



## TCU Consulting Services, LLC

Owner Representation Program Management Facilities Planning Strategic Planning  
Construction Claims Consulting Development Consulting Energy Consulting

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# City of Vestavia Hills Community Spaces Projects Report

Report for  
July 2018

**August 1, 2018**

# **Community Spaces Plan**

Report  
For

July 2018

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#### **General Activities**

- Project specific reviews of design, schedule, budget and progress.
- RFI Review (Request for Information).
- RFP Review (Request for Proposal).
- Track and monitor flow of information through the Management and Information System (e-builder).
- Weekly meetings with Architect & other consultants, to review open issues, and schedule.
- Weekly communications with Owner personnel to maintain open dialogue and information exchange.
- Providing a Monthly Report on all activity.

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# **WALD Park Project Update**

**August 1, 2018**

## **WALD Park**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works  
Architect: Williams Blackstock Architects  
Stephen Allen – Principal-in-Charge  
Matt Foley- Senior Project Architect  
Sarah Dunn- Project Manager/ Architect  
Civil Engineer: LBYD  
Rick Nail – Senior Project Manager  
David Dichiaro – Project Manager  
Kyle Johnson – Project Manager  
Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

Design Review and Early Site Package Bid Preparation

### **3. Status Report**

July 10<sup>th</sup>- Key Components of Design Meeting

- **Early Site Package, Pool Programming, WALD Park, YMCA**
- **Early Site Package:** Our team continued the meeting reviewing the timeline for the Early Site Package and our key deliverables in regards to the future Baumhower's site. We went over the advertisement to bid with the developer as well as a progress update on the schedule. Site considerations for the entirety of WALD Park were discussed, including lay down areas, utilities, drainage, etc.
- **Pool Programming:** Our critical path and main objective for today's design meeting was to finalize a preferred location for the pool. After reviewing several Conceptual Drawings of potential location for the pool facility the team decided on a preferred location just south of the BOE building. Once the preferred location was finalized, we discussed quantity, depth, and size options. All of these options affected the amount of dirt work in relation to the early site package. Our preferred location was sent to Terracon Geotechnical Firm, who performed the Borings, to help determine the amount of excavation needed, and structural impacts to a pool that sits on top of rock and fill dirt.

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- **WALD Park:** Most of our design and planning work in regards to the entirety of Wald Park were dependent upon location of the Pool Facility. When our preferred location was determined, we went through some of the immediate changes and possibilities with parking, adjacency, green space, and much more.
- **YMCA:** Dane Pile and Stuart Griffin from the YMCA Greater Birmingham came and met with our Design and Programming team on potential partnership opportunities. Most of the meeting consisted of wants, needs, and operational concerns from the YMCA's standpoint. We spent some time discussing the availability of potential facilities in Vestavia Hills proper, location of those, and how they could impact their programs. Our Programming team received some advice on pool layouts and revenue generation from those, along with lessons learned from their facilities. Management of facilities and partnership were a key component of the meeting. No direct deliverables were set, just a promise to continue coordinating and working together to give the best opportunities for the community.

July 17<sup>th</sup>: Key Components of Design Meeting

- **Early Site Package, Pool Programming, WALD Park**
- **Early Site Package:** LBYD presented the rock cut and fill model per our discussion with impact of pool location last week. Terracon recommended a 3' cut below the pool with a 3' engineered fill pad. There will be some rock excavation at one end of pool. Our team discussed drainage towards 31, and the balance of fill materials if we have some leftover and where to store it. LBYD presented a potential coordination issue with the drive and dumpster location at the addition on BOE property. It is in TCU's court to meet with BOE Representatives and figure out the best way to solve the concern. We went over timelines with Developer (HES), as well as tentative dates for advertisement, and council approvals.
- **Pool Programming:** Pool house schemes were reviewed and option 1 was preferred. Our design team also furthered discussed layouts' and locations of big pool, small pool, and how what accommodations they may have. We then went into programming items to go along with pool house, including storage, concessions, life guard area, dining, equipment, conference, etc.
- **WALD Park:** We discussed flexibility options of field 1. Potential to turf infield, stub in base paths and fence post sleeves in the outfield, and look at different locations within Wald Park for Miracle Field. Programming and Design Team heard the feedback, and deliverable for next week is to look how that will affect the flow of the entire park. We discussed programming items from our final report, and decided to meet on site for walk-through next week. Some of the items discussed were, dugouts, cages, backstops, fencing, netting,

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concession building as a whole, etc. Our team identified a few things that may need to take place during early site package, saving Boy Scout pavilion, along with questions of how the restrooms by Castle Park were being serviced.

July 23<sup>rd</sup>: Key Components of Design Meeting

- **BOE Coordination Meeting, Program walk-through on site, Conceptual Drawing Review**
- **BOE Coordination Meeting:** TCU & LBYD met with representatives from the BOE to discuss closing of the south drive, and the impacts it has on queuing for the school, along with access into dumpster area. Our team came up with a solution that worked for everyone. While the solution was not ideal, everyone understood that it was temporary, and the temporary inconvenience would be radiated as soon as possible within parameter of our construction project.
- **Program Walk-through** TCU, WBA, LBYD, Brian Davis, & Jason Burnet met on site and walked Wald Park in its entirety. Everything was discussed, including but not limited to: backstops, netting, cages, grass, turf, lighting, drainage, practice mounds, storage, line-of-site, kitchen upgrades, press-box renovations, access, utilities, and much more.
- **Conceptual Drawing Review:** Our Programming and design team met in the executive conference room to go over some due diligence regarding the flexibility of Field 1 and other potential locations for Miracle League Field. We reviewed several different schemes, and studied the impacts to the park. No decisions were made, the team decided to continue studying the impacts and challenging adjacencies and programs within Wald Park.
- **Conceptual Drawing Review:** After final review of all schemes, impacts, adjacencies, and constructability it was determined that the attached concept was the recommended overall Wald Park Conceptual Design.

July 31<sup>st</sup>: Key Components of Design Meeting

- **Early Site Package Bid Preparation, Main Package Programming**
- **Early Site Package Bid Preparation:** Our meeting opened up with deliverables that each group had to finalize our drawings and specifications for the early site package bid. Our bid date is set for Tuesday August 21<sup>st</sup>, and our final review and approval by City Council is set for September 10<sup>th</sup>. TCU, WBA, LBYD and the developer discussed the bid sheet, how it will be laid out, and what additional items we wanted to incorporate. Our team discussed which utilities were going to be included in the bid package, along with the finish associated with the retaining wall on the Baumhower site. Entire bid package was sent to City Clerk.
- **Main Package Programming:** We continued this portion of the meeting reviewing the recommended overall Wald Park Design conceptual plan and

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going over questions that stemmed from our walk-through last week. Including transformer location, service ingress and egress, drainage, trees, batting cages, storage, and much more. With our preferred overall park design and pool location set, we reviewed the project schedule as schematic design drawings are set to begin. We also went over Williams Blackstock contract negotiations and requested deliverables to submit to Jeff Downes and the legal team.

#### **4. Attachments**

See appendix

#### **5. Next Steps**

Completion and Approval of Schematic Design

**August 1, 2018**

# **Community Building Project Update**

**August 1, 2018**

## **Community Building**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works  
Architect: Williams Blackstock Architects  
Stephen Allen – Principal-in-Charge  
Matt Foley – Senior Project Architect  
Brittany Foley- Project Manager/ Architect  
Civil Engineer: LBYD  
Rick Nail – Senior Project Manager  
David Dichiaro – Project Manager  
Kyle Johnson – Project Manager  
Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

Programming & Design review

### **3. Status Report**

**July 10<sup>th</sup>**- Canceled this meeting for our first Cahaba Heights meeting. Waiting on Topographic Survey of Community Building, which is currently underway.

**July 17<sup>th</sup>- Design Review Meeting:** WBA presented a conceptual plan for levels 1 & 2. We discussed flow of the building, without having to make extreme structural accommodations. Our team discussed the programming and collaborative space needed and who might be using them. We decided to meet on site next week as a team and do a walk-through of the facility. We shifted to discussions on the basketball courts, including the length of courts, 94' vs., 82' and the potential to have an overlook onto the courts from existing second story Community Building. Locker rooms, elevated walking track, break rooms, office suits, storage, soccer, service access, kitchen were all discussed, and will be continually studied over the next few weeks.

**July 23<sup>rd</sup>- Program Walk-through:** TCU, WBA, LBYD, Brian Davis, & Jason Burnet met on site and walked the Community Building in its entirety. Everything was discussed, including but not limited to: connection to city hall, walking-track, lighting, storage, structural improvements for additional flooring, and connection to gym space, offices, collaborative rooms, play areas, and much more.

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**July 31<sup>st</sup>- Design Review Meeting:** Our team identified several questions stemming from our program walk-through last week: Mostly related to adjacency within the building, and modifications to make it even more collaborative and adaptable. We then reviewed the project schedule; with our surveys of the building and site now complete, schematic design is beginning. Systems will be studied at the next level of detail and drawings will begin to be produced. Brian Davis led us into a logistics discussion to help our entire team better understand the Park Maintenance and Public Works facilities, the merger of the two, along with temporary and permanent locations for them over the course of the next two years.

