

April 2<sup>nd</sup> 2025

Patrick Linihan  
Genesee County Parks  
5045 E. Stanley Road  
Flint, Michigan 48506

**Amendment to Professional Services Contract for RFP #23-342 for the Chevy Commons Play Garden**

Dear Patrick,

Through the Schematic Design phase and costing, some significant changes in the scope and budget of the Chevy Commons Play Garden project were agreed upon between the design team led by Michael Van Valkenburgh Associates, inc. (MVVA) and the core leadership team at Genesee County Parks (GCP). These changes, which are described below, require bringing on additional consultants and adjusting the scope and fee from the original design contract that was executed on April 8<sup>th</sup>, 2024.

*Bathroom Architecture Scope*

Bathrooms were not included in the original RFP, MVVA design proposal, or executed contract. Through discussions during the schematic design phase, the client and design team agreed that a bathroom was important to include and that an architecture team should be brought on as subconsultants to MVVA. After exploring a few options, InToto Studio was selected by MVVA and GCP leadership based on their relevant local experience and high-quality work. InToto Studio has provided a proposal that includes structural, civil, environmental and MEP consultants for design services from concept through construction. Through conversation with GCP, the design team understands that the structure shall contain two toilet rooms with three stalls each, a family toilet room, storage for miscellaneous supplies, and a mechanical room with controls for park elements such as water, irrigation and lighting. The structure will

be climate controlled for three seasons of use and is anticipated to be roughly 800 square feet in size. It is understood that additional features are also desired if the budget can accommodate them, including a roof canopy for refuge, a vending area, and a bike repair station. GCP has set the target construction budget for the bathroom at \$800,000, which is the budget on which the design proposal is based.

#### *Play Area Project Scope and Budget Changes*

The construction budget defined for the project in the RFP was five million dollars, which is what MVVA and its subconsultants used as a basis for the initial design proposal in June of 2022. In the Schematic Design phase (August to November of 2024), MVVA worked closely with the client team to develop a design that meets the project goals while working with the site's features and constraints (see Exhibit 1: Schematic Design Plan). This included expanding the project area from the RFP's anticipated 3 acres to approximately 5.5 acres to allow for integrated passive lawn area, better separation of play zones, improved navigability and connection to the surrounding park. The schematic design was costed by an estimator which MVVA brought on as a subconsultant at the client's request and which was not included in the initial contract. The estimate for the schematic design (which did not include the restroom) was \$10,236,976. GCP leadership gave the design team direction to proceed with the design as drawn and costed, which with the additional \$800,000 architecture budget is understood to cost roughly \$11m. As per standard practice, MVVA and its subconsultants have recalculated fees based on the expanded scope and higher construction budget that was established through the Schematic Design phase, costing, and client decision-making process.

#### List of Exhibits:

1. Fee Table
2. List of Subconsultants

3. Approved Schematic Design Plan
4. Contract Revision Signature Page

MVVA appreciates the opportunity to work with Genesee County Parks on this transformative project for the greater Flint community. Please reach out if there are any questions or concerns.

Sincerely,

John Ohly

Associate Principal, Michael Van Valkenburgh Associates, inc.

**EXHIBIT I**

**Fee Table**

Phase	Original Contract Fee	Revised Fee	Delta
SD:	\$90,000	\$92,500	\$2500
Env. Feasibility	\$12,000	\$0*	-\$12,000
DD:	\$230,000	\$407,140	\$177,140
CDs:	\$260,000	\$502,150	\$242,150
Bidding and Negotiation:	\$0	\$27,600	\$27,600
CA	\$230,000	\$442,110	\$212,110
<b>Total Fee</b>	<b>\$822,000</b>	<b>\$1,471,500</b>	<b>\$649,500</b>
Expenses (NTE):	\$60,000	\$66,000	\$6,000
Survey	\$9,000	\$10,300	\$1,300
<b>Total Contract Amount</b>	<b>\$891,000</b>	<b>\$1,547,800</b>	<b>\$656,800</b>

Permits (each) by NFE \$1,500 per original proposal

\* The geotechnical feasibility phase in the original proposal has been factored into the environmental engineer's DD phase scope.

## **EXHIBIT 2**

### **List of Subconsultants**

### **The Chevy Commons Play Garden Design Team:**

<i>MVVA</i>	Landscape Architecture
<i>Nowak and Fraus Engineers **</i>	Civil Engineering
<i>NTH Consultants **</i>	Environmental/Geotech
<i>TYLin Silman Structural Solutions</i>	Structural Engineering
<i>Olsson</i>	Soils Consulting
<i>WC3 Irrigation Design</i>	Irrigation Design
<i>Matrix Consulting Engineers **</i>	MEP and Lighting Design
<i>Abundant Playscapes</i>	Play Consulting
<i>Vermuelens *</i>	Costing
<i>InToto Studio *</i>	Architecture
<i>Resurget Engineering*</i>	Structural Engineering (Architecture)

\* Added to the team after SD

\*\*Engineering consultants with scope under the architects in addition to their scope for the larger project

**EXHIBIT 3**  
**Approved Schematic Design**





FLINT RIVER

FLINT RIVER

Limit of Work  
6.25 Acre Project Area

Music Grove

Central Picnic Area

Zipline

East Picnic Area

Play Lawn

Adventure Mountain

Discovery Cove

Bathroom building

Bathroom

272,296.9 sf

- Lawn
- Meadow
- Groundcover and shrubs
- Engineered Wood Fiber
- Sand
- PIP (Poured-in-Place Play Surface)
- DG (Decomposed Granite)
- 4' Perimeter Fence



Chevy Commons Play Gardens  
2024.10.22

**EXHIBIT 4**

**Contract Revision Signature Page**

IN WITNESS WHEREOF, the Parties have caused the professional services contract for RFP#23-342- Designing and Project Administration Services for Chevy Commons Play Garden- between Michael Van Valkenburgh Associates Inc. and County of Genessee to be amended by their duly authorized agents.

Michael Van Valkenburgh Associates, Inc

County of Genessee

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

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

Name:

Name:

Title:

Title:

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

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