  
314.894.1245  
ChrisSeris@chh2o.com

# Aquatic Facility Replaced Outdated City Pool

## SALEM AQUATIC CENTER

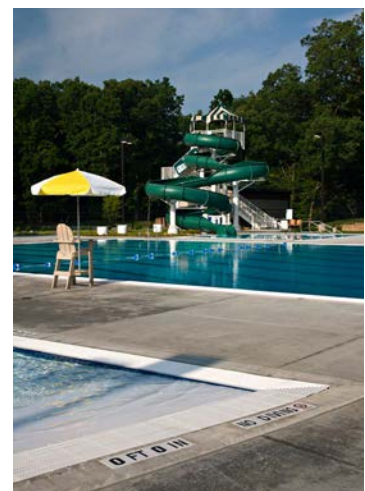
Located in Salem, Illinois, 20 miles north of Mt. Vernon, the new outdoor aquatic center replaces the previous, outdated city pool and bathhouse and provides the community with a new state-of-the-art aquatic experience, complete with everything from a competition lap pool to a modern zero-entry play area equipped with various water features, including two waterslides. The Salem community had outgrown and outlived the previous, 77-year-old pool. With the support of an enthusiastic community and a yearly competitive swim team, the new outdoor aquatic center was eagerly anticipated.

FGMA was selected to plan and design the building structures required to support the new outdoor aquatic center. The new aquatic center replaced the current Salem Pool and provides additional parking and support spaces for the facility.

Site conditions required that the pool and slide tower be framed on the north and west by a dense growth of trees, which serve as a backdrop to the new facility. Additionally, FGMA identified the desire for a 6,000 sf therapy pool. This addition is located just north of the aquatic center.



FGMA designed the project's bathhouse and administration building to address the needs identified in the facility analysis, keeping in mind seasonal use, functionality and durability. Incorporating a design based from nautical reference, the bathhouse and administration building are composed of durable concrete block walls which terminate to a cement fiber siding before culminating at the extended, low pitch of an all encompassing roof.





**CLIENT**  
City of Highland

**SIZE**  
6,000+ sf  
6-8 25 Yard Competitive Lanes  
Min. 465 Bather Load  
Wading Pool, Dive Well

**COMPLETED**  
05/2022

**PROJECT COST**  
\$3M-\$5M

**DELIVERY METHOD**  
Study

**PROJECT TYPE**  
New

**KEY TEAM MEMBERS**  
B. Hartin

**REFERENCE**  
Mr. Mark Rosen  
Director of Parks & Recreation  
618.651.8899  
mdrosen@highlandil.gov

# Replacing a Beloved Community Amenity

## NEW HIGHLAND OUTDOOR AQUATIC FACILITY

Faced with a shifting population center and outdated bathing facilities, Highland first engaged FGMA to perform a feasibility and planning exercise focused on design of a new pool and grounds. The scope of service took an early sidestep, however, when members of City Council posed the question, 'What would need to be done to modernize the existing aquatic facility and maintain operations in its current location?'

FGMA – partnered with Counsilman+Hunsaker – generated a comprehensive audit of the ca. 1980 community pool at Lindendale Park, reviewing the aluminum pool shell, dive well and integrated wading pool; the pump, filtration and other mechanical / electrical systems; decks and fences; changing and toilet / shower rooms; guard and storage spaces; concessions; accessibility; optimization for swim team use; and general site challenges. FGMA and C+H then presented a listing of recommended, prioritized scopes of work with a budget, which provided City with sobering perspective.

Once objectively advised that the existing outdoor pool and grounds are undersized, saddled with deficiencies such as a lack of accessible parking and space for competitive swim events, and situated far from City growth, Council endorsed a return to planning and design of a new outdoor aquatic facility.



**CLIENT**  
Bolingbrook Park District

**SIZE**  
4,500 sf

**COMPLETED**  
12/2020

**PROJECT COST**  
\$5.4M

**DELIVERY METHOD**  
CM at Risk

**PROJECT TYPE**  
Addition/Renovation

**REFERENCE**  
Mr. Ron Oestreich  
Executive Director  
630.739.0272  
roestreich@bolingbrookparks.org

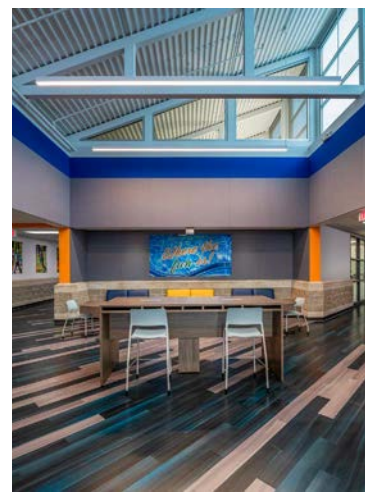
# Expanded Facilities at Aquatics Center

## BOLINGBROOK BRAC

The Bolingbrook Park District hired FGMA to design an addition to their existing aquatic center. The addition includes a new multi-purpose room, five new family changing rooms, new program space, renovated fitness and aquatic locker rooms and a renovated entrance to the facility.

The building addition uses masonry banding to match the existing façade. The multi-purpose room is clad in a steel grey Nichiha panel to allow for a dramatic element and a break in the rhythm of the facade. Additional work was requested on the existing building which included a new roof, new entry vestibule and new flooring in the common areas of the facility.

This was coupled with a new Pavilion and bridge structure at the existing Pelican Harbor Lazy River Island. The new island features a shelter and four shaded areas with tables and benches for additional seating within the park.





**CLIENT**  
City of Houston

**SIZE**  
1,200 acres  
1,500 sf Lap Pool  
6,500 sf leisure pool  
3,120 sf spraypad

**COMPLETED**  
07/2019

**PROJECT COST**  
\$10.0M

**AQUATIC COST**  
\$2.3M

**PROJECT TYPE**  
New

**REFERENCE**  
Ms. Tricia Brasseaux  
Sr. Project Manager  
281.213.9600  
tricia.brasseur@howardhughes.com

# Bridgeland Parkland Village

Parkland Village is the second of four villages within Bridgeland, a master-planned community located outside of Houston. Developed by The Howard Hughes Corporation, the community encompasses over 3,100 home sites on 1,200 acres, as well as 350 acres of parks, lakes, and trails.

Parkland Village Park is the central park space for Parkland and provides a place for residents to gather, exercise, stroll around the lake, kick a ball, play tennis, or enjoy company. The park includes a state-of-the-art fitness and indoor events facility with terraced lawns for outdoor events. The pool has a wide array of features to attract residents such as lap swimming and recreation amenities for all ages such as a 1,500 sf lap pool, a 6,500 sf leisure pool and a 3,120 sf spraypad.



**Cousilman · Hunsaker**  
AQUATICS FOR LIFE



**CLIENT**  
Barnabas Foundation, Inc.

**SIZE**  
12, 400 sf Leisure Pool  
2 Integrated splash pad areas  
200ft long current channel  
Interactive Play Structure  
Four Waterslides of varying types

**COMPLETED**  
05/2023

**PROJECT COST**  
N/A

**AQUATIC COST**  
N/A

**PROJECT TYPE**  
New

**AWARDS**  
Leading Edge Award by World  
Waterpark Association

**REFERENCE**  
Mr. Mike Mrosko  
Camp Director  
Barnabas Foundation, Inc.  
806.324.7777  
mike@campbarnabas.org



# Camp Barnabas

Camp Barnabas is a ministry in Southwest Missouri dedicated to providing a unique Christian summer camp experience to individuals with special needs, their siblings, and youth from across the United States. The new aquatic complex at Camp Barnabas was opened on June 10, 2023 to rave reviews by campers. This unique project was made possible thanks to the vision of Camp Barnabas leadership, an incredibly generous donation from the Morgan family (owner of Sunbelt Pools), and many of the top manufacturers/suppliers supporting the aquatics industry. The complex is the largest swimming pool in America that has been specifically designed to serve individuals with disabilities, and it offers a unique aquatic experience for special needs campers of all ages.

The 46,000 sq. ft. complex features two environments: a Zen-style area for campers with sensory sensitivities and a more stimulating zone featuring interactive water features, sprays, and excitement. The complex was designed to allow all campers to participate and enjoy without limitation.

Camp Barnabas is committed to creating an environment where individuals of all abilities can thrive and forge lasting connections.



**CLIENT**  
City of North Port

**SIZE**  
9,100 sq. ft. Stretch 25 competition pool with eight lap lanes, a 4 ft. bulkhead, and two 1-meter diving boards

9,000 sq. ft. Lazy River with five stair entries, underwater shelf, water walk, various spray features, two waterslides, and a bowl slide

2,600 sq. ft. Children's Pool with zero beach entry, play structure, and various spray features

**COMPLETED**  
10/2019

**PROJECT COST**  
\$12M

**AQUATIC COST**  
\$6.6M

**PROJECT TYPE**  
New

**REFERENCE**  
Ms. Tricia Wisner, MBA, CPRP  
Assistant Director of Parks & Recreation  
City of North Port  
941.429.3570  
twisner@cityofnorthport.com



**Counsilman · Hunsaker**  
AQUATICS FOR LIFE

# North Port Aquatic Center

In April 2010, Counsilman-Hunsaker completed an Aquatic Facilities Master Plan which assessed current conditions and needs of the community to be a guide for future programming, site selection, renovations, and new construction of a new aquatic facility. Data was collected from input through stakeholder meetings and a public forum. A "toolbox" of options presented a wide variety of solutions derived from community and political input to meet the diverse needs of the North Port residents. The team evaluated the community participation data, analyzed financial impacts, and developed conceptual alternatives. These alternatives were evaluated based on the effectiveness of response to the community's needs as well as likely capital costs, revenues, and expenditures. Wellness programming, lesson programming, league swimming, family aquatic centers, splash pads, and waterparks were also evaluated.

In May 2018, Counsilman-Hunsaker developed an Operational Business Plan for the new North Port Aquatic Center located in Butler Park. The purpose of this operational study was to develop an expense budget, identify revenue opportunities, and provide knowledge and insight on aquatic operations to assist the North Port Aquatic Center recapture operating expenses.

In June 2018, the North Port City Commission broke ground on the 75,500 sq. ft. North Port Aquatic Center. Due to a heavy rain season, the project took 15 months to complete.



The North Port Aquatic Center includes 25-meter stretch pool, a lazy river, a kids' activity pool, two body flumes (or slides), a bowl slide, shade structures, a bath house with locker rooms, and a small concession area. The 25-meter stretch pool will be able to accommodate 25-yard or 25-meter lap swimming and competitions and will be open all year long





**CLIENT**  
Columbia Park

**SIZE**  
6,428 sq. ft. leisure pool  
133,860 total gallons  
Depths from 0'-0" to 5'-3"

1735 sq. ft. 47' Diameter

**COMPLETED**  
06/2024

**PROJECT COST**  
\$10.5M

**AQUATIC COST**  
\$3.9M

**PROJECT TYPE**  
New

**REFERENCE**  
Ms. Stacey Easter, Mayor  
City of Park Hills  
Phone: 573.431.3577  
mayor@parkhillsmo.net



# The REEF at Columbia Park

The Flat River/Park Hills Swimming Pool, a cherished part of Columbia Park for over 63 years, closed after the 2021 season due to rising maintenance costs and deteriorating conditions. Opened in 1958, it had been a summer staple for generations. In response to community support, a \$3.5 million bond was approved in April 2022, leading to groundbreaking for a new facility in March 2023.

The new aquatic center, named "The REEF at Columbia Park," honors the historic towns that formed Park Hills. Spanning 24,500 sq. ft., it features a leisure pool with zero-entry access, spray features, and bucket dumps for all ages. A partially submerged sun deck offers a relaxing spot, while a lazy river loops around the iconic Rory the Whale statue. For fitness enthusiasts, lap lanes have a volleyball net and basketball hoop. The facility also includes a splash pad with spray features, ensuring year-round aquatic fun. This new state-of-the-art facility brings enhanced recreational opportunities to the community, continuing the legacy of the beloved pool.

The new facility includes a pool house equipped with an air-conditioned office and guard shack for first aid and employee safety, surveillance systems, outdoor speakers for music and announcements, and night lighting for extended hours and movie nights. A concession stand offers a variety of refreshments, from pizza and pretzels to beverages, catering to every craving.