#### 4. Attachments

See Appendix

#### 5. Next Steps

Completion and Approval of Schematic Design

**August 1, 2018**

# **Cahaba Heights Project Update**

**August 1, 2018**

## **Cahaba Heights**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works  
Architect: Williams Blackstock Architects  
Stephen Allen – Principal-in-Charge  
Matt Foley- Senior Project Architect  
Sarah Dunn- Project Manager/ Architect  
Civil Engineer: Chris Eckroate- Principal Engineer  
Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

Kick Off Meeting and Programming

### **3. Status Report**

July 10<sup>th</sup>- Key Components of Design Meeting

- Programming items discussed: turf vs. grass, concessions, survey work, batting cages
- The programming items listed above were all tasked out for future meetings. Our topographic survey was ordered for Bailey Land Group to complete. We discussed the needs for kitchen and concession building, and how it will service both levels of the park. Design team discussed proper location of batting cages, playground, and other features. TCU contacted BOE representatives to obtain plans for their work at Cahaba Heights so that we can better understand how we tie into their new drives.
- Ed Norton is studying the turf vs., grass component of the project.
- Design team is waiting on the survey to further discuss location of New Merkel House.
- Once items are received from BOE, design team is studying parking on site.
- TCU working with Brian Davis on meeting with a 3<sup>rd</sup> party concessioner.

July 17<sup>th</sup>- Did not meet, Topographic Survey is underway.

July 23<sup>rd</sup>- Did not meet

July 31<sup>st</sup>- Did not meet

### **4. Attachments**

See Appendix

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**5. Next Steps**

Completion and approval of schematic design

**August 1, 2018**

# **New Merkel Project Update**

**August 1, 2018**

## **New Merkel**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works  
Architect: Williams Blackstock Architects  
Stephen Allen – Principal-in-Charge  
Matt Foley- Senior Project Architect  
Sarah Dunn- Project Manager/ Architect  
Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

### **3. Status Report**

At this time, we are awaiting the completion of the topographic survey of all of Cahaba Heights and surrounding parcels.

Our design team is studying several potential locations for the New Merkel Program, and the pros and cons associated with them.

### **4. Attachments**

None

### **5. Next Steps**

Programming Meetings and Schematic Design

**August 1, 2018**

# **Crosshaven Rd. Project Update**

**August 1, 2018**

## **Crosshaven Road**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works  
Engineer: Gonzalez- Strength & Associates, Inc  
Mark Gonzales – Owner  
James Brown – Principal Engineer  
Derek Meadows – Project Engineer  
Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

### **3. Status Report**

- Contract was approved on July 31<sup>st</sup>
- Survey work is underway

### **4. Attachments**

None

### **5. Next Steps**

Programming and Schematic Design



**August 1, 2018**

# **SHAC Grant Funds Project Update**

**August 1, 2018**

## **SHAC Grant Funds Project**

### **1. Project Team**

Owner: Jeff Downes – City Manager  
Brian Davis – Director of Public Works

Design Team: To be Determined

Program Director: TCU Consulting Services, LLC  
Ken Upchurch – Principal  
Andy Bernard – Program Director  
Raynor Boles – Project Manager  
Kevin Overton – Project Manager  
Jacob Boyett – Project Manager

### **2. Project Specific Activities**

### **3. Status Report**

### **4. Attachments**

None

### **5. Next Steps**

Programming and Schematic Design

**August 1, 2018**

# Program Financials

**August 1, 2018**

# Appendix

Job Description	Original Budget	Adjmt to Original Budget	Total Approved Budget	Prior Costs	Current Expenses	Total Expenses To Date	Remaining Funds
3521 VESTAVIA HILLS-CSP-WALD PARK	15,429,766.00	.00	15,429,766.00		.00		15,429,766.00
3522 VESTAVIA HILL CSP-C.B. GOLD'S	15,270,390.00	.00	15,270,390.00		.00		15,270,390.00
3523 VESTAVIA HILLS CSP-CAHABA HTS	7,398,815.00	.00	7,398,815.00		.00		7,398,815.00
3524 VESTAVIA HILLS CSP-NEW MERKEL	500,000.00	.00	500,000.00		.00		500,000.00
3525 VESTAVIA HILLS CSP-CROSSHAVEN	4,611,000.00	.00	4,611,000.00		.00		4,611,000.00
3526 VESTAVIA HILLS CSP-GRANT FUNDS	750,000.00	.00	750,000.00		.00		750,000.00
Totals:	43,959,971.00*	.00*	43,959,971.00*	.00*	.00*	.00*	43,959,971.00*

JOB # 3521  
VESTAVIA HILLS-CSP-WALD PARK

Cost Code	Original Budget	Adjustment(s) to Org Budget	Total Approved Budget	Total Committed By Contract	Prior Expenses	Current Expenses	Total Expenses To-Date	Contract Funds Remaining	Funds not yet Contracted	REMARKS
1000										
	CONSTRUCTION COSTS									
1-100	Site Prep & Demolition	.00	6,621,014.00	.00				6,621,014.00	6,621,014.00	
1-200	Ball Fields/Concession Stands	.00	2,111,600.00	.00				2,111,600.00	2,111,600.00	
1-300	Play Ground Items	.00	337,910.00	.00				337,910.00	337,910.00	
1-400	Tennis Courts/Clubhouse	.00	896,000.00	.00				896,000.00	896,000.00	
1-500	Pool with Options	.00	2,455,000.00	.00				2,455,000.00	2,455,000.00	
1-600	Community Building	.00	.00	.00				.00	.00	
1-900	Construction Contingency	.00	.00	.00				.00	.00	
Total:	CONSTRUCTION COSTS	.00*	12,421,524.00*	.00*	.00*	.00*	.00*	12,421,524.00*	12,421,524.00*	
2000										
	EQUIP & FURNISHINGS									
2-100	Telephone/Network Equip	.00	.00	.00				.00	.00	
2-200	Audio/Visual Equipment	.00	.00	.00				.00	.00	
2-300	Security Equipment	.00	.00	.00				.00	.00	
2-400	Athletic & Playground Equip	.00	.00	.00				.00	.00	
2-500	Special Equipment	.00	.00	.00				.00	.00	
2-600	Furniture	.00	.00	.00				.00	.00	
2-900	Contingency	.00	.00	.00				.00	.00	
Total:	EQUIP & FURNISHINGS	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	
3000										
	FEES & RETAIN'LE EXP									
3-100	Land Surveying	.00	100,000.00	.00				100,000.00	100,000.00	
3-200	Final Geo Investigation	.00	40,000.00	.00				40,000.00	40,000.00	
3-300	Design Consultants	.00	1,279,213.00	.00				1,279,213.00	1,279,213.00	
3-400	Constr Materials Testing & Ins	.00	186,323.00	.00				186,323.00	186,323.00	
3-900	Contingency	.00	.00	.00				.00	.00	
Total:	FEES & RETAIN'LE EXP	.00*	1,605,536.00*	.00*	.00*	.00*	.00*	1,605,536.00*	1,605,536.00*	
4000										
	NON-DESIGN EXPENSES									
4-100	Land Acquisition	.00	.00	.00				.00	.00	
4-200	Feasibility Studies	.00	.00	.00				.00	.00	
4-300	Construction Financing	.00	.00	.00				.00	.00	
4-400	Impact Fees	.00	.00	.00				.00	.00	
4-500	Legal Fees	.00	.00	.00				.00	.00	
4-600	Abatement	.00	.00	.00				.00	.00	
4-700	Move Costs	.00	.00	.00				.00	.00	
4-900	Contingency	.00	.00	.00				.00	.00	
Total:	NON-DESIGN EXPENSES	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	
5000										
	OTHER CONTNG/ESCALATY									
5-100	Contingency	.00	1,402,706.00	.00				1,402,706.00	1,402,706.00	
5-101	VH Charges O/S of Program	.00	.00	.00				.00	.00	
5-200	Sales Tax savings	.00	.00	.00				.00	.00	
Total:	OTHER CONTNG/ESCALATY	.00*	1,402,706.00*	.00*	.00*	.00*	.00*	1,402,706.00*	1,402,706.00*	
	GRAND TOTAL:	.00*	15,429,766.00*	.00*	.00*	.00*	.00*	15,429,766.00*	15,429,766.00*	

