



# Architectura

March 2020

Royalmount, Montreal

S e n s u

## **Introduction**

We strive in all of our projects to create modern and evocative hospitality places that are grounded in time and history. It is important in the building planning and design to ensure that this new food hall maintains its connection to the past by responding to its neighborhood extant buildings while supporting the needs of the patrons. Compassionate and intelligent design is an essential element of the human experience of place. Great spaces transcend location, design and physical constraints. They provide added social meaning and value and become catalysts for tourism and beacons for their neighborhoods and the cities in which they reside.

## **Sustainability**

The marketplace and new building codes require that projects are environmentally sensitive. Visionary building owners and developers are embracing this move with enthusiasm. There will be a demonstrable payback to our environment in the long term, and in many cases hospitality guests are demanding and are willing to pay extra for sustainable design, affording some payback in the short term as well. The proposed projects would be designed to meet whatever requirements that are identified by the developer/operator or of the identified funding source for the construction loan.

## **COMPLETE PROJECT METHODOLOGY**

This methodology involves the planning and design of the proposed food hall conversion. A master plan is created first to allow for the establishment and orderly development of the proposed restaurants, bar, vendors and accessory spaces. The plan shall incorporate the review of all functions to be located on the site and to determine the present and future needs of each function. The plan shall be structured in a fashion that will ensure the preservation and character of the developer's vision for the mall. The end result will be a master plan that is cost effective and fully integrated with the building and neighborhood.

In order to accomplish this task, the existing development plans, documents and previously completed studies will be reviewed and all applicable conditions analyzed. The project will be evaluated with respect to specific functional and code requirements and the extent of new building

improvements required. Careful attention will be given to major components with special code or system requirements.

Upon completion and approval of the master plan, the design phases are commenced and the construction documentation for the proposed project is developed. The specific approach will vary in response to the unique requirements of individual projects but will follow a paradigm that we have developed based on our experience with commercial construction. The methodology will ensure that all work will satisfy the programmatic requirements of the project while providing an efficient and cost effective design that is fully integrated with the site and neighborhood.

The following is an outline of procedural steps for the designed implementation of a typical master plan. A more complete project methodology is provided elsewhere in this proposal.

- ◆ Meet with appropriate personnel to define the scope of the project and identify relevant sources of information. Review of Owner's development and business plans.
- ◆ Review available documentation including previously completed reports, previous design concepts and adjacent buildings.
- ◆ Evaluate the proposed site with respect to current existing conditions. Review of pertinent information including property surveys and other available documentation.
- ◆ Evaluate the project's relationship, integration and impact within the environment of the site.
- ◆ Review applicable zoning ordinance and other City requirements. Review and outline major codes and standards that govern or apply to the project. Develop diagrams and formulas that will become major determinants of options for configurations of construction.
- ◆ Interview the project Developer/Owner to obtain evaluations of the proposed development alternatives.
- ◆ Develop schematic design solutions incorporating all of the conclusions determined in the analysis phases and the facility program, followed by interpretive meetings with the appropriate representatives leading to the development of the final design solutions.
- ◆ Preparation of summaries of all proposed new work and determination of a construction cost estimate.
- ◆ Preparation of reports and master plan for presentation to the Owner as required for discussion and comment.

## **PROJECT METHODOLOGY**

The following will describe the scope of work we will perform based upon our understanding of this commercial project:

### **Part 1: PROJECT PLANNING (Phases A-C)**

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#### **PHASE A: PROGRAM ANALYSIS**

The purpose of this phase is to evaluate the proposed project in terms of physical, economic and functional feasibility. The analysis will evaluate the design objectives, limitations and criteria of the project as set forth by the Owner.

This phase will specifically address the following:

- ◆ Analyze the existing architectural drawings for the building. Review of space requirements including reception, lobby, food service facilities and back-of-house operations.
- ◆ The identification of special equipment and systems required.

#### **PHASE B: NEIGHBORHOOD ANALYSIS**

The purpose of this phase is to analyze the proposed site in terms of its size, neighborhood relationships and physical limitations. This evaluation will provide information that will shape the physical development of the project.

This phase will specifically address the following:

- ◆ Analysis of site related data including building surveys.
- ◆ Location of available utilities to the site.
- ◆ Physical investigations of the site and adjacent neighborhood structures.

#### **PHASE C: MASTER PLANNING**

In this phase the general scope, scale, and relationship of project components will be further developed from the concept drawings. The project will be described with sketches and other documents and methods as required. The work in this phase establishes the revised schematic design from which the final design can be developed.

This phase will specifically address the following:

- ◆ Meetings to determine design intention and direction with respect to design intent and architecture.

- ◆ Develop refined conceptual plans utilizing the information collected in the Program Analysis Phase to include floor plan utilization studies. These drawings will describe the character of the project in terms of size, organization and height.
- ◆ Informal meeting with project team and presentation to City officials as may be required.

#### **PHASE D: SCHEMATIC DESIGN**

In this phase the general scope, scale, and relationship of project components will be developed utilizing the parameters established by the programming study and the master plan. The project will be described with drawings and other documents and methods as required. The work in this phase establishes the schematic design from which the final design is developed.

This phase will specifically address the following:

- ◆ Develop interior master plan diagrams utilizing the information provided or determined.
- ◆ Develop conceptual building plans describing the basic character, spatial organizations and relationships within the proposed project.
- ◆ Preliminary drawings that describe the character of the project in terms of size and configuration and the use of materials on the exterior and interior of the buildings.
- ◆ Presentation to the appropriate City officials if necessary to confirm compliance.