Accessibility was a top priority, including an electronic lift chair ensuring everyone could enjoy the facility. This comprehensive plan promised to transform the community's aquatic experience, offering a world-class destination seamlessly blending recreation, relaxation, and inclusivity





**CLIENT**  
Derry Township

**SIZE**  
90,000 sf

**COMPLETED**  
2020

**PROJECT TYPE**  
New

# Derry Township Community Center

Derry township engaged The Sports Facilities Companies Advisory Team for two consecutive projects to support the planning and conceptual design of The Derry Township Community Center, a new multi-functional, multi-generational community recreation center intended to replace the 1963-built Recreation Center that served as the Township's hub for swimming, recreation, and wellness for 57 years. The center features an indoor lap pool and leisure pool and an outdoor pool.

In the first scope of work, The Sports Facilities Companies Advisory Team reviewed an existing feasibility study for the new facility and provided a professional recommendations report to provide insights and strategies to refine the plans and create the most successful path forward. In the second engagement, The Sports Facilities Companies Advisory Team created a set of financial models and operating strategies to inform final decisions related to funding, design, construction, operations, and partnership development.

The new 90,000 square foot community center features a gymnasium, fitness center, 25-yard indoor competitive/lap pool, indoor warm water leisure pool, outdoor pool, senior center, teen room, and a variety of classroom and multi-use spaces. The new community center was completed in 2020.





**CLIENT**  
Sand Mountain Park

**SIZE**  
130 acres, 100,00 sf

**PROJECT TYPE**  
New

# Indoor/Outdoor Pool and Aquatic Center

Sand Mountain Park is a 130-acre, best-in-class sports, recreation, and entertainment complex in Albertville, Alabama. This facility offers a wide variety of both local use and sports tourism use for all guests to enjoy just over an hour north of Birmingham.

SFC's advisory division led the master plan and feasibility study for the conversion of the existing park to an industry-leading destination park. Services included strategic planning, stakeholder and community engagement, business model development, financial forecasting, and economic impact analyses. As the project progressed, the City extended SFC's contract to include pre-opening and post-opening operations services.

SFC's role in pre-opening development included business development, event booking, brand development and marketing, hiring and organizational structure definition. SFC was also contracted for FF&E and Venue Planning services including, fixture and equipment procurement and design consultation. SFC is engaged as the outsourced management solution for the entire 130 acre complex inclusive of sports tourism and local park and recreation programming.

**THE** SPORTS FACILITIES  
**COMPANIES**



**CLIENT**  
City of Wentzville

**REFERENCE**  
Ms. Mary Jo Dessieux  
Former Director  
Wentzville Parks & Recreation  
314.520.1253

# Wentzville Splash Station

The design of the Wentzville Splash Station features a dynamic and engaging layout, blending various aquatic amenities to cater to all ages and preferences. The facility includes a spacious zero-depth-entry pool, perfect for families and young children to enjoy a safe and interactive water experience. A deep diving well offers an area for more experienced swimmers, while the kids' water playground provides a fun and colorful environment for younger guests. The lazy river offers a relaxing float experience, and the spiral water slide adds excitement for thrill seekers. Convenient amenities like a locker room and concessions enhance the overall guest experience, making the Splash Station a versatile and enjoyable water park destination.





**CLIENT**  
 St. Louis County Parks  
 & Recreation

**REFERENCE**  
 Tobi Moriarty  
 Design and Construction  
 St. Louis County Department of  
 Parks & Recreation  
 314.495.9482  
 TMoriarty@stlouisco.com

# Kennedy Recreation Complex - Aquatic Center Renovation

Planning Design Studio, as a key partner in a dynamic, multi-disciplinary design team, led the site development and landscape architecture for a cutting-edge outdoor aquatic center set to replace the existing flat-water pool. This new design pushes the boundaries of traditional recreational spaces, prioritizing innovation and user experience. Rather than simply focusing on the aquatic elements, the project takes a comprehensive, forward-thinking approach that integrates the surrounding site into a cohesive, vibrant environment. The new aquatic center is designed to be more than just a swimming facility; it serves as a catalyst for transforming the entire area into a modern, multi-purpose recreational hub that reflects contemporary design trends and promotes community engagement.

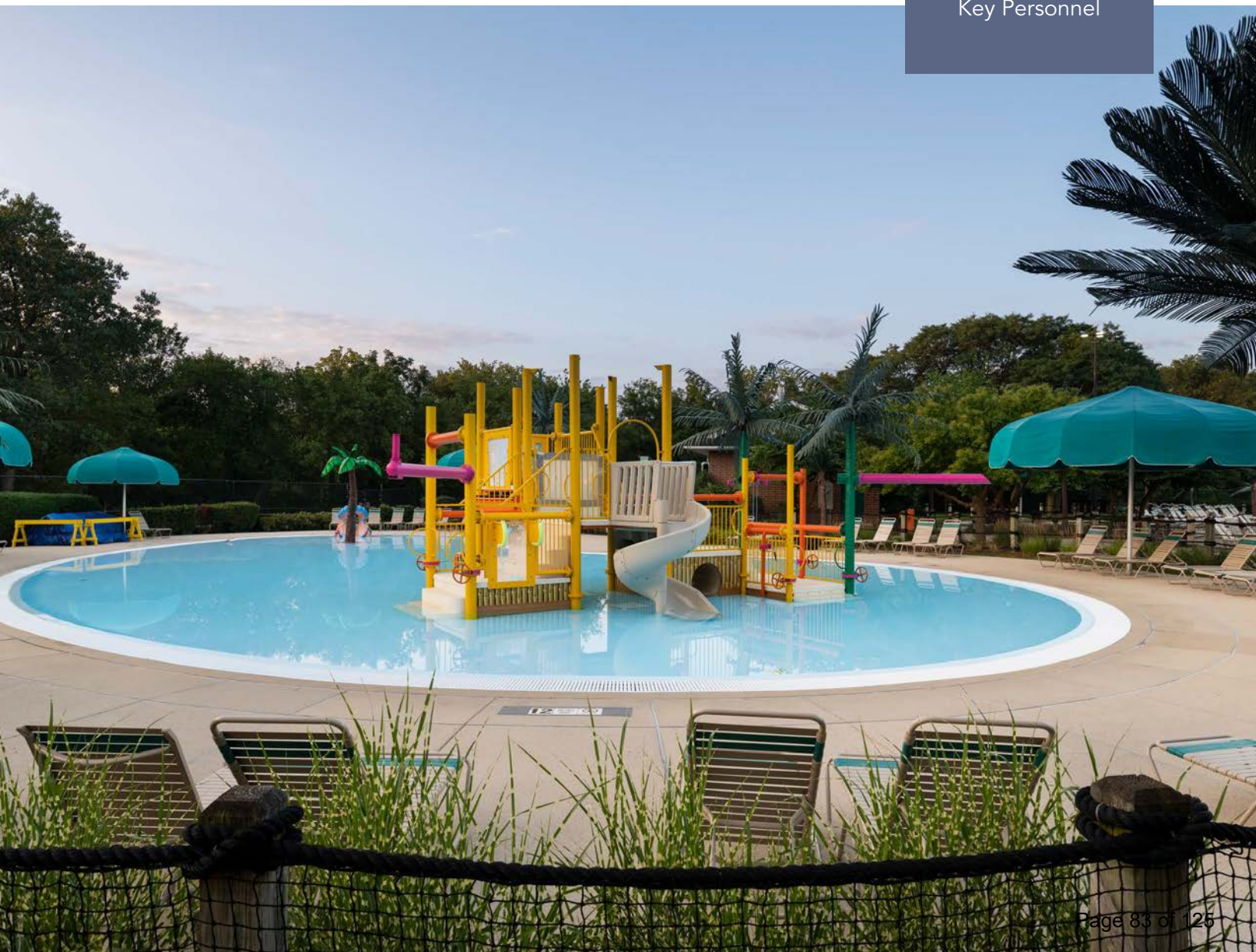
The design re-imagines the site as a flexible, inclusive venue that offers a diverse range of activities for all ages and interests. In addition to the stunning aquatic features, the space introduces two state-of-the-art post-tensioned tennis courts, four high-quality pickleball courts, and two contemporary pavilions, each designed to enhance social interaction and provide shelter for events and gatherings. These additions not only elevate the recreational experience but also ensure that the facility accommodates a wide array of sports and leisure activities, fostering a strong sense of community. The project exemplifies a seamless fusion of design, functionality, and sustainability, creating a destination that will serve as a central gathering place for residents and visitors alike.



# SECTION

# 3

Key Personnel



## KEY PERSONNEL

# FGMA provides the City of Chesterfield with a team focused in recreational design who will deliver your projects on time and on budget.

We offer you individuals with a proven record of experience who are committed to ensuring that your project will be of a highly distinctive quality.

FGMA has developed a Principal-led team dedicated to the City of Chesterfield. We anticipate that this team will work together on all projects.

## PROFESSIONAL STAFF

In addition to the staff proposed for this project, FGMA offers the full resources of the firm. Our team of professionals is available to support all of your projects.





## ORGANIZATION CHART



**City of Chesterfield**

### PRINCIPAL-IN-CHARGE

David Kehm, AIA, NCARB

### PROJECT MANAGER

Brennan Hartin, AIA, NCARB

### DESIGN PRINCIPAL

Paul Luzecky

### PROJECT ARCHITECT

Dan Matchett, AIA, NCARB

### QUALITY ASSURANCE/ QUALITY CONTROL

Leonard R. DeBickero, AIA, BECP

### CONSULTANTS

#### Counsilman-Hunsaker

*Aquatic Subject Matter Expert*

#### Creative Entourage (Now Discovery Works Collaborative)

*Community Engagement*

#### SSC Engineering, Inc.

*MEP/Structural Engineering & Fire Protection*

#### Stock & Associates Consulting Engineers, Inc.

*Civil Engineering*

#### Planning Design Studio

*Landscape Architecture*

#### Middleton Construction Consulting

*Cost Estimator*

#### The Sports Facilities Companies

*Sport Facility Finance Consultant*



## DAVID KEHM, AIA, NCARB

Associate

# “Helping clients create effective spaces for their employees/students.”

With 38 years of experience, David understands the management and coordination of large projects, both new construction and renovations. His professionalism and strong communication skills facilitates exchanges with clients, consultants and contractors, ensuring projects run smoothly from start to finish.

### EDUCATION

B of Architecture  
Kansas State University

### LICENSES & CERTIFICATIONS

Registered Architect | Illinois, Missouri

NCARB

### MEMBERSHIPS

American Institute of Architects (AIA)

### AWARDS

Citation Award for Architecture, Danforth Plant Science Center Expansion, AIA St. Louis Chapter, 2016

Merit Award for Craftsmanship, Danforth Plant Science Center Expansion, AIA St. Louis

## PROJECT ROLE

Principal-In-Charge

## EXPERIENCE

### CITY OF FARMINGTON, MO

Water Park *RENOVATION*  
Parks and Recreation  
*EXPANSION STUDY*  
Farmington Park *RENOVATION*

### PATTONVILLE HIGH SCHOOL, MO\*

Aquatic Center *NEW*

### REND LAKE CONSERVANCY, IL

Rend Lake Recreation  
*DEVELOPMENT PLAN*

### ALTON KILLION PARK, IL

Grant Assistance

### KIRKWOOD HIGH SCHOOL, MO\*

Walker Natatorium *NEW*

### CITY OF BRENTWOOD, MO\*

Brentwood Event Building *NEW*  
Manchester Road *MASTER PLAN*

### CITY OF WELDON SPRINGS, MO

Facility Conditions & *NEEDS*  
*ASSESSMENT STUDY*

### CITY OF ST. LOUIS MO\*

100 N. Jefferson Apartment  
Building *NEW*

### CITY OF CLAYTON, MO\*

42-unit Condominium  
Building *NEW*  
25-story Mixed Use  
Development *NEW*

### AMEREN GOB, MO\*

4-story Atrium *REDESIGN*  
Singleton Building *RENOVATION*  
Digital Workplace *PROGRAMMING*  
*AND PLANNING*  
75,000 sf Office Building  
*RENOVATION*  
Master Planning  
Two-Story 40,000 sf Office  
Building *NEW*

### BALL HORTICULTURAL COMPANY, IL\*

West Chicago Innovation Center  
*NEW*

### DONALD DANFORTH, MO\*

Plant Science Center *MASTER PLAN &*  
*GREENHOUSE EXPANSION*  
79,000 sf Plant Science Center  
*EXPANSION, LEED GOLD ADDITION*

\*Project completed while David was affiliated with another firm.