TCU PROJECTS

JOB # 3522  
VESTAVIA HILL CSP-C.B. GOLD'S

Cost Code	Original Budget	Adjustment(s) to Org Budget	Total Approved Budget	Total Committed By Contract	Prior Expenses	Current Expenses	Total Expenses To-Date	Contract Funds Remaining	Funds not yet Contracted	REMARKS
1000										
	CONSTRUCTION COSTS									
1-100	Site Prep & Demolition	.00	650,000.00	.00				650,000.00	650,000.00	
1-200	Ball Fields/Concession Stands	.00	.00	.00				.00	.00	
1-300	Play Ground Items	.00	.00	.00				.00	.00	
1-400	Fennis Courts/Clubhouse	.00	.00	.00				.00	.00	
1-500	Pool with Options	.00	.00	.00				.00	.00	
1-600	Community Building	.00	11,362,360.00	.00				.00	.00	
1-900	Construction Contingency	.00	.00	.00				11,362,360.00	11,362,360.00	
Total:	12,012,360.00*	.00*	12,012,360.00*	.00*	.00*	.00*	.00*	12,012,360.00*	12,012,360.00*	
2000	EQUIP & FURNISHINGS									
2-100	Telephone/Network Equip	.00	.00	.00				.00	.00	
2-200	Audio/Visual Equipment	.00	.00	.00				.00	.00	
2-300	Security Equipment	.00	.00	.00				.00	.00	
2-400	Athletic & playground Equip	.00	.00	.00				.00	.00	
2-500	Special Equipment	.00	.00	.00				.00	.00	
2-600	Furniture	.00	.00	.00				.00	.00	
2-900	Contingency	.00	.00	.00				.00	.00	
Total:	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	
3000	FEES & RETAIN'LE EXP									
3-100	Land Surveying	.00	20,000.00	.00				20,000.00	20,000.00	
3-200	Final Geo Investigation	.00	15,000.00	.00				15,000.00	15,000.00	
3-300	Design Consultants	.00	1,654,628.00	.00				1,654,628.00	1,654,628.00	
3-400	Constr Materials Testing & Ins	.00	180,185.00	.00				180,185.00	180,185.00	
3-900	Contingency	.00	.00	.00				.00	.00	
Total:	1,869,813.00*	.00*	1,869,813.00*	.00*	.00*	.00*	.00*	1,869,813.00*	1,869,813.00*	
4000	NON-DESIGN EXPENSES									
4-100	Land Aquistion	.00	.00	.00				.00	.00	
4-200	Feasibility Studies	.00	.00	.00				.00	.00	
4-300	Construction Financing	.00	.00	.00				.00	.00	
4-400	Impact Fees	.00	.00	.00				.00	.00	
4-500	Legal Fees	.00	.00	.00				.00	.00	
4-600	Abatement	.00	.00	.00				.00	.00	
4-700	Move Costs	.00	.00	.00				.00	.00	
4-900	Contingency	.00	.00	.00				.00	.00	
Total:	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	.00*	
5000	OWNER COSTS/ESCALATN									
5-100	Contingency	.00	1,388,217.00	.00				1,388,217.00	1,388,217.00	
5-101	VH Charges O/S of Program	.00	.00	.00				.00	.00	
5-200	Sales Tax savings	.00	.00	.00				.00	.00	
Total:	1,388,217.00*	.00*	1,388,217.00*	.00*	.00*	.00*	.00*	1,388,217.00*	1,388,217.00*	
GRAND TOTAL:		.00*	15,270,390.00*	.00*	.00*	.00*	.00*	15,270,390.00*	15,270,390.00*	

JOB # 3523  
VESTAVIA HILLS CSP-CAHABA HTS

Cost Code	Original Budget	Adjustment(s) to Org Budget	Total Approved Budget	Total Committed By Contract	Prior Expenses	Current Expenses	Total Expenses To-Date	Contract Funds Remaining	Funds not yet Contracted	REMARKS
1000										
	CONSTRUCTION COSTS									
1-100	Site Prep & Demolition		2,006,922.00							
1-200	Ball Fields/Concession Stands		3,638,300.00							
1-300	Play Ground Items		366,410.00							
1-400	Tennis Courts/Clubhouse									
1-500	Pool with Options									
1-600	Community Building									
1-900	Construction Contingency									
Total:	CONSTRUCTION COSTS		6,011,632.00*							
2000										
	EQUIP & FURNISHINGS									
2-100	Telephone/Network Equip									
2-200	Audio/Visual Equipment									
2-300	Security Equipment									
2-400	Athletic & Playground Equip									
2-500	Special Equipment									
2-600	Furniture									
2-900	Contingency									
Total:	EQUIP & FURNISHINGS									
3000										
	FEES & REIMB'LE EXP									
3-100	Land Surveying		12,500.00							
3-200	Final Geo Investigation		10,000.00							
3-300	Design Consultants		601,889.00							
3-400	Constr Materials Testing & Ins		90,174.00							
3-900	Contingency									
Total:	FEES & REIMB'LE EXP		714,563.00*							
4000										
	NON-DESIGN EXPENSES									
4-100	Land Acquisition									
4-200	Feasibility Studies									
4-300	Construction Financing									
4-400	Impact Fees									
4-500	Legal Fees									
4-600	Abatement									
4-700	Move Costs									
4-900	Contingency									
Total:	NON-DESIGN EXPENSES									
5000										
	OWNER COSTS/ESCALATN									
5-100	Contingency		672,620.00							
5-101	VH Charges O/S of Program									
5-200	Sales Tax savings									
Total:	OWNER COSTS/ESCALATN		672,620.00*							
	GRAND TOTAL:		7,398,815.00*							





## TCU PROJECTS

JOB # 3525  
VESTAVIA HILLS CSP-CROSSHAVEN

Cost Code	Original Budget	Adjustment(s) to Org Budget	Total Approved Budget	Total Committed By Contract	Prior Expenses	Current Expenses	Total Expenses To-Date	Contract Funds Remaining	Funds not yet Contracted	REMARKS
<b>1000 CONSTRUCTION COSTS</b>										
1-100 Site Prep & Demolition	1,871,407.00	.00	1,871,407.00	.00	.00	.00	.00	1,871,407.00	1,871,407.00	
1-200 Ball Fields/Concession Stands	.00	.00	.00	.00	.00	.00	.00	.00	.00	
1-300 Play Ground Items	.00	.00	.00	.00	.00	.00	.00	.00	.00	
1-400 Tennis Courts/Clubhouse	.00	.00	.00	.00	.00	.00	.00	.00	.00	
1-500 Pool with Options	.00	.00	.00	.00	.00	.00	.00	.00	.00	
1-600 Community Building	.00	.00	.00	.00	.00	.00	.00	.00	.00	
1-900 Construction Contingency	279,957.00	.00	279,957.00	.00	.00	.00	.00	279,957.00	279,957.00	
<b>Total: CONSTRUCTION COSTS</b>	<b>2,151,364.00*</b>	<b>.00*</b>	<b>2,151,364.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>2,151,364.00*</b>	<b>2,151,364.00*</b>	
<b>2000 EQUIP &amp; FURNISHINGS</b>										
2-100 Telephone/Network Equip	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-200 Audio/Visual Equipment	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-300 Security Equipment	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-400 Athletic & Playground Equip	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-500 Special Equipment	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-600 Furniture	.00	.00	.00	.00	.00	.00	.00	.00	.00	
2-900 Contingency	.00	.00	.00	.00	.00	.00	.00	.00	.00	
<b>Total: EQUIP &amp; FURNISHINGS</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>3000 FEES &amp; REIMB'LE EXP</b>										
3-100 Land Surveying	.00	.00	.00	.00	.00	.00	.00	.00	.00	
3-200 Final Geo Investigation	.00	.00	.00	.00	.00	.00	.00	.00	.00	
3-300 Design Consultants	645,636.00	.00	645,636.00	.00	.00	.00	.00	645,636.00	645,636.00	
3-400 Constr Materials Testing & Ins	.00	.00	.00	.00	.00	.00	.00	.00	.00	
3-900 Contingency	.00	.00	.00	.00	.00	.00	.00	.00	.00	
<b>Total: FEES &amp; REIMB'LE EXP</b>	<b>645,636.00*</b>	<b>.00*</b>	<b>645,636.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>645,636.00*</b>	<b>645,636.00*</b>	
<b>4000 ROW-DESIGN EXPENSES</b>										
4-100 Land Acquisition	814,000.00	.00	814,000.00	.00	.00	.00	.00	814,000.00	814,000.00	
4-200 Feasibility Studies	.00	.00	.00	.00	.00	.00	.00	.00	.00	
4-300 Construction Financing	.00	.00	.00	.00	.00	.00	.00	.00	.00	
4-400 Impact Fees	1,000,000.00	.00	1,000,000.00	.00	.00	.00	.00	1,000,000.00	1,000,000.00	
4-500 Legal Fees	.00	.00	.00	.00	.00	.00	.00	.00	.00	
4-600 Abatement	.00	.00	.00	.00	.00	.00	.00	.00	.00	
4-700 Move Costs	.00	.00	.00	.00	.00	.00	.00	.00	.00	
4-900 Contingency	.00	.00	.00	.00	.00	.00	.00	.00	.00	
<b>Total: ROW-DESIGN EXPENSES</b>	<b>1,814,000.00*</b>	<b>.00*</b>	<b>1,814,000.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>1,814,000.00*</b>	<b>1,814,000.00*</b>	
<b>5000 OWNER CONTG/ESCALATN</b>										
5-100 Contingency	.00	.00	.00	.00	.00	.00	.00	.00	.00	
5-101 VH Charges O/S of Program	.00	.00	.00	.00	.00	.00	.00	.00	.00	
5-200 Sales Tax savings	.00	.00	.00	.00	.00	.00	.00	.00	.00	
<b>Total: OWNER CONTG/ESCALATN</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>GRAND TOTAL:</b>	<b>4,611,000.00*</b>	<b>.00*</b>	<b>4,611,000.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>4,611,000.00*</b>	<b>4,611,000.00*</b>	

