

EXHIBIT A - PRELIMINARY DESIGN SCOPE OF WORK NARRATIVE

Please refer to the RPCC - Responsibility Matrix jointly developed by ARC International, Crawford Architects, Mortenson Construction and Scull Construction



A. Anticipated Phases

- Phase 1 – Preliminary Design Study (This phase is funded).
- Phase 2 – Detailed Design & Preconstruction
- Phase 3 – Construction

B. Scope of Work as defined in the RFP for Phase 1

1. Programming for components identified in RFP.
2. Site Analysis of the RPCC Campus.
3. Re-purposing of the existing Don Barnett Arena.
4. Develop a concept design that would best serve the stated vision, goals, programming and site analysis.
5. Coordinate the design closely with the CMaR to ensure that the project is being developed for best value. It is understood that the CMaR will be responsible for developing/evaluating costs and budgets for the project.
6. Outline sustainable design initiatives that are being considered for the final design.
7. Meet with project “stakeholders” throughout the process to ensure the emerging design meets and agrees with their consensus.
8. Present the project design to Owner Leadership and other public/community events.
9. Make the design available for multi-media presentation that will be used to support a “public decision”, which will be either a public vote or a City Council approval (or both).

C. Phase 1 - Preliminary Design Study (Items are cross referenced in RPCC Responsibility Matrix)

1. Project Kickoff
 - a. Develop work plan for design, preconstruction and public communication process.
 - b. Establish project mission statement, goals and objectives.
 - c. Site Analysis - identify opportunities and constraints.
 - d. Conduct preliminary code analysis and evaluation.
 - e. Prepare and update base plans, sections and other documents.
 - f. Develop criteria to evaluate concept design.
2. Program Verification
 - a. Confirm event day mix/ requirements.
 - b. Based on the approved event day mix, establish event floor and back of house requirements.
 - c. Confirm seating capacity (thought to be in the 12,000 - 15,000+ range) for the variety of events.
 - d. Confirm quantity of luxury suites, club seats, and loge seating.
 - e. Confirm fan amenity requirements including concessions, club lounge spaces, retail/ novelties, etc.
 - f. Identify any dual use potential/ opportunities between new and existing facilities.
 - g. Establish affinities and potential integration of existing RPCC components.
 - h. Identify site requirements including utilities, parking, site amenities, plus connections to ancillary development.
 - i. Identify technology requirements.
 - j. Identify potential future development opportunities.
 1. Hotel
 2. Barnett Arena reuse
 3. Parking
 4. Other
 - k. Conduct Focus Groups & Meet with User Groups to Assess User Needs - Programming-Wise.
3. Preliminary Concept Design
 - a. Establish concept options for the arena in plan and section .
 - b. Based on approved plan in section, develop alternatives for siting the building expansion.
 - c. Develop alternative concepts for potential adaptive reuse of the existing Don Barnett Arena area.
 - d. Develop alternative concepts for any dual use potential / opportunities between new and existing facilities.
 - e. Develop alternative concepts for future development. Develop concepts at a master plan level.
4. Concept Design - Preferred Scheme
 - a. Develop preferred scheme in plan, section and model form.
 - b. Prepare preliminary narratives for pricing:
 1. Architecture & Interiors
 2. Structure
 3. MEPF
 4. Site
 5. Other systems as appropriate
 - c. Prepare documents/ models for preliminary pricing.
 - d. Prepare documents/ models for public presentations.
 - e. BIM Modeling.
5. Public Communication
 - a. Based on the approved work plan, organize and coordinate formal work sessions with the public - say five sessions.
 - b. Summarize each work session for review by the RPCC, City Council, and other stakeholders identified in the work plan .
 - c. Identify and communicate with potential third-party developers, investors and stakeholders who may have an interest in the delivery of the project.
6. CMaR
 - a. Prepare Preliminary Cost Model / Target Value Budget.
 - b. Provide Budget Trending Estimating.
 - c. Evaluate Concepts - Means & Methods + Constructability.
 - d. Develop detailed work plan for subsequent phases of design.
 - e. Interact with Subcontractor Market as Appropriate to Evaluate Concept Design.
 - f. Prepare Master Schedule for the Project.
 - g. Prepare Final Target Value Estimates.
7. Deliverables
 - a. Preliminary Program - Technical Report
 - b. Alternative concepts with evaluation of each concept jointly prepared by design team and the CMaR.
 - c. Illustrative plans, renderings, sections and 3-D images of preferred concept.
 - d. Development Plan including phasing.
 - e. Project Master Schedule.
 - f. Project Target Value Budget.
 - g. Final Recommendations.
 - h. Public workshops.
 - i. Meetings with client group.
8. Potential Optional Direct Expense Items
 - a. Additional Economic / Market Analysis .
 - b. Computer Animations / Professional Models.
 - c. Direct costs associated with project promotion.
 - d. Travel/tours of comparable facility design.