## BRENNAN HARTIN, AIA, NCARB

Senior Associate

**“Client’s expectations should be exceeded by the final built reality.”**

Brennan utilizes a strong design and technical background from his education and his professional experience. He will be responsible for the day-to-day management of your project, along with assigning additional personnel as required from our professional staff and seeing that the team members are kept up-to-date with decisions, discussions and other pertinent info.

### EDUCATION

BS in Architecture | University of Kansas

### LICENSES & CERTIFICATIONS

Registered Architect | Illinois, Missouri

### MEMBERSHIPS

American Institute of Architects

National Council for Architectural Registration Boards

Missouri Association of Fire Protection Districts

### PROJECT ROLE

Project Manager

### EXPERIENCE

#### CITY OF FARMINGTON, MO

Aquatic Center *FEASIBILITY STUDY*  
Sprayground *NEW*

#### CITY OF O’FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*

#### CITY OF SALEM, IL

Outdoor Aquatic Facility *NEW*

#### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at Lincoln Park *NEW*

#### CITY OF ST. PETERS, MO

Golf Clubhouse & Banquet Center *NEW*  
Rec Plex *RENOVATION*

#### FKG OIL - MOTOMART, MO

MotoMart  
*NEW/RENOVATION/ADDITIONS*  
60+ projects in five states

#### CITY OF COLUMBIA, IL

Veteran’s Memorial *NEW*

#### REND LAKE CONSERVANCY, IL

Rend Lake Recreation  
*DEVELOPMENT PLAN*

#### TOWER TEE, ST. LOUIS, MO

#### CENTRAL COUNTY FIRE & RESCUE, MO

Admin/House No. 1 *MASTER PLAN*  
House No. 5 Training Site *NEW*

#### FLORISSANT VALLEY FPD, MO

House No. 1/Admin *NEW*  
House No. 2 *NEW*  
Administration Building *SITE STUDIES*

#### MARYLAND HEIGHTS FPD, MO

House No. 2 *NEW*

#### MONARCH FPD, MO

Pre-Referendum Master Planning *STUDY*  
Two Engine Houses *NEW*

#### RIVERVIEW FPD, MO

Pre-Referendum Master Planning *STUDY*  
Two Engine Houses *NEW*

#### ROCK TOWNSHIP AMBULANCE DISTRICT, MO

Station No. 1 *NEW*  
Station No. 2 *NEW*

#### LINCOLN COUNTY AMBULANCE DISTRICT, MO

Pre-Referendum Planning *STUDY*



## PAUL LUZECKY

Vice President & Principal

**“I strive to create spaces that inspire minds and evolve environments.”**

Paul offers 30+ years of experience designing and managing complex projects. He is highly regarded as an effective team leader and project manager who applies design aesthetic, problem-solving skills and building knowledge with a persistence and resourcefulness to achieve positive results. Paul is adept at cultivating and maintaining long-lasting relationships with colleagues and clients.

### EDUCATION

M of Architecture | Washington University  
BA in Architecture | Washington University

### PROJECT ROLE

Design Principal

### EXPERIENCE

#### CITY OF O’FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*

#### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at Lincoln Park *NEW*

#### CITY OF ST. PETERS, MO

Golf Clubhouse & Banquet Center *NEW*  
Rec-Plex North Main Lobby Registration, Dining & Party Room *RENOVATION*  
City Hall Cultural Arts Wing & Banquet Hall *RENOVATION*

#### CITY OF BRENTWOOD, MO\*

Ice Rink *NEW*  
Community Center *RENOVATION*

#### CITY OF COLUMBIA, MO\*

Howard and Gentry Buildings *HISTORIC RENOVATION*  
Government Center *NEW*

#### TOWER TEE, ST. LOUIS, MO

REND LAKE CONSERVANCY, IL  
Rend Lake Recreation *DEVELOPMENT PLAN*

*\*Project completed while Paul was affiliated with another firm.*



## DAN MATCHETT, AIA, NCARB

Senior Associate

“In design, there are only opportunities for solutions.”

Dan’s duties have included preparation of construction documents, development of record drawings, field surveys, coordination of consultant documents and construction observation. He is also knowledgeable in communicating the importance of incorporating innovative practices for any facility in a schedule- and budget-conscious manner.

### EDUCATION

M of Architecture | University of Kansas

### LICENSES & CERTIFICATIONS

Architect | Missouri

### MEMBERSHIPS

American Institute of Architects

National Council for Architectural Registration Boards (NCARB)

## PROJECT ROLE

Project Architect

## EXPERIENCE

### CITY OF FARMINGTON, MO

Aquatic Center *FEASIBILITY STUDY*  
Sprayground *NEW*

### CITY OF O’FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*

### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at Lincoln Park *NEW*

### MARYLAND HEIGHTS FPD, MO

Administration & House No. 1  
*ADDITION & RENOVATION*  
Administrative HQ *NEW*  
House No. 2 *PRE-REFERENDUM SERVICES*  
House No. 2 *NEW*

### MONARCH FPD, MO

Pre-Referendum Master  
Planning *STUDY*  
Engine House No. 2 & 3 *NEW*

### METRO WEST FPD, MO

House No. 2 *SPACE NEEDS STUDY*  
House No. 2 *ADDITION & RENOVATION*  
House No. 3 *RENOVATION*  
House No. 4 *RENOVATION*  
House No. 5 *RENOVATION*

### NORTHWEST ST. CLAIR FPD, MO

House No. 1 *RENOVATION*

### NORTH JEFFERSON COUNTY AMBULANCE DISTRICT, MO

Base Station No. 2 *NEW*

### SULLIVAN FPD, MO

Station No. 1 *RENOVATION*

### ROCK TOWNSHIP

### AMBULANCE DISTRICT, MO

Base Station No. 1 *NEW*  
Base Station No. 2 *NEW*



# LEONARD R. DEBICKERO, AIA, BECP

Principal & Senior Associate

“My passion is working with clients and designers to bring their vision to reality.”

Leonard is a licensed architect with over 35 years of comprehensive experience including knowledge of a wide range of diversified construction types with an emphasis and expertise of higher education, commercial, institutional and recreational architecture. He is passionate about intelligent design and driven by perfection while maintaining the ability to satisfy client needs and support the greater community as a whole.

### EDUCATION

BS in Architecture in Building Technology | University of Illinois Chicago

### LICENSES & CERTIFICATIONS

Registered Architect | Illinois, Arizona

### MEMBERSHIPS

American Institute of Architects Arizona Chapter  
Building Enclosure Council

*\*Project completed while Leonard was affiliated with another firm.*

## PROJECT ROLE

Quality Assurance/Quality Control

## EXPERIENCE

### CITY OF CRESTWOOD, MO

Whitecliffe Quarry Park *RENOVATION*

### NORRIDGE PD

Community Pool *STUDY*

### PFLUGERVILLE, TX

Recreation Center *NEW*

### MOKENA PARK DISTRICT, IL\*

The Oaks Recreation Center

### BOLINGBROOK PARK DISTRICT, IL\*

Annerino Center  
Recreation and Aquatic Center

### ADDISON PARK DISTRICT, IL\*

Fitness Center

### FRANKLIN PARK DISTRICT, IL\*

Community Center *RENOVATION*

### JERSEY VILLAGE, TX

Golf Course Clubhouse *NEW*

### DIGNITY HEALTH WOMEN'S & CHILDREN'S PAVILION, AZ\*

### CITY OF PHOENIX, AZ\*

Terminal 12, 13, 14 *ADDITION*

### STARR PASS JW MARRIOTT, AZ\*

Roof and Exterior Restoration  
*RENOVATION*

### SHERATON WILD HORSE PASS, AZ\*

Roof, Exterior Restoration, Room Remodel *RENOVATION*

### WILLOW CREEK APARTMENTS, AZ\*

Construction Evaluation

### GRAMERCY LUXURY APARTMENT HOME, AZ\*

New Construction

### FILLMORE LUXURY APARTMENT HOMES, AZ\*

New Construction

### AXIS RAINTREE OFFICE PROJECT, AZ\*

New Construction

### MAJOR GENERAL EMMETT J. BEAN CENTER\*

DoD Maintenance and Security Buildings

### DARVIN FURNITURE\*

Exterior Renovation and Improvements *RENOVATION*



# CHRIS SERIS

Counsilman-Hunsaker & Associates

Chris brings 20+ years of professional aquatics experience, specifically in aquatic operations, staffing management and competitive events. Chris' served as the Director of Aquatics for 12 years at Mizzou, leading his team in facility management, aquatic programming, competition operation, special events and risk management. He also has experience in municipal aquatics and recreation in various other roles.

## EDUCATION

MA in Recreation and Leisure Studies | University of Nebraska at Omaha | 2002

BA in Chemistry | Minor in Art History | University of Missouri-Columbia | 2000

## LICENSES & CERTIFICATIONS

Association of Aquatic Professionals

Certified Pool Operator, PHTA

National Spa and Pool Association

American Red Cross Instructor

## PROJECT ROLE

Aquatic Designer

## EXPERIENCE

**CITY OF MARYLAND HEIGHTS, MO**  
Aquaport *RENOVATION*

**CITY OF O'FALLON, IL**  
Memorial Pool

**ST. LOUIS CARDINALS MAJOR LEAGUE BASEBALL, MO**  
Ballpark Village 2 Terrace Pool  
*NEW*

**ODNR-OHIO DEPARTMENT OF NATURAL RESOURCES, IL**  
Hocking Hills Lodge Pool *NEW*

**CITY OF BLOOMINGTON-NORMAL, IL**  
YMCA

**OPRF, DISTRICT 200, IL**  
Oak Park River Forest HS

**CHAMPAIGN PARK DISTRICT, IL**

**CITY OF ST. LOUIS, MO**  
One Hundred Tower Terrace Pool *NEW*

**CLARK PLEASANT SD, IN**  
Natatorium

**RACINE USD, WI**  
Case HS

**CITY OF CLEVELAND, OH**  
City-Wide Pool Improvements

**CITY OF FARMINGTON, MI**  
Farmington Hills Recreation Center *NEW*

**CITY OF EAST ST. LOUIS, IL**  
Aquatic Center *NEW*

**CITY OF WHEELING, WV**  
The Highlands Sprayground *NEW*

**CITY OF EVANSTON, IL**  
YMCA

**FARMINGTON HILLS, MI**  
The Hawk *NEW*

**DEACONESS AQUATIC CENTER, IN**

**CITY OF COLUMBUS, OH**  
Spray-ground *NEW*

**CITY OF ST. LOUIS, MO**  
One Hundred Tower Terrace Pool





# GEORGE DEINES

Counsilman-Hunsaker & Associates

George has worked on over 100 aquatic facility projects spanning 34 states in his years with Counsilman-Hunsaker. When you couple this with his 20+ years of municipal aquatic experience, he understands the need for and operation of municipal aquatic centers, whether they are indoor or outdoor, competitive or leisure. George has used this experience to speak on a variety of topics related to aquatics at national conferences such as the Association of Aquatic Professionals, Athletic Business, the National Recreation and Park Association, NIRSA and the World Waterpark Association.