## TCU PROJECTS

06-28-18  
Record Security: Disabled

Page 1

JOB # 3526  
VESTAVIA HILLS CSP-GRANT FUNDS

Cost Code	Original Budget	Adjustment(s) to Org Budget	Total Approved Budget	Total Committed By Contract	Prior Expenses	Current Expenses	Total Expenses To-Date	Contract Funds Remaining	Funds not yet Contracted	REMARKS
<b>1000 CONSTRUCTION COSTS</b>										
1-100 Site Prep & Demolition	750,000.00	.00	750,000.00	.00				750,000.00	750,000.00	
1-200 Ball Fields/Concession Stands	.00	.00	.00	.00				.00	.00	
1-300 Play Ground Items	.00	.00	.00	.00				.00	.00	
1-400 Tennis Courts/Clubhouse	.00	.00	.00	.00				.00	.00	
1-500 Pool with Options	.00	.00	.00	.00				.00	.00	
1-600 Community Building	.00	.00	.00	.00				.00	.00	
1-900 Construction Contingency	.00	.00	.00	.00				.00	.00	
<b>Total: CONSTRUCTION COSTS</b>	<b>750,000.00*</b>	<b>.00*</b>	<b>750,000.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>750,000.00*</b>	<b>750,000.00*</b>	
<b>2000 EQUIP &amp; FURNISHINGS</b>										
2-100 Telephone/Network Equip	.00	.00	.00	.00				.00	.00	
2-200 Audio/Visual Equipment	.00	.00	.00	.00				.00	.00	
2-300 Security Equipment	.00	.00	.00	.00				.00	.00	
2-400 Athletic & Playground Equip	.00	.00	.00	.00				.00	.00	
2-500 Special Equipment	.00	.00	.00	.00				.00	.00	
2-600 Furniture	.00	.00	.00	.00				.00	.00	
2-900 Contingency	.00	.00	.00	.00				.00	.00	
<b>Total: EQUIP &amp; FURNISHINGS</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>3000 FEES &amp; REIMB'LE EXP</b>										
3-100 Land Surveying	.00	.00	.00	.00				.00	.00	
3-200 Final Geo Investigation	.00	.00	.00	.00				.00	.00	
3-300 Design Consultants	.00	.00	.00	.00				.00	.00	
3-400 Constr Materials Testing & Ins	.00	.00	.00	.00				.00	.00	
3-900 Contingency	.00	.00	.00	.00				.00	.00	
<b>Total: FEES &amp; REIMB'LE EXP</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>4000 NON-DESIGN EXPENSES</b>										
4-100 Land Aquistion	.00	.00	.00	.00				.00	.00	
4-200 Feasibility Studies	.00	.00	.00	.00				.00	.00	
4-300 Construction Financing	.00	.00	.00	.00				.00	.00	
4-400 Impact Fees	.00	.00	.00	.00				.00	.00	
4-500 Legal Fees	.00	.00	.00	.00				.00	.00	
4-600 Abatement	.00	.00	.00	.00				.00	.00	
4-700 Move Costs	.00	.00	.00	.00				.00	.00	
4-900 Contingency	.00	.00	.00	.00				.00	.00	
<b>Total: NON-DESIGN EXPENSES</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>5000 OWNER CONTRIB/ESCALATN</b>										
5-100 Contingency	.00	.00	.00	.00				.00	.00	
5-101 VH Charges O/S of Program	.00	.00	.00	.00				.00	.00	
5-200 Sales Tax savings	.00	.00	.00	.00				.00	.00	
<b>Total: OWNER CONTRIB/ESCALATN</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	
<b>GRAND TOTAL:</b>	<b>750,000.00*</b>	<b>.00*</b>	<b>750,000.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>.00*</b>	<b>750,000.00*</b>	<b>750,000.00*</b>	

VESTAVIA HILLS COMMUNITY SPACES

Project Schedule

2 August 2018

Concept Verification/Space Programming

Cahaba Heights	
Date	Activity
Jul 1 – Aug 1	Programming Meetings & Concept Verification

Wald Park	
Date	Date
Jun 1 – Jul 15	Programming Meetings & Concept Verification

Community Building (Gold’s Gym)	
Date	Activity
Jun 1 – Jul 15	Programming Meetings & Concept Verification

Initial Site Package

Cahaba Heights	
Date	Activity

Wald Park	
Date	Activity
Aug 21	Receive Bids
Sep 15 +/-	Notice to Proceed
Dec 15 +/-	Substantial Completion
Jan 10 +/-	Surveyed, “pad ready”

Community Building (Gold’s Gym)	
Date	Activity

Schematic Design

Cahaba Heights	
Date	Activity
Aug1 – Oct 1	Schematic Design
Oct 1	100% SD Submittal
Oct 2-21	Cost Estimate

Wald Park	
Date	Activity
Jun1 – Sep 14	Schematic Design
Sep 14	100% SD Submittal
Sep 14-Oct 7	Cost Estimate

Community Building (Gold’s Gym)	
Date	Activity
Jun1 – Oct 1	Schematic Design
Oct 1	100% SD Submittal
Oct 2-21	Cost Estimate

Design Development

Cahaba Heights	
Date	Activity
Oct 1–Dec 1	Design Development
Dec 1	100% DD Submittal
Dec 1-20	Cost Estimate

Wald Park	
Date	Activity
Sep 14–Nov 16	Design Development
Nov 16	100% DD Submittal
Nov 16-Dec 10	Cost Estimate

Community Building (Gold’s Gym)	
Date	Activity
Oct 1–Dec 1	Design Development
Dec 1	100% DD Submittal
Dec 1-20	Cost Estimate

Construction Documents

Cahaba Heights	
Date	Activity
Dec 1–Mar 1	Construction Documents
Dec 7	Client/User review
Jan 10, 2019	50% CD Submittal
Feb 1	95% CD Set
Feb 1–Feb 20	Cost Estimate Update
Mar 1	100% CD Submittal

Wald Park	
Date	Activity
Nov 16–Mar 1	Construction Documents
Dec 10	Client/User review
Jan 10, 2019	50% CD Submittal
Feb 1	95% CD Coord Set
Feb 2–21	Cost Estimate Update
Mar 1	100% CD Submittal

Community Building (Gold’s Gym)	
Date	Activity
Dec 1–Mar 15	Construction Documents
Dec 17	Client/User review
Jan 17, 2019	50% CD Submittal
Feb 14	95% CD Coord
Feb 15–Mar 1	Cost Estimate Update
Mar 15	100% CD Submittal

Bid/Negotiation

Cahaba Heights	
Date	Activity
Mar 15	Bid Set Available
Apr 23	Receive Bids
Apr 24 – Jun 1	Contract Execution
May 6 (1 <sup>st</sup> Mon)	Council – 1 <sup>st</sup> Read
May 13 (3 <sup>rd</sup> Mon)	Council – Approval
Jul 5, 2019 +/-	Notice to Proceed
<b>Assumptions -</b> -All 3 projects bid same time as separate bids	
<b>Probable Schedule Triggers -</b> -May 15 Baseball season ends -Float available due to schedule constraint	

Wald Park	
Date	Activity
Mar 15	Bid Set Available
Apr 23	Receive Bids
Apr 24 – Jun 1	Contract Execution
May 6 (1 <sup>st</sup> Mon)	Council – 1 <sup>st</sup> Read
May 13 (3 <sup>rd</sup> Mon)	Council – Approval
Jul 5, 2019 +/- or Sep 8, 2019 +/-	Notice to Proceed
<b>Assumptions -</b> -All 3 projects bid same time as separate bids	
<b>Schedule Triggers -</b> -May 15 Baseball season ends -Sep 5 +/- Pool Closes for summer -Pool remains closed after Sep 2018 for initial site package	