#### **PHASE E: DESIGN DEVELOPMENT**

The purpose of this phase is to develop the final design of the project from information determined in the previous phases.

This phase will specifically address the following:

- ◆ Final design scheme will be determined for the project from the design developed in the last phase including floor plans and exterior building elevations, if required by the scope of the project.
- ◆ Final determination and selection of architectural systems and materials. Coordinate Owner's engineering team including architectural and mechanical engineers as required by the project and specific requirements.
- ◆ Final confirmation of building materials and finishes.

#### **PHASE F: CONSTRUCTION DOCUMENTS PHASE**

In this phase, construction documents consisting of drawings and specifications will be prepared. These documents are prepared according to the final project development determined in the previous phase.

This phase will specifically address the following:

- ◆ Preparation of drawings and written specifications setting forth in detail the requirements for the construction of the project including all required architectural systems, exterior modifications including the new lobby entrance, retail storefronts, new windows, shop drawing review for code compliance and other required information and documentation.
- ◆ Assistance to the Owner in connection with the filing of documents required for the approval of all City authorities having jurisdiction.

#### **PHASE G: CONSTRUCTION ADMINISTRATION**

The work performed in this phase is to carry out the administration of the construction contract as a representative of the Owner and to advise and consult with the Owner. The work will be performed over time as required on a time and expense basis. Careful management in this phase by all parties will be critical to the success of this particular project.

This phase will specifically address the following:

- ◆ Assist in the communication of instructions between Owner and General Contractor.
- ◆ Meetings as required and site visits at intervals appropriate to the stage of construction to become generally familiar with the progress of the work.
- ◆ Applications for payment by the General Contractor will be coordinated and managed.
- ◆ Review of General Contractors' submittals including shop drawings, product data and samples, change orders, etc.

#### **PROFESSIONAL FEES**

The fee arrangement for this project will be proposed as a flat fee. The proposed fee for this project will be presented in three parts:

- 1) Project Planning
- 2) Schematic Design
- 3) Project Execution

In order to prepare this proposal, assumptions have been made to determine pricing, costs and services required. These assumptions are listed below, however any changes to these assumptions may require adjustments to pricing.

- ◆ This office assumes all plumbing services, design and metering (capacity and sizing of gas/water/sanitary services) will be completed by the developers and will be brought to the demised premises. The tenant will then pick up from said utility locations and pipe to final locations. We will provide load letter for services required.

- ◆ This office assumes electrical services design and metering will be completed by the developer and will locate the service panels within the boundaries of the tenant space for tenant distribution to their final locations. We will provide load letters for power requirements
- ◆ This office assumes all mechanical exhaust systems can penetrate the ceiling/roof above the tenants or the developer will provide base building fresh air and exhaust systems to tap into.
- ◆ This office assumes the developer's architects will be responsible for the exterior storefront design and the tenant's architects will be able to coordinate with developer architect on final locations of doors within the storefront in order to provide access to the food hall space.

### **Part 1: Conceptual Project Planning**

Phase A: Program and Project Analysis

Phase B: Site Analysis

Phase C: Master Planning

This fee would include the master planning of the food hall. The majority of work in this phase will focus on the measurement and documentation of extant building scheduled for use, the development of layout alternatives, floor plans, and exterior images understanding that this is the critical component of a master plan discussion.

### **Part 2: Schematic Design**

Phase D: Schematic Design

Structural Engineering Consulting Fee

Mechanical Engineering Consulting Fee

This fee would include the full design of the building concepts significantly developed to ensure that the resultant design is intelligently planned and incorporates cost effective mechanical and structural systems. We are advocating significant design input from our US based structural engineer and mechanical engineer in order to optimize systems for efficiency and to define structural system and mechanical system parameters. This is very important during the planning stages. The fee also includes preparation meetings with the project team.

### **Part 3: Project Execution**

Professional fees for execution of the final design and construction document phases, including the interior design, shall be determined as a flat rate fee based on a percentage of construction reflecting the complexity of the project developed in the Part 2.

**Total for Parts 1, 2 & 3: \$1,375,000**

Services and items not included in the proposal number above, however, can be budgeted as separate line items:

- ◆ Restaurant Equipment specialist (Jacobs Doland Beer): \$ TBD
- ◆ Misc. Structural work: \$ 75,000.00
- ◆ Construction Administration: \$ 375,000.00

## **Schedule**

All dates assume an award and start of work by Architectura by Spring of 2020, to meet project completion date of August 2022.

### **Part 1: Conceptual Project Planning**

Phase A: Program and Project Analysis

April 2020 – June 2020

Phase B: Site Analysis

Phase C: Master Planning

### **Part 2: Schematic Design**

Phase D: Schematic Design

July 2020 – October 2020

Phase E: Design Development

November 2020 – March 2021

### **Part 3: Project Execution**

Phase F: Construction Document

April 2021 – November 2021

Phase G: Bidding and Negotiation

November 2021 – February 2021

## **Accommodation of Governmental Bodies**

It is recognized by Owner and Architect that the above schedule may be affected by the timing and actions of the various City oversight agencies empowered to review and approve the project.

This proposal does not cover any time or cost required for acquiring of variances, zoning or city plan changes or other public or agency hearings other than acquiring a building permit.

## **Other Professional Consultants**

Other professional consultants that will or may be required to be retained by the Owner for the approval process may include a surveyor, site/civil engineer, landscape architect and traffic engineer. After approval, the Owner will require additional consultants including geotechnical engineer, environmental engineer and acoustical engineer. Owner will retain a mechanical engineer and a structural engineer as part of basic services.

Respectfully Submitted,



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