## EDUCATION

BA | University of North Texas

MA | Dallas Theological Seminary

## LICENSES & CERTIFICATIONS

Certified Pool Operator - PHTA

## PROJECT ROLE

Aquatics Studio Director

## EXPERIENCE

### CITY OF NORTHPORT, AL

STUDY

### CITY OF PORTLAND, ME

Kiwanis Pool *STUDY*

### CITY OF RICHLAND HILLS, TX

STUDY

### CITY OF MANHATTAN, KS

Aquatic Center *STUDY*

### CITY OF WEST MEMPHIS, AR

STUDY

### CITY OF MORGANTOWN, WV

Marilla Pool *STUDY*

### CITY OF CORONADO, CA

Aquatic Center *STUDY*

### PATAGONIA UNION HIGH SCHOOL

DISTRICT 20, AZ

HS Pool *STUDY*

### CITY OF OPELIKA, AL

Covington Recreation Center

*STUDY*

### ROHNER RECREATION AND PARK DISTRICT, CA

District-Wide *STUDY UPDATE*

### DERRY TOWNSHIP PARKS & RECREATION, PA

Derry Aquatic Center *BUSINESS PLAN & STUDY*

### SPRINGFIELD DOWNTOWN, OH

YMCA *STUDY*

### CITY OF DORAL, FL

Aquatic Center *STUDY*

### CITY OF PENNSYLVANIA, PA

Topton Pool *STUDY*

### EANES ISD, TX

Westlake HS Pool *STUDY*

### TROPHY CLUB COMMUNITY, TX

Swimming Pool *AUDIT*

### THE CITY OF HENDERSON PARKS & RECREATION KY

Henderson Aquatic Center *STUDY*

### UNIVERSITY OF TENNESSEE, TN

Elam Center Competition Pool *AUDIT*

### JACKSON COUNTY, NC

Recreation Center *STUDY*

### VILLAGE OF WAUNAKEE, WI

Aquatic Center *STUDY*

### KEISER UNIVERSITY, FL

*STUDY*



**Counsilman · Hunsaker**  
AQUATICS FOR LIFE



# JENNIFER ROLWES VOLK

Creative Entourage (Now Discovery Works Collaborative)

When Jennifer Rolwes Volk steps in, she helps clients reach their audience using the right tools, and the right message. For nearly 20 years, she has worked with corporate, non-profit and community-based organizations to increase engagement and raise awareness levels.

## YEARS OF EXPERIENCE

13 Years with CE  
17 Years Total

## EDUCATION

Bachelor of Journalism  
University of Missouri - Columbia

## EXPERTISE

Project Management and Client Relations

Strategic Communications planning and implementation

Campaign management

Message development

Media relations

Crisis communications

Content development and copywriting

## PROJECT ROLE

Principal Strategic Communications

## EXPERIENCE

**RIVER TRAILS SD 26, IL**  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

**HUNTLEY SCHOOL DISTRICT, IL**  
Community Engagement  
*IMPLEMENTATION*

**BARRINGTON CUSD 220, IL**  
Survey *IMPLEMENTATION*

**BATAVIA PUBLIC SCHOOL DISTRICT 101, IL**  
Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

**ELMHURST SCHOOL DISTRICT 205, IL**  
Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*

**FOX LAKE SCHOOL DISTRICT, IL**  
Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

**INDIAN PRAIRIE SCHOOL DISTRICT 204, IL**  
Community Engagement  
*IMPLEMENTATION*

**MOUNT VERNON SCHOOL DISTRICT, IL**  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

**NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203, IL**  
Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*

**MORTON SCHOOL DISTRICT 709, IL**  
Community Engagement  
*IMPLEMENTATION*

**CHAMPAIGN UNIT 4 SCHOOL DISTRICT, IL**  
Survey *IMPLEMENTATION*

**DECATUR PUBLIC SCHOOLS, IL**  
Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*





## ROD WRIGHT, PHD

Creative Entourage (Now Discovery Works Collaborative)

Dr. Wright is a nationally recognized expert in public opinion and market research. He has directed a wide variety of public opinion, community engagement and communications projects for hundreds of corporate and public sector clients and school and community college districts throughout the United States.

### YEARS OF EXPERIENCE

2 Years with CE  
N/A Years Total

### EDUCATION

PHD in Political Science  
Washington University of St. Louis

MS from Washington University of St. Louis

BS from William Jewell College

### EXPERTISE

Project management and client relations

Campaign management

Public opinion research

Strategic communications planning and implementation

Message and content development

## PROJECT ROLE

Research, Engagement, Communications

## EXPERIENCE

### RIVER TRAILS SD 26, IL

Community Engagement

IMPLEMENTATION

Community Assistance

IMPLEMENTATION

### HUNTLEY SCHOOL DISTRICT, IL

Community Engagement

IMPLEMENTATION

### BARRINGTON CUSD 220, IL

Survey IMPLEMENTATION

### BATAVIA PUBLIC SCHOOL DISTRICT 101, IL

Survey IMPLEMENTATION

Community Engagement

IMPLEMENTATION

Community Assistance

IMPLEMENTATION

### ELMHURST SCHOOL DISTRICT 205, IL

Survey IMPLEMENTATION

Community Engagement

IMPLEMENTATION

### FOX LAKE SCHOOL DISTRICT, IL

Survey IMPLEMENTATION

Community Engagement

IMPLEMENTATION

Community Assistance

IMPLEMENTATION

### INDIAN PRAIRIE SCHOOL DISTRICT 204, IL

Community Engagement

IMPLEMENTATION

### MOUNT VERNON SCHOOL DISTRICT, IL

Community Engagement

IMPLEMENTATION

Community Assistance

IMPLEMENTATION

### NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203, IL

Survey IMPLEMENTATION

Community Engagement

IMPLEMENTATION

### MORTON SCHOOL DISTRICT 709, IL

Community Engagement

IMPLEMENTATION

### CHAMPAIGN UNIT 4 SCHOOL DISTRICT, IL

Survey IMPLEMENTATION

### DECATUR PUBLIC SCHOOLS, IL

Survey IMPLEMENTATION

Community Engagement

IMPLEMENTATION

Community Assistance

IMPLEMENTATION





# ELIZABETH ARWAY

Creative Entourage (Now Discovery Works Collaborative)

As president of Creative Entourage, Elizabeth works to keep her firm’s work on the cutting edge and ensures that each client has a distinct look that’s sure to turn heads. Her TAM and AIGA award-winning work takes a client’s vision and turns it into reality.

## YEARS OF EXPERIENCE

14 Years with CE  
16 Years Total

## EDUCATION

Bachelor of Fine Arts in Graphic Design  
Maryville University of Saint Louis

## EXPERTISE

- Project management and client relations
- Marketing and communications strategy
- Creative and art direction
- Brand development
- Print and production management

## PROJECT ROLE

Principal Creative Services

## EXPERIENCE

### RIVER TRAILS SD 26, IL

Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

### HUNTLEY SCHOOL DISTRICT, IL

Community Engagement  
*IMPLEMENTATION*

### BARRINGTON CUSD 220, IL

Survey *IMPLEMENTATION*

### BATAVIA PUBLIC SCHOOL DISTRICT 101, IL

Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

### ELMHURST SCHOOL DISTRICT 205, IL

Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*

### FOX LAKE SCHOOL DISTRICT, IL

Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

### INDIAN PRAIRIE SCHOOL DISTRICT 204, IL

Community Engagement  
*IMPLEMENTATION*

### MOUNT VERNON SCHOOL DISTRICT, IL

Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*

### NAPERVILLE COMMUNITY UNIT SCHOOL DISTRICT 203, IL

Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*

### MORTON SCHOOL DISTRICT 709, IL

Community Engagement  
*IMPLEMENTATION*

### CHAMPAIGN UNIT 4 SCHOOL DISTRICT, IL

Survey *IMPLEMENTATION*

### DECATUR PUBLIC SCHOOLS, IL

Survey *IMPLEMENTATION*  
Community Engagement  
*IMPLEMENTATION*  
Community Assistance  
*IMPLEMENTATION*





## J. CHRIS CORNETT, PE, LEED AP

SSC Engineering, Inc.

Chris is a founder and key principal of SSC with more than 25 years experience as a Project Engineer and Manager. Chris' experience in HVAC system design covers an array of systems such as municipal, industrial, aquatic, multi-use, commercial, retail, Department of Defense and educational buildings. Chris evaluates multiple HVAC systems to help the owner select the best system for each project. His goal is to provide advanced solutions with simplistic designs.

### EDUCATION

BS in Mechanical Engineering  
Kansas State University

### LICENSES & CERTIFICATIONS

Professional Engineer  
Missouri, Illinois, Kansas, Alabama, Arkansas, Arizona, California, Colorado, Connecticut, Washington DC, Delaware, Georgia, Hawaii, Idaho, Louisiana, Maine, Massachusetts, Michigan, Mississippi, Montana, Nebraska, North Carolina, New Hampshire, New Mexico, New Jersey, Nevada, Ohio, Rhode Island, South Carolina, Texas, Virginia, Washington, Wisconsin | Missouri # 029361

### PROJECT ROLE

MEP/FP Principal

### EXPERIENCE

#### CITY OF O'FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*

#### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at  
Lincoln Park *NEW*

#### CITY OF CLAYTON, MO

The Centre of Clayton  
*ADDITION & RENOVATION*

#### CITY OF BALLWIN, MO

Municipal Recreational Center  
*PHASE 1, PHASE 2*

#### CITY OF ST. LOUIS, MO

County Parks & Recreation *NEW*

#### CITY OF AFTON, MO

Photovoltaic & Solar Thermal  
Systems for the Community  
Center *NEW*

#### UNIVERSITY CITY, MO

University City Library  
*FEASIBILITY STUDY*

#### CITY OF O'FALLON, MO

CarShield Field *FEASIBILITY STUDY*

#### CITY CREVE COEUR, MO

Dielmann Recreation Center  
*RENOVATION*

#### CITY OF BALLWIN, MO

The Point at Ballwin Commons  
*RENOVATION*  
City Hall *RENOVATION*

#### ST. LOUIS COUNTY, MO

Police Precinct No. 3 *NEW*  
Police Precinct No. 1 *NEW*

#### ST. CHARLES COUNTY, MO

Emergency Operations Center &  
Police Station *NEW*

#### ST. FRANCOIS/

#### STE. GENEVIEVE COUNTY, MO

Joint 911 Communications  
Center *ADDITION & RENOVATION*

#### FRANKLIN COUNTY, MO

Jail & 911 Communications  
Center *ADDITION & RENOVATION*

#### CITY OF COTTLEVILLE, MO

City Hall & Police Station/Jail *NEW*

#### ST. LOUIS

#### POLICE DEPARTMENT, MO

Police Headquarters *RENOVATION*

#### CITY OF EFFINGHAM, IL

Effingham Police Station  
& PSAP Dispatch *NEW*

#### CITY OF LINCOLN, IL

Police Station  
*ADDITION & RENOVATION*





# KRAIG SPENCE, PE

SSC Engineering, Inc.

Kraig has served as department head, project manager and principal engineer on educational, commercial, healthcare, municipal, industrial, institutional, historic, religious, theatrical and national account retail projects. His mechanical design experience includes the following: HVAC systems, campus chilled water loops, steam systems, clean rooms, laboratories, building controls, plumbing systems, fire protection, and energy analysis.

## EDUCATION

BS in Mechanical Engineering  
University of Missouri

## LICENSES & CERTIFICATIONS

Professional Engineer | Missouri

## PROJECT ROLE

Mechanical Engineer – Associate

## EXPERIENCE

### CITY OF O'FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*

### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at  
Lincoln Park *NEW*

### CITY OF CLAYTON, MO

The Center of Clayton *RENOVATION*

### ST. LOUIS COUNTY, MO

Kennedy Recreation Center *NEW*

### CITY OF O'FALLON, MO

Municipal Center *RENOVATION*

### CITY OF ST. PETERS, MO

Golf Clubhouse and Banquet  
Center *RENOVATION*

### CITY OF ST. CHARLES, MO

Barron Swim School *RENOVATION*

### LAKE VILLA FPD, MO

Fire House No. 2 *RENOVATION*

### METRO WEST FPD, MO

Fire Station No. 5 *RENOVATION*  
Administrative & House 3  
*FACILITY STUDY*

### MARYLAND HEIGHTS FPD, MO

Fire House #1  
*ADDITION & RENOVATION*

### MONARCH FPD, MO

New Engine House #2 & #3 *NEW*

### CITY OF BELLEVILLE, EAST SIDE FPD, IL

New House #1 *NEW*

### CITY OF JEFFERSON CITY, MO

Fire Station *NEW*

### CITY OF FENTON, MO

Rock Township Ambulance  
District, Ambulance House *NEW*

### CITY OF EUREKA, MO

Rock Township Ambulance  
District, Ambulance House *NEW*

### CITY OF HIGH RIDGE, MO

North Jefferson County Ambulance  
District, Ambulance House #1 &  
Administration HQ *NEW*

### CITY OF UNION, MO

Jail and EOC/911 Dispatch  
Center *NEW*

### ST. LOUIS COUNTY, MO

Police Precinct #1 *NEW*





## JEFF HUETTENMEYER, PE, LEED AP

SSC Engineering, Inc.