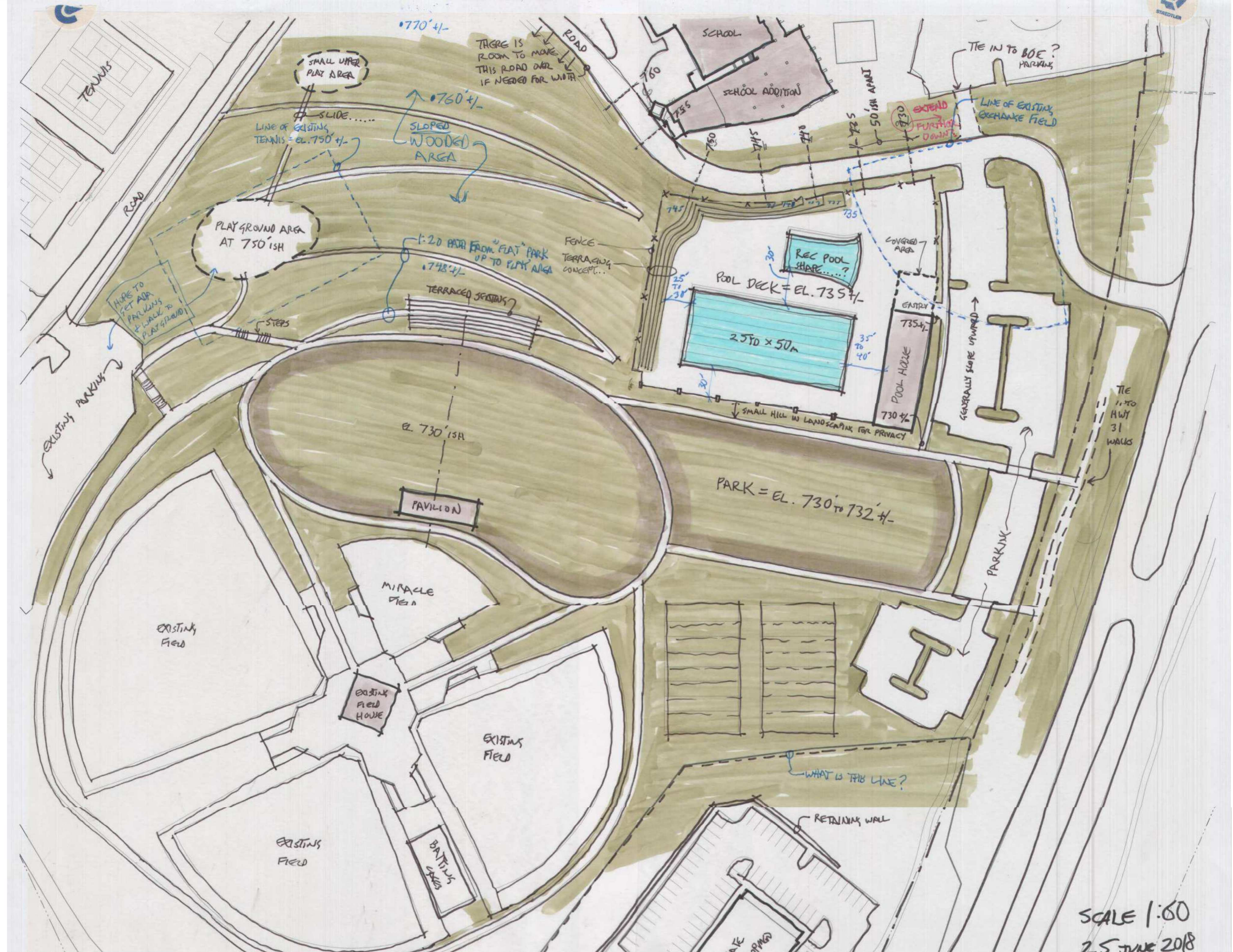
Community Building (Gold’s Gym)	
Date	Activity
Mar 15	Bid Set Available
Apr 23	Receive Bids
Apr 24 – Jun 1	Contract Execution
May 6 (1 <sup>st</sup> Mon)	Council – 1 <sup>st</sup> Read
May 13 (3 <sup>rd</sup> Mon)	Council – Approval
Jun 1, 2019	Notice to Proceed
<b>Assumptions -</b> -All 3 projects bid same time as separate bids	
<b>Probable Schedule Triggers -</b> -No timing trigger/release dates for Const NTP	



This is a conceptual space diagram that demonstrates spatial relationships between activities.



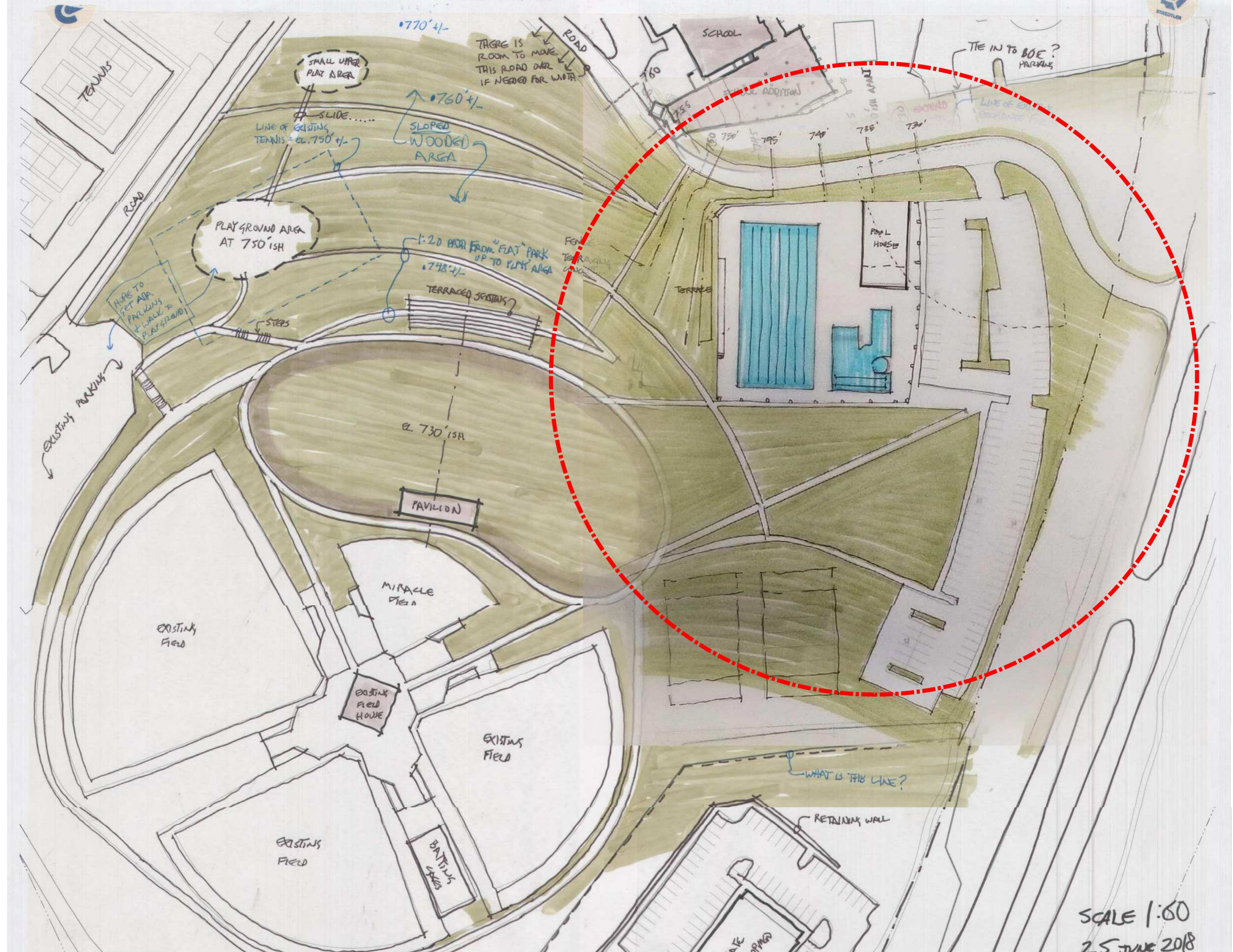




WALD PARK - POOL FACILITY PLANNING STUDIES

This is a conceptual space diagram that demonstrates spatial relationships between activities.

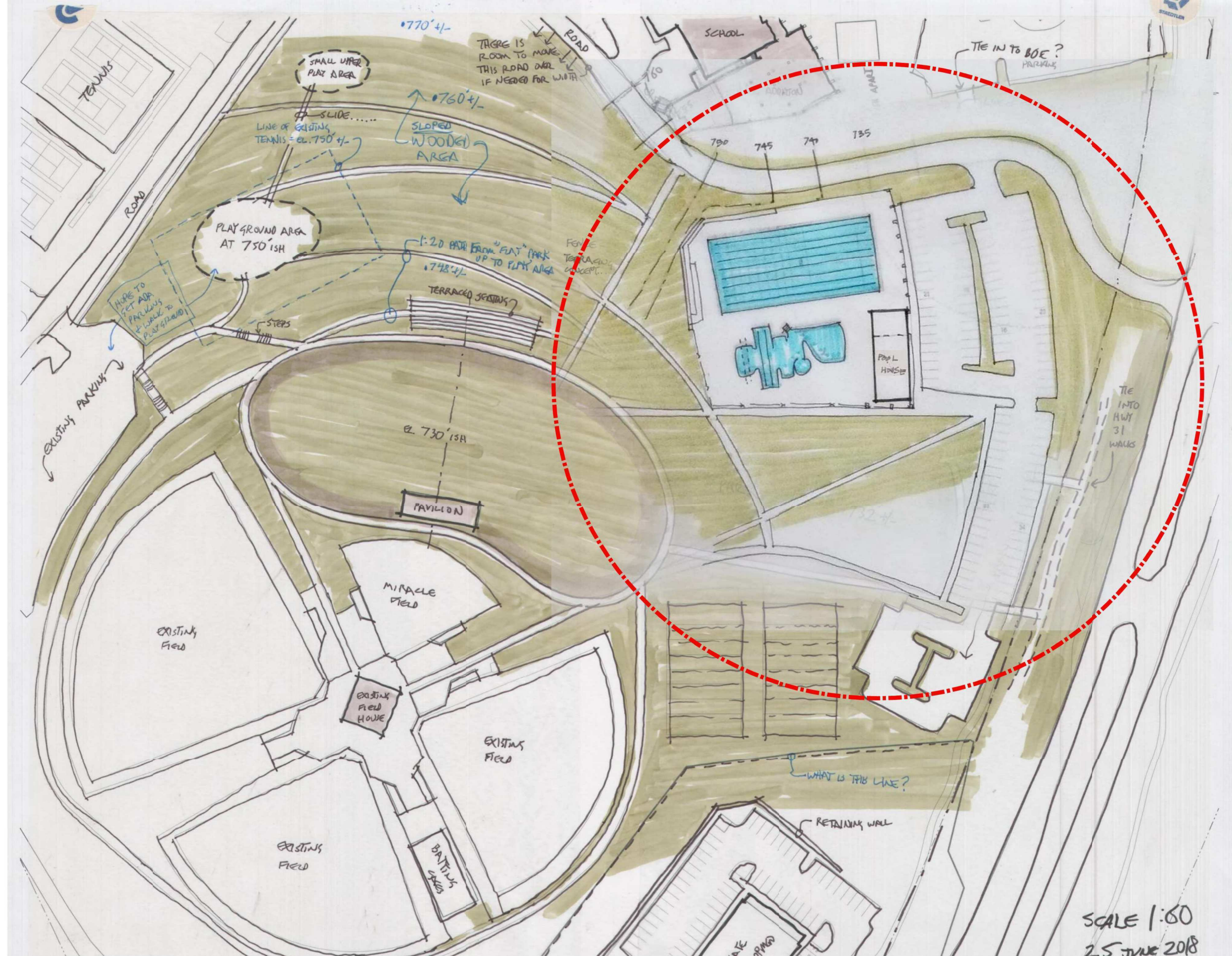




WALD PARK - POOL FACILITY PLANNING STUDIES

This is a conceptual space diagram that demonstrates spatial relationships between activities.

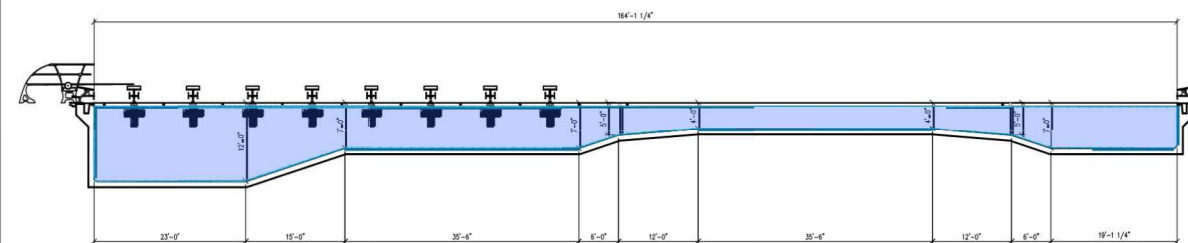
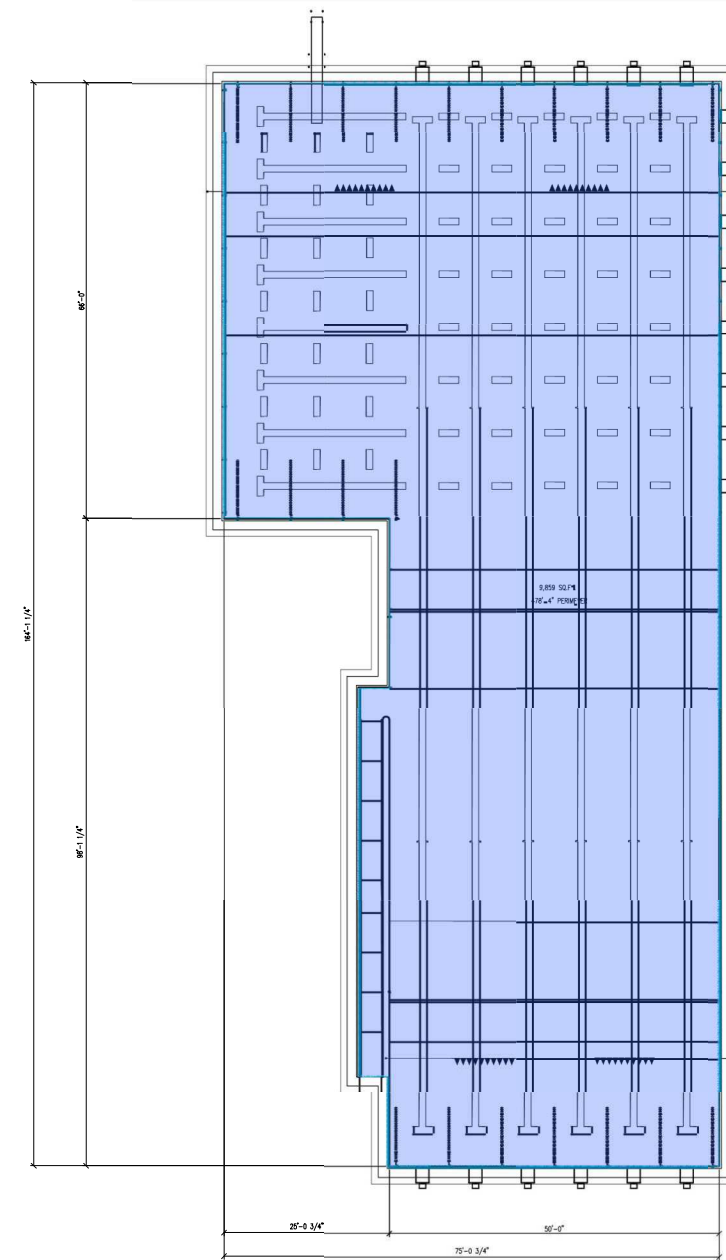




WALD PARK - POOL FACILITY PLANNING STUDIES

This is a conceptual space diagram that demonstrates spatial relationships between activities.





## APPROVED COMPETITION POOL DESIGN



Phase/Issue:

No.	Date	Description
-----	------	-------------

Record:

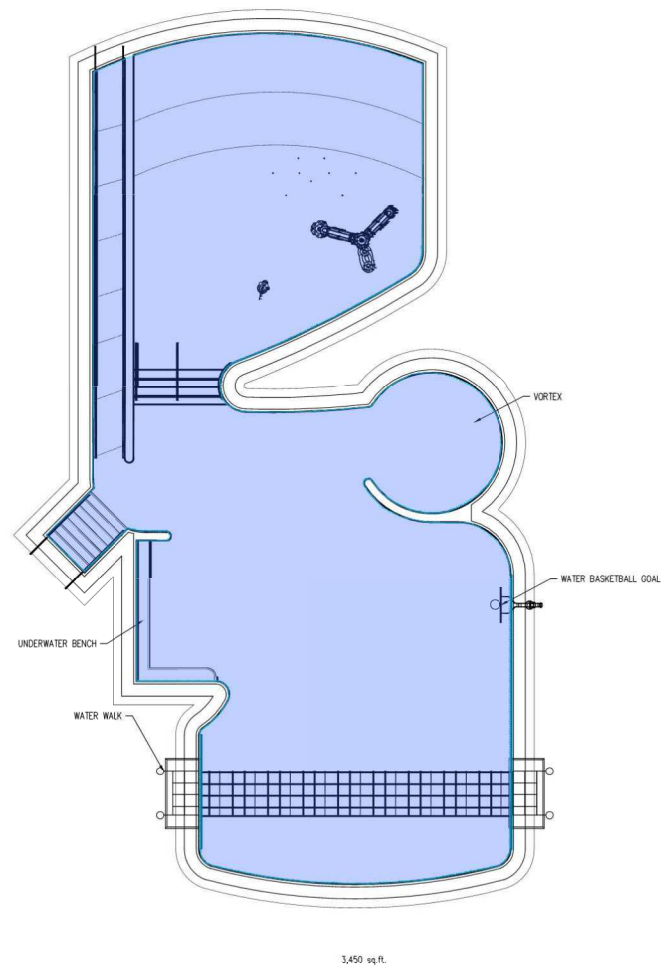
All drawings and written material appearing herein constitute the original and unpublished work of the consultant, may be used only in connection with the project for which they were prepared, and may not be used, duplicated or disclosed without the prior written consent of the consultant.