Jeff began as an Electrical Engineer and worked into his role as Manager of Electrical Engineering Department. He is responsible for designing and specifying construction, renovation and retrofit projects for clients. His duties include lighting and load calculations, electrical systems design, communication, power, security and fire alarm systems.

### EDUCATION

BS in Electrical Engineering  
Missouri University of Science & Technology  
1994

### LICENSES & CERTIFICATIONS

Professional Engineer (PE)  
Missouri, Illinois, Arizona, California,  
Colorado, Florida, Hawaii, Maryland,  
Minnesota, Nevada, Oregon, Wyoming  
Missouri #2001018755

### PROJECT ROLE

Electrical Engineer – Director

### EXPERIENCE

#### CITY OF O'FALLON, IL

Community Center *NEW*  
Aquatic Facility *NEW*  
Community Park *RENOVATION*  
O'Fallon Municipal Centre  
*RENOVATION*

#### EAST ST. LOUIS PARK DISTRICT, IL

Pop Myles Aquatic Facility at  
Lincoln Park *NEW*

#### CITY OF CLAYTON, MO

The Center of Clayton  
*ADDITION & RENOVATION*

#### CITY OF CHESTERFIELD, MO

City of Wildwood Park  
*PHASE 2 & 3 PAVILIONS*

#### CITY OF AFFTON, IL

Affton Community Center  
*ADDITION & RENOVATION*

#### CITY OF ST. PETERS, IL

Golf Clubhouse and Banquet  
Center  
*NEW*

#### CITY OF SEDALIA, MO

Sedalia Central Fire Station  
*FEASIBILITY STUDY*

#### LAKE VILLA FPD, MO

Fire House No. 2 *RENOVATION*

#### METRO WEST FPD, MO

Fire Station #5 *RENOVATION*  
Administrative & House 3  
*FACILITY STUDY*

#### MARYLAND HEIGHTS FPD, MO

Fire House #1  
*ADDITION & RENOVATION*

#### MONARCH FPD, MO

Fire House #4 *NEW*  
New Engine House #2 & #3 *NEW*  
Fire Protection Administration  
Building  
*COMPUTER ROOM MODIFICATIONS*

#### BELLEFONTAINE NEIGHBORS & JENNINGS, MO

North County Fire & Rescue  
House #1 & #2 *NEW*

#### FLORISSANT VALLEY FPD, MO

PEMB Storage *NEW*

#### CITY OF JEFFERSON CITY, MO

Fire Station *NEW*

#### CITY OF FENTON, MO





## GEORGE M. STOCK, PE

Stock & Associates Consulting Engineers, Inc.

George has over forty-one years of consulting experience in the areas of Civil Engineering Design, Land Surveying, Land Planning, and project management, and currently is President of Stock and Associates Consulting Engineers, Inc. George has extensive experience with municipal engineering and land development in forty-two (42) states. Mr. Stock has a proven record of leadership and managerial accomplishments which includes the on-time design completion of more than seven thousand eight hundred (7,800) municipal, sports recreation, commercial, institutional, industrial, residential and highway projects ranging in size from 1.0 acre to 10,000 acres.

### EDUCATION

BS in Civil Engineering  
Missouri University of Science & Technology

### LICENSES & CERTIFICATIONS

Professional Engineer (PE)  
Missouri, Alabama, Arizona, Colorado,  
Delaware, Florida, Georgia, Idaho, Illinois,  
Indiana, Iowa, Kansas, Kentucky, Louisiana,  
Maryland, Massachusetts, Michigan,  
Minnesota, Mississippi, Nebraska, Nevada,  
New Hampshire, New Jersey, New Mexico,  
New York, North Carolina, Ohio, Oklahoma,  
South Dakota, Tennessee, Texas, Utah,  
Virginia, Washington, West Virginia,  
Wisconsin & Wyoming

### PROJECT ROLE

Electrical Engineer – Director

### EXPERIENCE

#### CITY OF CHESTERFIELD, MO

Wildhorse Village  
Downtown Chesterfield  
Chesterfield Sports Complex  
Maryville University Ice Center

#### ST. LOUIS COUNTY, MO

Forest Park Bike Path  
Pattonville High School-Aquatic  
Center and Stadium

#### CITY OF WENTZVILLE, MO

Wentzville Community Center

#### CITY OF BRIDGETON, MO

Recreation Center

#### CITY OF MARYLAND HEIGHTS, MO

Centene Community Ice Center  
Creve Coeur Park  
Creve Coeur Soccer Complex,  
Creve Coeur Park  
Ultimate Soccer Arenas of  
Missouri At SportPort

#### CITY OF SUNSET HILLS, MO

Bombers Rugby Park

#### CITY OF TOWN & COUNTRY, MO

CBC Lacrosse Club "Wall  
Ball Wall"  
Maryville University-Soccer  
Maryville University Athletic  
Fields, Softball Fields, Lacrosse  
Fields, And Tennis Courts,





# SCOT TALBERT, PLA

Planning Design Studio

Scot enjoys the blend of art and ecology in landscape architecture; he is driven to design intelligently for a diverse and complex natural environment. He has successfully managed the design and oversaw construction activities for several community park plans. Scot brings skills in detailed construction documentation, master planning, site and planting design, and project management. His technical and artistic experience is apparent in the illustrations and renderings he produces.

## EDUCATION

M in Landscape Architecture  
Kansas State University

BS in Landscape Management  
Brigham Young University

## LICENSES & CERTIFICATIONS

Professional Landscape Architect |  
Missouri

## PROJECT ROLE

Project Landscape Architect

## EXPERIENCE

### CITY OF WENTZVILLE, MO

Wentzville Splash Station  
*MASTER PLAN & SITE DESIGN*

### ST. LOUIS COUNTY, MO

Kennedy Recreation Complex  
*MASTER PLAN & SITE DESIGN*  
Mills Properties *RENOVATION*

### CITY OF CHESTERFIELD, MO

YMCA *SITE IMPROVEMENTS*

### CITY OF O'FALLON, MO

Community Park *SITE IMPROVEMENTS*  
Ozzie Smith Plaza and  
Concession Stand  
*DESIGN DEVELOPMENT*

### CITY OF KIRKWOOD, MO

Fillmore Park *RENOVATION*  
Kirkwood Parks *MASTER PLAN*

### CITY OF CRESTWOOD, MO

Whitecliff Park Quarry  
*PHASE I / CONCEPT DESIGN &  
CONSTRUCTION DOCUMENTS*  
Whitecliff Park Amphitheater  
*MASTER PLAN*  
Sappington Park Center  
*MASTER PLAN*

### CITY OF BRENTWOOD, MO

Oak Tree Park *IMPROVEMENTS*

### CITY OF HAZELWOOD, MO

Queen Ann Park  
*CONSTRUCTION DOCUMENTS &  
CONSTRUCTION OVERSIGHT*

### CITY OF ELLISVILLE, MO

Bluebird Park Amphitheater  
*CONCEPT DESIGN & CONSTRUCTION  
DOCUMENTS*





# JOSH HOUSTON

Middleton Construction Consulting

Josh has 18+ years of experience in the construction industry which began in New York and since carried over to Chicago beginning in 2008. Having initially worked as a cost estimator and project manager for substantial commercial construction projects working for a large general contractor, he has worked on the owners representation side and as a member of the design team since 2008.

## EDUCATION

BS in Political Science & Criminal Justice  
State University of New York at Fredonia

## PROJECT ROLE

Lead Cost Consultant

## EXPERIENCE

### UNIVERSITY OF WISCONSIN

Gymnasium/Natatorium

*REPLACEMENT*

Nicholas Recreation Center *NEW*

### CITY OF OSHKOSH, WI

Lakeshore Park Four-Seasons  
Building *NEW*

### VILLAGE OF SCHAUMBURG, IL

90 North Park Phase II *RENOVATION*

### EAST ST. LOUIS, IL

CDB Illinois State Police  
Construct District Headquarters  
Complex *NEW*

### CITY OF MADISON, WI

Fire Station #14 *REMODEL & ADDITION*  
Fire House & Administration  
Building *NEW*  
Midtown Police Station *NEW*

### CHAMPAIGN COUNTY, IL

Plaza Building *RENOVATION*

### CITY OF MUSKEGO, WI

City Hall & Police Station *NEW*

### ILLINOIS STATE POLICE, IL

District 11 Headquarters *NEW*

### UNIVERSITY OF MISSOURI— COLUMBIA, MO

Memorial Stadium Renovation

### SOUTHERN ILLINOIS UNIVERSITY EDWARDSVILLE, IL & IL CDB

Health Sciences Building New  
Sustainable Communities  
& Entrepreneurship Center  
Renovation

### UNIVERSITY OF ILLINOIS- CHICAGO, CHICAGO, IL

College of Engineering Modular  
Building New

### UNIVERSITY OF ILLINOIS - URBANA CHAMPAIGN, IL

Carle Illinois College of Medicine  
Renovation





# EVAN ELEFF

The Sports Facilities Companies

Since 2012, Evan has led SFC to its current status as the preeminent planning and finance support service firm in the community sport and parks marketplace. Evan and his team have produced more than 2,000 studies that are transforming the parks and recreation, sports tourism, and community sport landscape. Evan has been directly involved in the development, opening, programming, management and/or optimization of more than 50 SF Companies venues.

### EDUCATION

MBA, Sports Management, University of Florida

### MEMBERSHIPS

Creator, National Recreation & Parks Association Calculator  
Speaker and Content Contributor, ICMA  
Speaker, US Indoor Sports Association  
Blue Ridge Leaders' School  
Tampa YMCA

### PROJECT ROLE

Sport Facility Finance Consultant

### EXPERIENCE

#### CITY OF BRISTOL, TN

Steele Creek Park *MASTER PLAN*

#### SUNSET EMPIRE PARKS & RECREATION DISTRICT, OR

#### THE BRIDGE SPORTS COMPLEX, WV

#### FLORIDA RECREATION AND PARK, FL

Association Impact Calculator

#### UNIVERSITY OF WISCONSIN, WI

#### CITY OF ALBERTVILLE, AL

Sand Mountain Park & Amphitheater

#### THE HUB, IL



# SECTION

# 4

Project Approach





## **FGMA understands the importance of involving stakeholders during all phases of each project.**

The stakeholders are the “users” and include your local officials, staff and the community. No one knows how you will measure success more than your community members.

FGMA works with each client to acquire a better understanding of the project criteria and to interpret the individual needs of the client. For this project, we have also engaged Creative Entourage (now Discovery Works) to assist with community engagement, and The Sports Facilities Companies to assist with financing this project. Our team understands communication and client service are fundamental components of a successful project and we excel at providing both of these throughout the process both throughout the process.

Team building is an essential component to the entire design and construction process. Working as a team is our best insurance for a successful outcome. A strength of FGMA’s team-based approach is to unify and motivate all of our architects and consultants to your goals and objectives.

## SAMPLE AGENDA FOR A PLANNING SESSION

**FGMA**ARCHITECTS

### MEETING AGENDA

---

Date:                    ##/##/2025  
Location:              City, State  
Project:                Project Name  
Project Number:      ##-####  
Meeting Purpose:    Community Engagement Workshop  
Attendees:

---

#### Activity #1 (10 minutes)

1. Post It Note Exercise
  - a. We see the aquatic center as...
  - b. The biggest opportunity for the aquatic center is...