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

## COMPETITION OPTION 5

SP000



APPROVED LIESURE POOL DESIGN



Phase/Issue:

No. Date Description

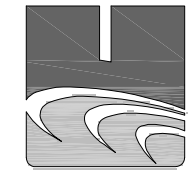
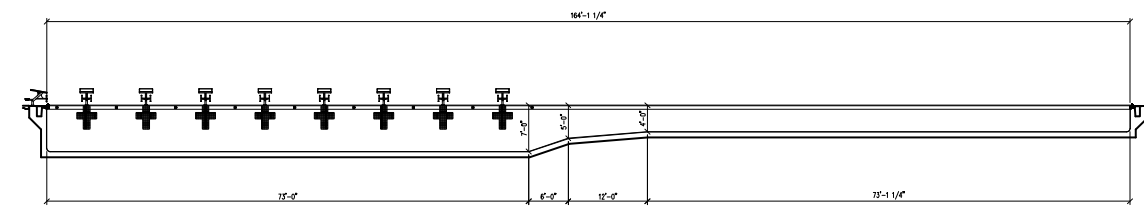
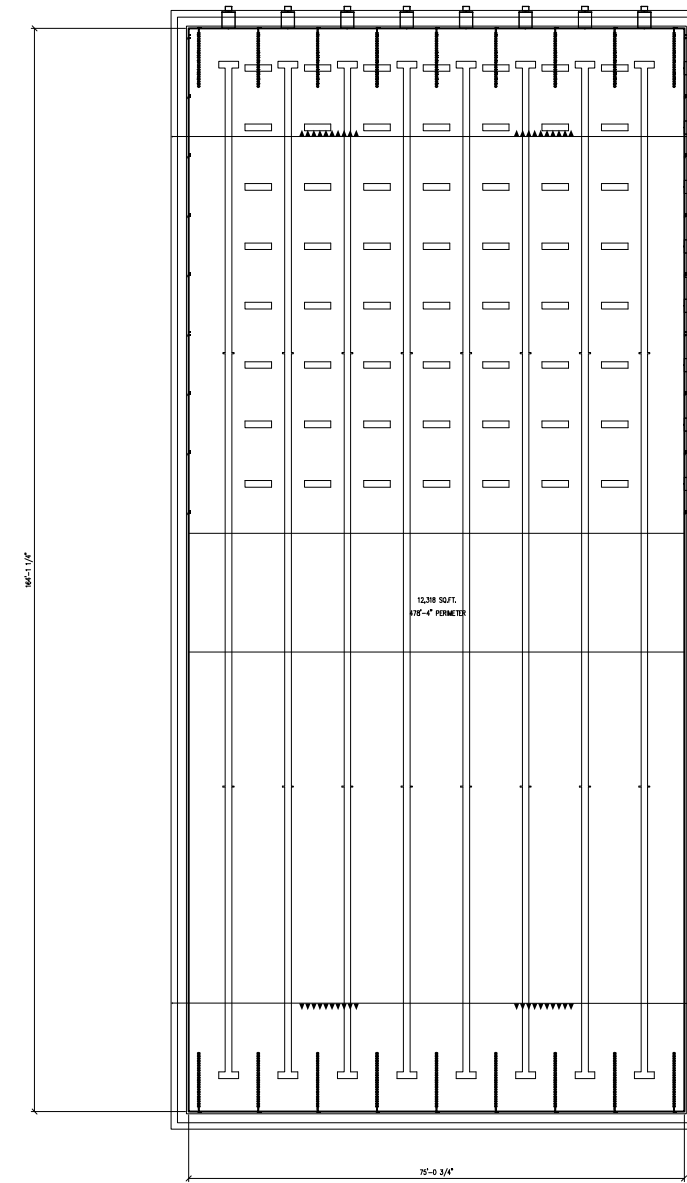
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DATE: SCALE:

DRAWN BY: CHECKED BY:

LEISURE OPTION 3



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Phase/Issue:

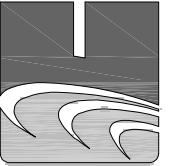
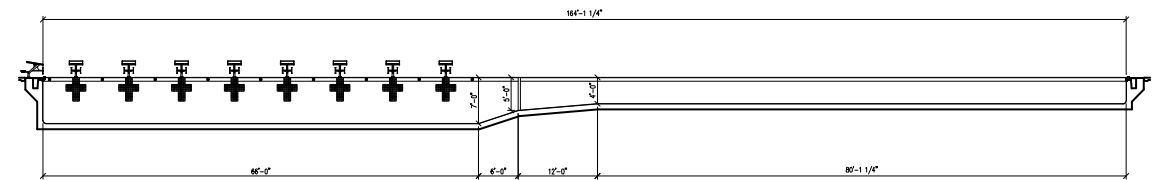
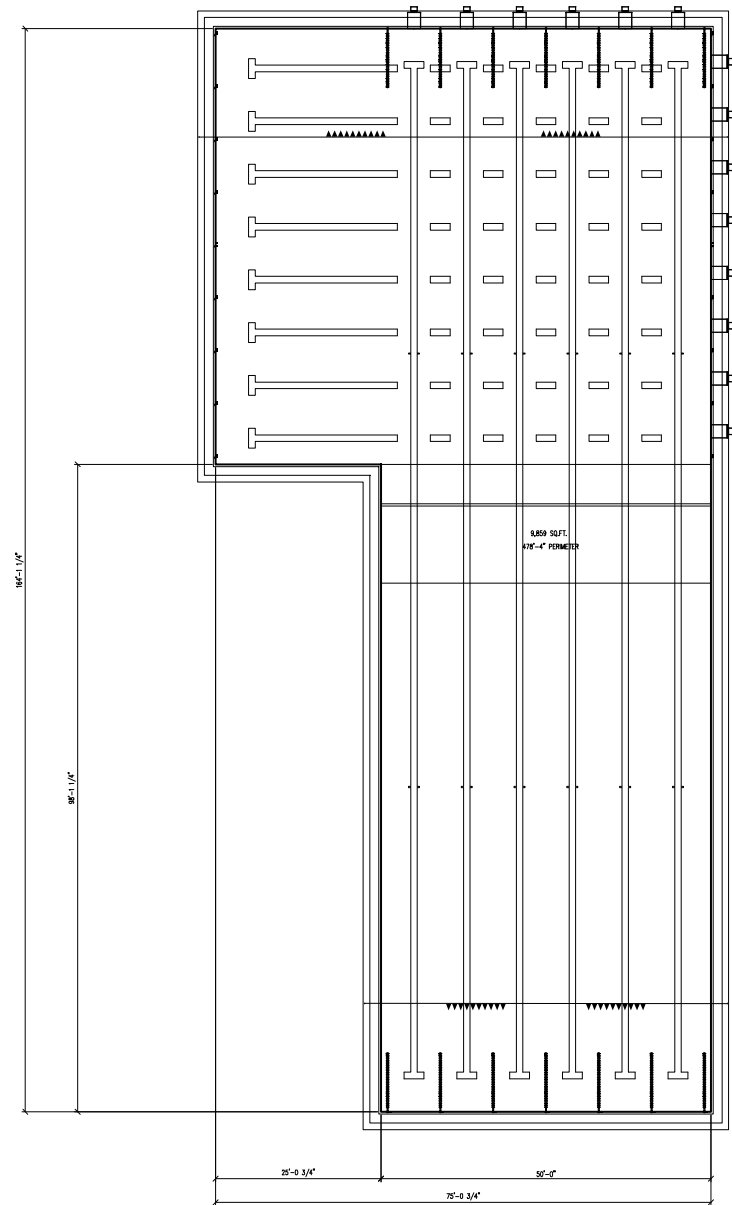
No.	Date	Description
Record:		

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DATE: SCALE:  
DRAWN BY: CHECKED BY:

**COMPETITION  
OPTION 1**

**SP000**



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Phase/Issue:

No.	Date	Description
Record:		

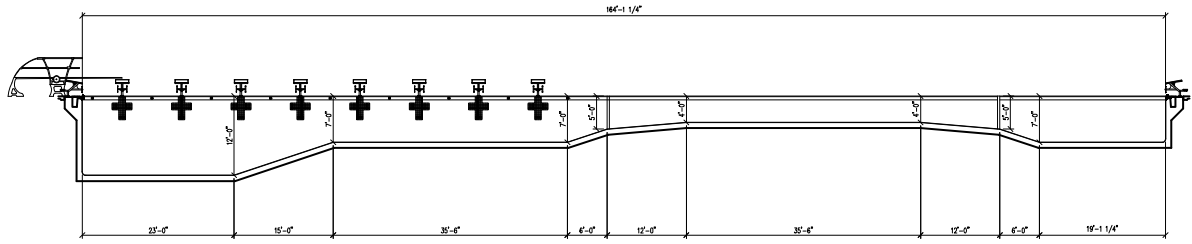
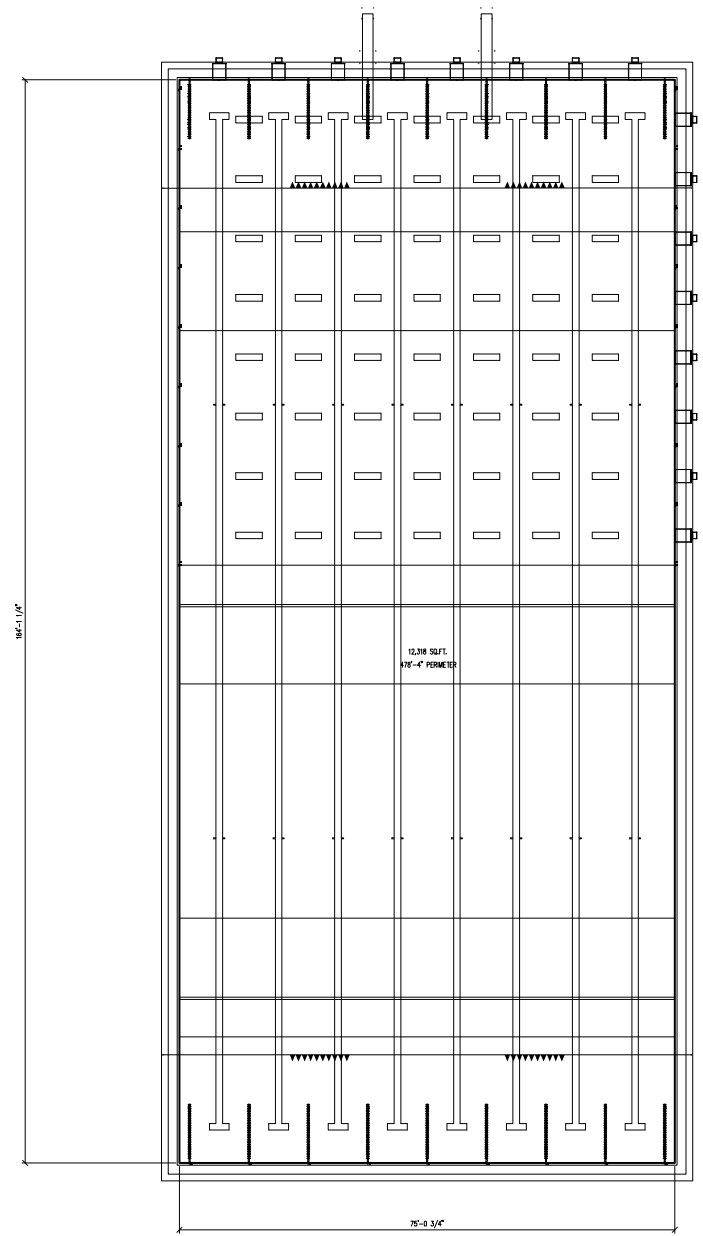
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DATE: SCALE:

DRAWN BY: CHECKED BY:

**COMPETITION  
OPTION 2**

**SP000**



Phase/Issue:

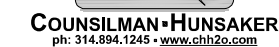
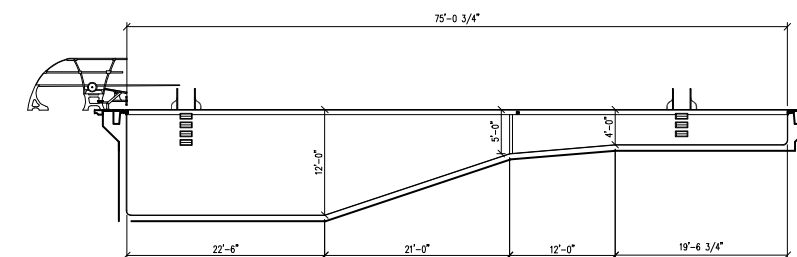
No.	Date	Description
Record:		

All drawings and written material appearing herein constitute the original and unpublished work of the consultant, may be used only in connection with the project for which they were prepared, and may not be used, duplicated or disclosed without the prior written consent of the consultant.

DATE: SCALE:  
DRAWN BY: CHECKED BY:

COMPETITION  
OPTION 3

SP000



No.	Date	Description
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Record:

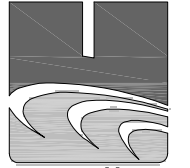
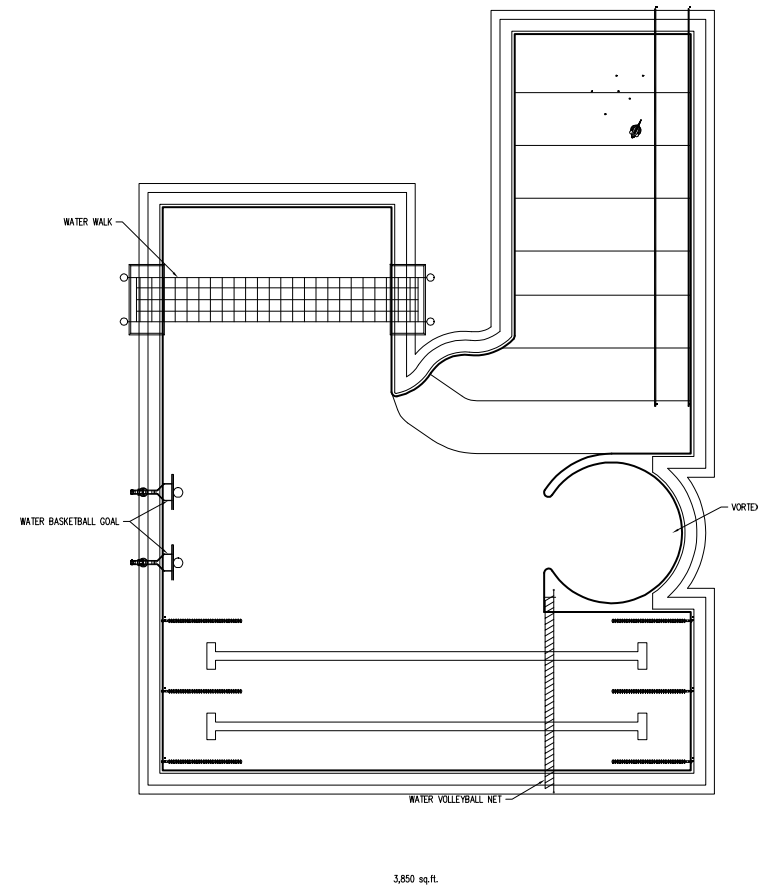
All drawings and written material appearing herein constitute the original and unpublished work of the consultant, may be used only in connection with the project for which they were prepared, and may not be used, duplicated or disclosed without the prior written consent of the consultant.

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

## COMPETITION OPTION 4

SP000



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Phase/Issue:

No.	Date	Description
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Record:

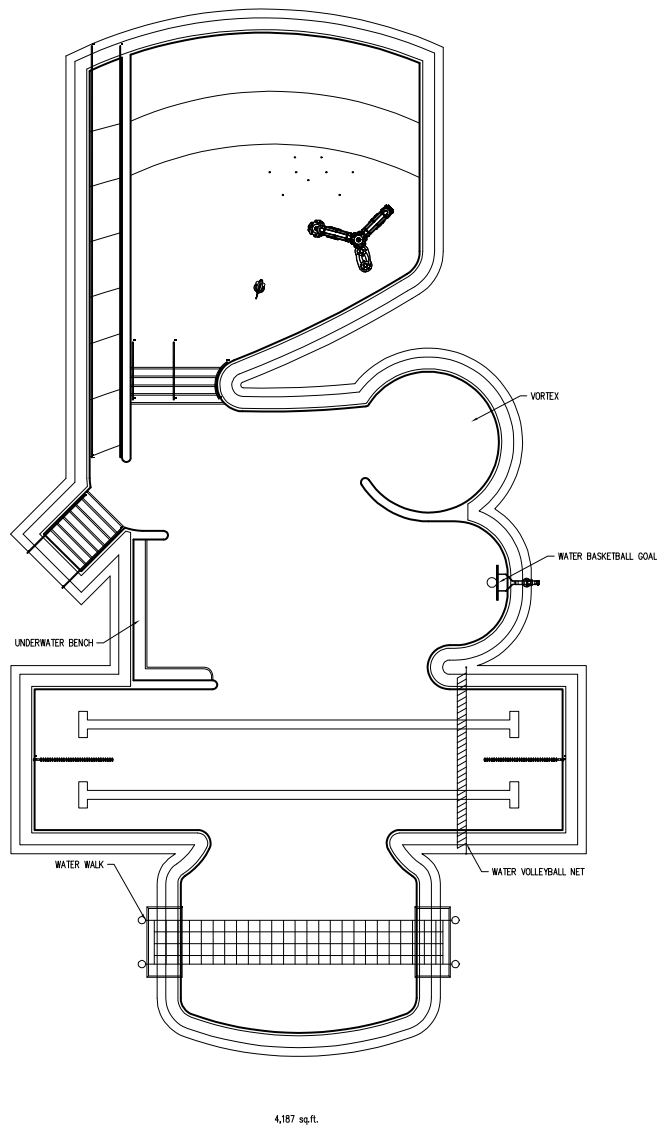
All drawings and written material appearing herein constitute the original and unpublished work of the consultant, may be used only in connection with the project for which they were prepared, and may not be used, duplicated or disclosed without the prior written consent of the consultant.

DATE: \_\_\_\_\_ SCALE: \_\_\_\_\_

**DRAWN BY:** \_\_\_\_\_ **CHECKED BY:** \_\_\_\_\_

### LEISURE OPTION 1

SP000



Phase/Issue:

No.	Date	Description
-----	------	-------------

Record:

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DATE: SCALE:

DRAWN BY: CHECKED BY:

LEISURE OPTION 2

SP000



This is a conceptual space diagram that demonstrates the spatial relationships between the recreational spaces, civic/community spaces, and administration spaces. The programmatic requirement of space for Seniors, Adults, Youth, Chamber of Commerce, Sport Associations, and storage will be identified as the design is further developed.

VESTAVIA HILLS CITY HALL

PROPOSED COMMUNITY CENTER





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VESTAVIA HILLS CITY HALL

PROPOSED COMMUNITY CENTER





This is a conceptual space diagram that demonstrates spatial relationships between activities.



VESTAVIA HILLS COMMUNITY SPACES - CAHABA HEIGHTS SITE PLAN

WILLIAMS BLACKSTOCK ARCHITECTS