#### Activity #2 (10-15 minutes)

1. Introductions
2. Presentation: Master Plan
  - a. History
    - i. Original build
    - ii. Renovation
    - iii. Community evolution and city master plan
  - b. What is a Master Plan
  - c. Why is a Master Plan important

(BREAK – 10 MINUTES)

#### Activity #3

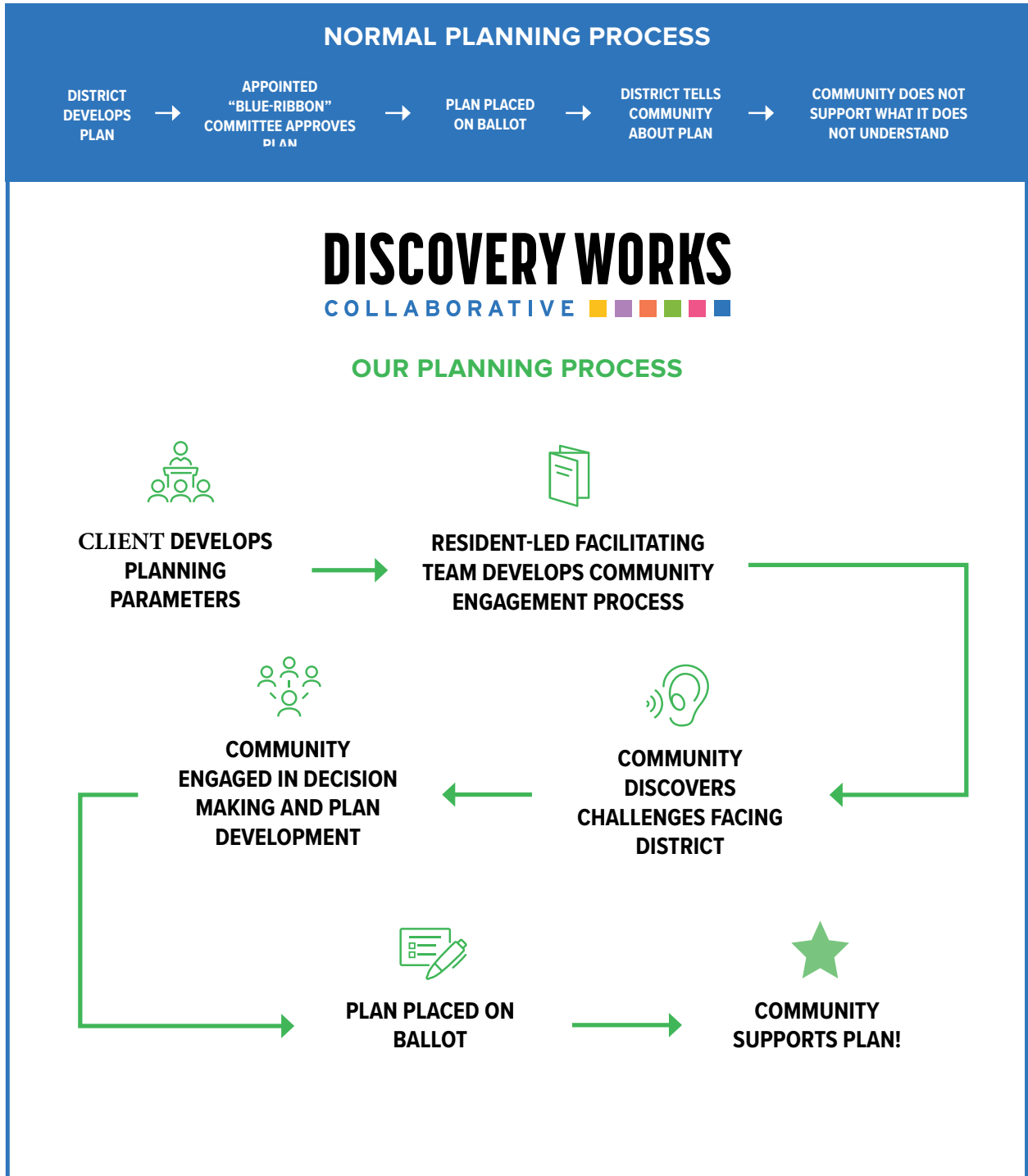
1. Ballot Box Activity
  - a. Facility Needs

#### Activity #4 (20 minutes)

1. Break Out Sessions: Focus Topics
  - a. Outdoor program
  - b. Service Center
  - c. Digital Technology

WE BUILD COMMUNITY  
FGM Architects Inc. | An Employee-Owned Firm  
Illinois • Missouri • Texas • Virginia • Wisconsin

**CREATIVE ENTOURAGE (NOW DISCOVERY WORKS COLLABORATIVE) PLANNING PROCESS**



# DISCOVERY WORKS

COLLABORATIVE 

## OUR COMMUNITY ENGAGEMENT APPROACH

**THERE IS NO  
ONE SIZE FITS ALL**

One thing we've learned over the years is that a community engagement and communications program must be customized to accommodate the facts on the ground – there is no “one size fits all” model that works for everyone.

That said, we have also learned that, however the program is designed, there are some fundamental best practices that are essential for designing and implementing successful programs.

These best practices are:

Large number of participants	Community leadership
Internal “buy-in” and support	Clear mission and agenda
True two-way communication	Action and accountability
Data-driven processes that drives collective agreement and decision-making	Vision of excellence

Our team has built these components into community engagement programs that engage local communities and help them discover the challenges faced by public entities while also, making them part of the solution.

This document offers a description of such a process, which typically involves:

- Formation of a Stakeholder Group (what we call a Facilitating Team) to oversee the development of a plan;
- Effective two-way communication between residents and the district;
- Development of community understanding and buy-in for the plan; and
- Establishment of a volunteer network within the community, which will lay the foundation of support to implement the plan.

Creating and implementing such a community engagement program is one of the strengths of our team – a team that includes a unique group of experts who specialize in public sector-related strategic communications, public opinion research and community engagement.

Using our combined experience, we successfully execute programs that promote a better understanding of a community's needs and invites the community to help produce a solution for those needs.

## OUR COMMUNITY ENGAGEMENT APPROACH

Community engagement can be messy with lots of people involved in a process that leads to meaningful change. Because of this, it is critically important that the program be developed and managed in an efficient, effective manner.

### 1 PUBLIC OPINION RESEARCH

To learn more about the community's knowledge and awareness of the challenges and opportunities facing the city, an online survey should be conducted.

The information learned from this survey will help provide data to guide decisions for next steps and to determine theme and message for overall communications moving forward. Details about our approach to public opinion research are included in the next section of this proposal.

### 2 THE CHARGE

At the start of any community engagement program, the [governing board] develops a charge to the community that defines the planning parameters, timeline and goals for the process. Included in that charge is the selection of what we call a Facilitating Team.

### 3 THE FACILITATING TEAM

The Facilitating Team is responsible for decisions about the community engagement process, which makes member selection a critical component for the success of the program.

As residents of your city, these team members are the experts at living in your community and they often know the best ways to inform and engage residents.

With our guidance and experience, they will develop a process to inform the community about the challenges and opportunities facing your city and provide opportunities for feedback.

This team will also help guide the community outreach and communication efforts to involve as many stakeholders as possible in the community.

This team of 20 to 25 individuals typically includes:

- 10 to 15 community members who live in the district
  - Two to three will be selected as chairs of the program
- Staff
- Representation from any employee unions
- Appropriate city leadership
- Up to two [board or council] liaisons
- Professional advisors (architects, finance, community engagement, etc.)
- An internal coordinator

## OUR COMMUNITY ENGAGEMENT APPROACH

The team can be divided into three subcommittees for work on the engagement and outreach program described below:

<b>COMMUNICATIONS</b>
A communications subcommittee that provides community input on all communications strategy and materials.
<b>NEIGHBORHOOD OUTREACH</b>
A neighborhood outreach committee that delivers “door-to-door” material (door-to-door invitations or digital outreach, depending on resources and circumstances) about the plan and invites community input.
<b>COMMUNITY PARTNERSHIPS</b>
A community partnership subcommittee that primarily organizes a Listener’s Bureau for outreach to community organizations and encourages organization members to have input in the process.

The Facilitating Team will meet at least three times before the first community engagement activity and at least once in between all future sessions. Our team will meet with district leadership to assist in the development of the Facilitating Team.

Our role is to provide advice, support, and communications services while the Facilitating Team provides input to make the program right for your community.

The Facilitating Team will review the community input gathered through the process and develop and present a final report.

### 4 DEFINING THE PROCESS

The Facilitating Team has a critical role in creating a program that educates the community about the challenges and opportunities facing the city and gathers authentic community input as the long-range plan is developed.

The team will explore various methods to help residents get involved. These may include community workshops, open houses, electronic feedback, community canvasses, and a Listener’s Bureau.

### 5 DEVELOPMENT OF COMMUNICATIONS MATERIALS

Working with the Facilitating Team communications subcommittee (which will include the city’s communications team), we will produce the multimedia communications materials needed to support this program. This could include social media and website content, display boards, mailers, flyers, posters, videos, and more.

If there are large community workshops or open houses, this will also involve the various materials needed to support those meetings – everything from the invitations to table materials.

# DISCOVERY WORKS

COLLABORATIVE 

## OUR COMMUNITY ENGAGEMENT APPROACH

### 6 ENGAGING THE COMMUNITY

Based on input from the Facilitating Team, we will use a wide array of methods to inform and get input from the community regarding the tentative options or plan.

This could include community workshops, open houses, a “Listener’s Bureau” outreach program (coordinated by the Facilitating Team community partnership subcommittee), a collection of information on the city’s website, mail-back panels from direct mail pieces describing the program, online engagement, text messaging, aggressive use of social media and whatever other vehicles for feedback are defined by the Facilitating Team.

Many projects and their Facilitating Teams choose to conduct community-led work sessions that are open to all of your stakeholders. Ideally, the participants will represent a microcosm of your community, including a wide range of demographic and geographic categories. It is not uncommon to have hundreds of community members at these sessions.

Typical engagement programs range from six to 18 months, with anywhere from five to 10 of these two-hour community engagement sessions. Each session will cover a different topic specific to your city’s process. Participants will learn more about the topic from an area expert, then provide feedback and build consensus through a small-group work activity. Sample meeting topics include staffing, equipment, response times, service offerings or facilities.

Working with Discovery Works Collaborative, the Facilitating Team will develop the agendas for these sessions, review all presentations before they are presented to the community and develop the small-group work activities.

It is critical that these sessions are well-planned and well-implemented to ensure consistent attendance. Each session is led by and facilitated by the community chairs. Our team will provide all of the tools for success for the community chairs including scripts and speaker training.

### 7 DOCUMENTATION

Every community engagement activity is well-documented through the development of:

- A Key Information Learned summary, which highlights the key points learned by participants.
- An Executive Summary of the small-group work activity results. This document also includes a series of consensus or general agreement points that serve as the basis for final recommendations.
- A Verbatim Responses document that includes typed documentation of the small-group work activity from each table.

These documents will be available to the public on the district website.

# DISCOVERY WORKS

COLLABORATIVE 

## OUR COMMUNITY ENGAGEMENT APPROACH

### 8 DEVELOPING THE FINAL REPORT

After all of the informational topics have been covered, the community will develop a report based on the consensus points and key information learned. A second online survey will also be conducted to update information about the community's thoughts and perceptions about the district and plan.

Initially, draft recommendations will be created by the Facilitating Team and presented to the community at a Community Engagement Workshop. Residents have an opportunity to provide feedback before the Facilitating Team finalizes the report for the Board of Education.

### 9 PRESENTING THE REPORT

Following the presentation by Facilitating Team leadership to city leadership, we will work with the city in reporting the plan to the community along with any steps to be taken for implementation. The Facilitating Team will review the input from the community engagement program and the survey, then use that information to reach an agreement for their report to district leadership.

### 10 COMMUNICATING ABOUT THE REPORT

When the plan is finalized by city leadership, it is important to fully inform the community about the plan and the community-led process that led to its development.

### 11 POSSIBLE NEXT STEPS: COMMUNICATIONS SEMINAR

If the decision is to move forward with a ballot initiative to fund improvements our team can assist with referendum communications and management. The first step in this process is a seminar for city representatives and volunteers to prepare for the election. The seminar would cover the city's role in informing the community about the proposal including staff dos and don'ts, and how volunteers can advocate for the facility plan.

*It is important to note that any activities that promote the support of the proposal must be privately funded and not involve any district resources or staff.*

### 12 POSSIBLE NEXT STEPS: INFORMATIONAL COMMUNICATIONS

We often take the lead on producing informational communications regarding the ballot proposal while working in tandem with the city's communications professionals. Included in this work would be discussions about theme and message (supported by survey results) for the overall district informational communications program, strategies to adopt, determining the right mix of direct mail, community outreach, social media and other forms of communications, and reviewing content for effectiveness.

*We can also assist the district in a liaison role with volunteer committees that may be established to work on this referendum.*

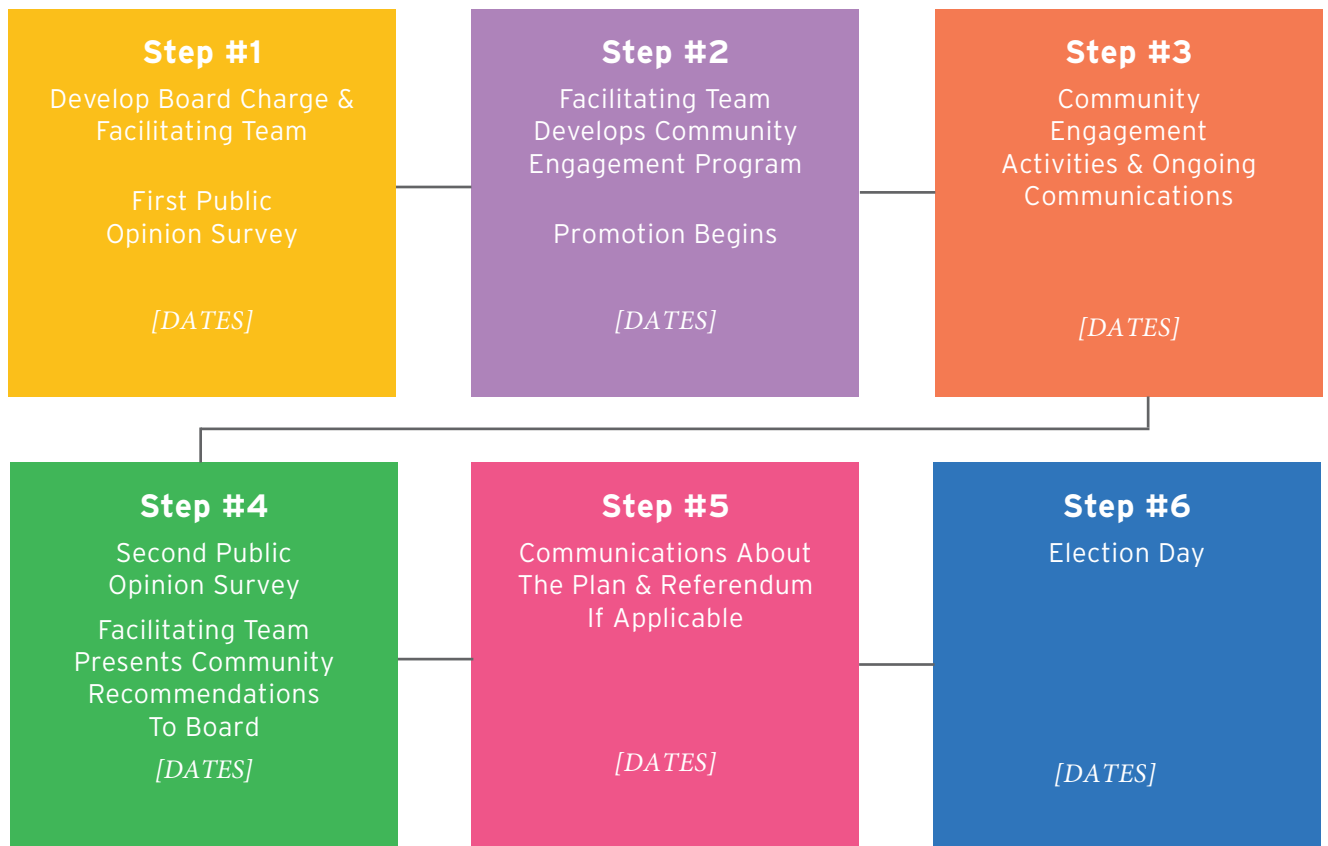
## OUR COMMUNITY ENGAGEMENT APPROACH

### 13 POSSIBLE NEXT STEPS: VOTE YES COMMITTEE

In many cases, members of the Facilitating Team step forward to take responsibility for forming a committee that will work on passage of the proposal. The scope of work under our agreement with the city is separate from any work we might do for the campaign committee. It is up to that committee whether it wishes to utilize our services for assistance with the vote yes committee.

*Any activities that promote the support of the proposal must be privately funded and not involve any district resources or staff.*

## POTENTIAL TIMELINE



## RECENT EXPERIENCE

OVER  
**83%**  
SUCCESS  
RATE

Our team has nearly **50 years of experience** working on **hundreds of elections** for fire districts, school districts, community colleges and municipalities. Below is a sample of some of the campaigns we have assisted with since 2018.

CLIENT	ELECTION DATE	PROPOSAL	SERVICES PROVIDED			RESULTS	
			RESEARCH	INFORMATIONAL EFFORT	VOTE YES CAMPAIGN	YES	NO
Parkway School District	4/2018	\$110 Million Bond	●	●	●	74%	26%
Harper College	11/2018	\$180 Million Bond	●	●		61%	39%
School District of Clayton	4/2019	56-Cent Rate Increase	●	●	●	64%	36%
Lisle School District	4/2019	Stopped \$1.2 Million Rollback		●	●	31%	69%
Fox Lake School District	3/2020	59-Cent Rate Increase	●	●	●	56.95%	43.05%
Maroa Forsyth School District	3/2020	\$33 Million Bond	●	●	●	57.22%	42.78%
Williamsville Sherman School District	3/2020	\$45 Million Bond	●	●	●	75.16%	24.84%
Cottleville Fire Protection District	6/2020	\$16 Million Bond		●		81.66%	18.34%
O'Fallon Fire Protection District	11/2020	Pension Tax		●	●	53.47%	46.53%
Cottleville Fire Protection District	11/2020	Pension Tax		●		51.61%	48.39%
Central County Fire & Rescue	11/2020	Pension Tax		●	●	51.10%	48.90%
City of Brentwood	11/2020	Use Tax	●	●	●	52.68%	47.32%
Godfrey Fire Protection District	4/2021	\$7 Million Bond		●	●	68.74%	31.26%
Kirkwood School District	4/2021	\$61.2 Bond	●			67.59%	32.41%
St. Louis Community College	8/2021	8-Cent Operating Rate Increase	●	●		58.02%	41.98%
Park Hill School District	4/0222	Bond Issue	●	●	●	74%	26%
Park Hill School District	4/0222	Operating Increase	●	●	●	66%	34%
Pattonville School District	4/0222	\$111 Million Bond	●		●	79%	21%
Hazelwood School District	11/2022	\$130 Million Bond		●	●	79.2%	20.8%
U-46 School District (Elgin)	4/2023	\$179 Million Bond	●	●	●	62%	38%
Edwardsville District 7	4/2023	\$100 Million Bond	●	●	●	64.5%	35.5%
City of St. Charles (Public Safety Focus)	4/2023	Use Tax	●			54.3%	45.7%
O'Fallon Fire Protection District	4/2023	\$16 Million Bond		●	●	73%	27%
Monarch Fire Protection District	8/2023	19-Cent Operating Rate Increase	●	●	●	64%	36%
Wentzville Fire Protection District	8/2023	\$35 Million Bond	●	●	●	71%	29%
Lemont Fire Protection District	11/2024	\$46 Million Bond	●	●	●	61%	39%
Cottleville Fire Protection District	11/2024	12-Cent Operating Rate Increase		●		62%	38%

## TASK 2 – AQUATIC CENTER PRELIMINARY DESIGN INCLUDING PUBLIC ENGAGEMENT

### Step 1: Stakeholder Meetings

To ensure alignment and develop a general understanding of expectations and limitations, the Planning & Design team of FGM Architect and Sports Facilities Companies (the “P&D Team”) will initiate Task 2 by conducting separate meetings with key stakeholders from the City, including:

- Elected officials
- Key Staff
- Members of the Parks, Recreation and Arts Citizen’s Committee
- During these meetings, the P&D Team will facilitate discussions around key topics including but not limited to:
  - Vision for a new or improved Family Aquatic Center
  - Perception of community needs
  - Perception of the existing Family Aquatic Center
  - Successes and challenges within aquatics services
  - Topics and messaging for public engagement meetings
  - Key elements of the community engagement website
  - Potential sources of funding

### Step 2: Custom Community Engagement Website with Survey

In advance of direct public engagement meetings and to maximize participation from stakeholders and residents alike, the P&D Team will develop a customized, multi-functional project website that will be updated throughout the development of the Study.

The website will include the following elements:

- Project overview
- Project timeline with progress tracking
- Dates, times, and locations for public meetings
- Community survey
- Quick polls
- Documents library
- Interactive prioritization tools for physical assets and program/service offerings
- Open-ended feedback

To maximize access to and use of the site, the P&D Team will build access through both a QR Code and a hyperlink, giving participants the option to access and interact with the site on mobile devices and computers.

### Step 3: Existing Aquatic Facility Tour and Assessment

The P&D Team will work with the City Team to schedule a tour of the Family Aquatic Center. During the tour, the P&D team will work with the staff team to understand physical asset improvement/replacement needs, operational successes and challenges, key considerations for a new Family Aquatic Center, and more.

### Step 4: Public Meeting #1 – Project Orientation and Survey Launch

The P&D Team will work with the City to set up and facilitate an initial public meeting. This session will allow community members to come to a public location after work hours, interact with key P&D Team and City Team members, share their thoughts on the assets that best meet the vision for the project, and provide valuable insights on the uses of the assets that will support a successful initiative.

During Public Meeting #1, the P&D Team will orient attendees to the custom project website and demonstrate how to use the survey and prioritization tools. The goal will be to direct participants to utilize the website to provide feedback and to share the opportunity to participate via the website with others while still accommodating direct, personal interactions.

### **Step 5: Analysis of Community Survey and Prioritization Inputs**

Following the close of the open response period (which is recommended to last three to four weeks to maximize participation), the P&D team will analyze the results of the survey and prioritization inputs. Once complete, the P&D Team will summarize the results and facilitate a review call with the City Team to share its findings/insights and confirm the direction of the resulting recommendations.

Additionally, the P&D Team will review the recommended categories and scoring system for the Asset Prioritization Matrix, which will be fully developed in Step 6.

### **Step 6: Asset Prioritization Matrix**

Based on the insights, data, and analyses generated in the preceding steps, the P&D Team will develop a demand analysis to identify key physical assets that should be considered for the new or improved Family Aquatic Center.

To quantify the factors that influence prioritization, the Advisory Team will develop an asset prioritization analysis that results in a weighted score of recommended assets. This proprietary analytical process will demonstrate which assets are most viable based on a blend of City/public/stakeholder/user group input and initial data/analysis related to the cost of construction, revenue potential, operations and maintenance expenses, and long-range impact potential.

Once the first draft of the Asset Prioritization Matrix is complete, the P&D will facilitate a working session to review the draft results, make updates, and finalize the Matrix.

### **Step 7: Preliminary Facility Program Option(s) and Opinion(s) of Cost**

Utilizing the data and insights gathered in the preceding steps and utilizing our vast experience in recreation facility planning and operations, the P&D Team will produce up to three facility program options for review and consideration.

Each facility program will be developed to demonstrate the type, number, and size of each element of an adaptive reuse and improvement of the existing Family Aquatic Center or a new Aquatic Center.

Each facility program will also include recommendations for parking, setbacks, and greenspace to demonstrate the total acreage requirements for the option.

The P&D Team will prepare an opinion of probable construction cost for each facility program option using recent project bid figures from similar projects, national estimating guides, local cost adjustment factors, and data and insights gathered throughout the preceding steps. Depending on the direction of the City Team, the P&D Team will prepare content for Public Meeting #2 to represent one, two, or all three Aquatic Center options.

### **Step 8: Public Meeting #2 – Review and Feedback Session**

During Public Meeting #2, the P&D Team will share the findings of the survey and prioritization inputs, the facility program options, and the asset prioritization matrix. The goal will be to solicit feedback on the options and key elements of the Aquatic Center.

### **Step 9: Final Facility Program**

Following Public Meeting #2, the P&D Team will develop a final set of recommendations and facility program for the Aquatic Center.

### **Step 10: Preliminary Design and Cost Estimating**

By working with the City of Chesterfield, your stakeholders and community, we will create efficient and attractive design options for your aquatic center. Through project visioning, we will set expectations, define goals and objectives, and confirm the list of space types and needs that are critical to the success of the project. We promote an interactive, collaborative process with all stakeholders who will use and support the projects we undertake. Our ability to listen enables us to clearly understand our client's needs, desires, and challenges. This understanding – combined with the distinct qualities of each facility or site – allows us to propose design concepts that are unique to their situation and that are reflective of a collaborative partnership with each of our clients.

Our ability to listen enables us to have a clear understanding of our client's unique needs, desires and challenges. These factors—combined with the unique qualities of each facility or site—have led us to propose design concepts that are very different from each other and that our clients have helped us to design. We will promote an interactive, collaborative process with all stakeholders who will use and support the projects to be undertaken.

Our designers will use sketches, drawings and other visual materials to communicate their designs, including the latest computer-generated, 3D imaging software to quickly and accurately convey design options and test solutions.

We will also utilize Building Information Modeling (BIM) software to prepare the design documents.

We will discuss options for utilizing the BIM model for facility management purposes with the City of Chesterfield in order to understand how the design model might be adapted to the City best and most efficient use.

Learn more about our cost estimating process on [page 72](#).

### **Step 11: Comparison of Benefits and Challenges of Project Management Options**

Drawing upon Sports Facilities Companies' vast experience in the construction management – both as a full-scale Owner's Representative and as a consultant to owner-led construction management structures – the P&D team will outline the benefits and challenges of each option to support the City's decision on construction project management.

### **Step 12: Public Meeting #3 – Final Model and Design Review**

During Public Meeting #3, the P&D Team will share the final recommended facility model, preliminary design, and opinion of cost. The goal will be to set expectations for the project and educate the community on various conditions that could affect the final facility build-out (e.g. changes to the available budget, changes within the macro-level economic conditions, changes to site-specific development costs identified during environmental studies and final cost estimates, etc.).

### **Step 13: Task 2 Report**

To conclude Task 2, the P&D team will produce a final report encompassing all Task 2 steps, findings, recommendations, and insights.

## TASK 3 – AQUATIC CENTER FINANCING

### Step 1: Public Engagement Campaign for Financing

The P&D Team recognizes that the success of fully funding the Aquatic Center will hinge on transparency, education, and active public involvement across the community. Working with the City Team, the P&D Team will develop a community engagement plan that prioritizes clear communication and trust-building. Key elements of the public engagement campaign will include:

- **Community Engagement Plan:** a comprehensive plan to inform and educate residents about potential financing strategies, their benefits, and how they align with long-term community goals.
- **Interactive Forums and Feedback Loops:** Our team will facilitate one or more public forums, focus groups, and digital surveys (also offered through the custom engagement website), ensuring community members, stakeholders, and interest groups have multiple avenues to provide meaningful input throughout the financing campaign development cycle.
- **Accessible Information Materials:** Available through direct delivery systems (i.e. print materials and email campaigns), indirect delivery systems (i.e. information posted on the City’s website and social media pages), and hybrid delivery systems (i.e. available through the custom engagement website), the P&D Team will develop simple, concise, and informative documentation and infographics to ensure that all members of the community have direct access to materials that explain financing processes in relatable and clear terms.

### Step 2: Ongoing Collaborative and Inclusive Facility Design

Our planning and design process emphasizes community alignment and flexibility to reflect evolving needs and priorities. As changes to the budget and sources/uses of funds occur, we will continuously monitor and update planning and design documents (including the preliminary design developed in Task 2) to ensure:

- **Stakeholder-Driven Design:** We will update facility designs that directly reflect feedback from elected officials, key Staff, members of the Parks, Recreation and Arts Citizen’s Committee, and residents, ensuring the final preliminary design embodies the community’s vision within the City’s funding budget.
- **Feedback Integration at Key Milestones:** We will structure the project timeline around defined touchpoints for input and validation, enabling continual alignment with stakeholder expectations and City objectives.

### Step 3: Development of Financing Strategies

Leveraging deep expertise in public-sector financing, we will partner with the City to evaluate and build a diverse, resilient financial plan. Based on our experience and success in facility funding, the P&D anticipates that financing strategies will include:

- **Blended Funding Models:** the P&D Team will assess and recommend a range of financing strategies, including public-private partnerships, grants, sponsorships, and ballot initiatives. Emphasis will be placed on creative funding mechanisms that reduce taxpayer burden while maximizing budget and impact.

- Ballot Proposal Support: Should a ballot initiative be pursued, we will provide technical and public communication support, ensuring materials meet regulatory requirements and are easily understood by voters.

#### **Step 4: Comprehensive Financial Feasibility Analysis**

Reflective of the preferred final program for the Aquatic Center, the P&D Team will complete more in-depth research/analysis and produce a 5-year cash flow forecast and 20-year financial outlook for the Center. The P&D Team's pro forma documents are detailed, institutional-grade financial forecasts used to support decision-making and financing.

The pro forma will provide the City Team with detailed financial projections related to and based on:

- The ideal business model
- Realistic and/or recommended debt service
- Designed program spaces and space requirements
- Construction and start-up costs based on recent, comparable projects
- Recommended parking
- Annual attendance projections
- Recommended fee structure for passes/memberships, programs, rentals, etc.
- Revenue by product/program
- Direct/variable costs (cost of goods sold)
- Facility and operating expenses
- Management and staffing model
- Operational cost recovery/subsidy analysis

#### **Step 5: Community-Focused Financing Education**

To empower both residents and City leadership with informed choices, the P&D team will expand on the accessible information materials developed in Step 1 to ensure:

- Public-Friendly Documentation: the P&D will produce digestible summaries and visual aids for each financing pathway, clearly explaining tax implications, bond structures, and return on investment.
- Case Study Integration: the P&D will draw on our extensive experience and successful projects nationwide to demonstrate how similar communities have achieved their goals for facility development and ongoing operational funding.

# We begin every project by developing a thorough project scope with the client to provide us with a clear understanding of the goals and budget of every project.

FGMA has an excellent record of controlling costs on public projects. The upfront information gathering helps us understand the client's goals of the project. FGMA reviews cost estimates at every step of the project to help ensure that the client's objectives are met and that the project is delivered within their budget.

## **START EARLY**

The estimating process begins very early in the project and is reviewed and updated during all phases of the project so that the project stays within your budget. Our objective is to develop a cost opinion that accurately reflects the price at which your project can be awarded. This requires precise pricing, experienced judgment and continuing assessments of local market conditions.

## **ALTERNATIVES**

FGMA will encourage forward thinking to develop plans that allow for flexibility and protection of the project budget. Alternatives or alternate bids allow you to make decisions which protect the overall integrity of the project while creating opportunities to enhance materials, if the project budget allows.

## **CONTINUE THROUGH CONSTRUCTION DOCUMENTS PHASE**

Upon approval of the Design Development Phase, the FGMA team will prepare construction documents. The construction documents (drawings and specifications) serve to communicate the work required to complete the project including: specific materials, equipment, relationships of materials and systems and quality.

As these documents are created, the team will continue to evaluate local market costs for specified materials and labor to ensure the project stays within budget and to prevent surprises on bid day.

## **EVALUATION OF BIDS**

Upon receipt of bids, the determination of a bidder's qualification may include gathering information reflecting the contractor's or subcontractor's previous experience, financial stability, equipment ownership, organization, etc. by requiring submission of a qualification statement (such as AIA Document A305). Equally important is an assessment of the contractor's or subcontractor's workmanship, efficiency, responsiveness and other more subjective attributes, which cannot be determined by reviewing the standard qualification statement. FGMA relies on many years of experience in the construction industry and its special knowledge of higher education facility projects. Based on this criteria and the bid results, FGMA will make a recommendation for the award of the construction contract to ensure the selected Contractor can deliver the project as bid.



# FGMA takes pride in our ability to manage complex assignments and keep them on schedule.

## SCHEDULE MANAGEMENT

Before any sketches are generated or any lines are drawn, our team will engage in a thorough project planning process which will establish a common set of goals and objectives for the project. These goals are developed and understood by the client as well as the architects, designers and consultants. The primary schedule milestones will be identified prior to the commencement of the project and each team member will understand the importance and impact of their involvement in meeting the scheduled goals.

Establishment of a schedule requires the cooperative involvement of the design professional and the owner. Because we believe that each facility belongs to the client and the building users, our design process places you at the center of the design team. We weigh the need for a desired occupancy date against budgetary limitations, potential risks and the client's decision-making process.

During the early phases of the project and working collaboratively with the District, we will develop goals and priorities based on the District's aesthetic, functional and budget parameters. This will be accomplished through a collaborative consensus-building process that will involve all members. As a group, we will develop a work plan which will be our roadmap for the project.

This schedule will help us organize the tasks by phase relating to the milestone dates. It will also indicate when information is required for decision-making. It will establish review and approval periods relating to committee and board meetings. The schedule will target budget/estimate reviews, meetings with regulatory agencies, internal department reviews and all the detail required during the various project phases.

# We Build Community



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**Interview Ranking Chart**

**Interviewer: JAE**

<b>Time</b>	<b>Candidate</b>	<b>Rank after first interview</b>	<b>Rank after second interview</b>	<b>Rank after third interview</b>	<b>Rank after fourth interview</b>	<b>Rank after fifth interview</b>	<b>Rank after sixth interview</b>	<b>Rank after seventh interview</b>
<b>5/9/2025</b>								
<b>9:00 AM</b>	<b>FGMA</b>	<b>1</b>	<b>1</b>	<b>1</b>				
<b>5/9/2025</b>								
<b>1:00 PM</b>	<b>GBA</b>		<b>2</b>	<b>2</b>				
<b>5/9/2025</b>								
<b>12:00 PM</b>	<b>Cordogan Clark</b>			<b>3</b>				

**Interview Ranking Chart**

**Interviewer: Mike Geisel**

<b>Time</b>	<b>Candidate</b>	<b>Rank after first interview</b>	<b>Rank after second interview</b>	<b>Rank after third interview</b>	<b>Rank after fourth interview</b>	<b>Rank after fifth interview</b>	<b>Rank after sixth interview</b>	<b>Rank after seventh interview</b>
<b>5/9/2025</b>								
<b>9:00 AM</b>	<b>FGMA</b>	<b>1</b>	<b>1</b>	<b>1</b>				
<b>5/9/2025</b>								
<b>1:00 PM</b>	<b>GBA</b>		<b>2</b>	<b>3</b>				
<b>5/9/2025</b>								
<b>12:00 PM</b>	<b>Cordogan Clark</b>			<b>2</b>				

**Interview Ranking Chart**

**Interviewer: Kari Johnson**

<b>Time</b>	<b>Candidate</b>	<b>Rank after first interview</b>	<b>Rank after second interview</b>	<b>Rank after third interview</b>	<b>Rank after fourth interview</b>	<b>Rank after fifth interview</b>	<b>Rank after sixth interview</b>	<b>Rank after seventh interview</b>
<b>5/9/2025</b>								
<b>9:00 AM</b>	<b>FGMA</b>	<b>1</b>	<b>1</b>	<b>1</b>				
<b>5/9/2025</b>								
<b>1:00 PM</b>	<b>GBA</b>		<b>2</b>	<b>2</b>				
<b>5/9/2025</b>								
<b>3:00 PM</b>	<b>Cordogan Clark</b>			<b>3</b>				

**Project Name: Chesterfield Aquatic Center RFP**

Evaluated By: \_\_\_\_\_

<b>Evaluation Parameters</b>	<b>Consultants</b>						
Qualifications/Experience							
Project Understanding / Approach							
Methodology for Project Execution							
Community Engagement/Stakeholder Involvement							
Clarity and Quality of Proposal Submission							
	<b>Total</b>						

**Rating Scale for Evaluation Parameters:**

- 5 = A. Excellent, exceeds requirements
- 4 = B. Good, meets all and exceeds some minimum requirements
- 3 = C. Average, meets minimum requirements
- 2 = D. Below average, does not meet minimum requirements
- 1 = F. Poor, unacceptable

Comments: \_\_\_\_\_

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