



Norris Recreation Complex Phase 1
Request for Qualifications: Engineering Services

June 2023



Contact Information

Doug Barrick
Town Manager

Town of Rutherfordton
129 N. Main Street
Rutherfordton, NC 28139

Phone: 828-287-3520

dbarrick@rutherfordton.net

The Town of Rutherfordton desires to engage a qualified engineering firm to provide professional services for the successful completion of the approved Master Plan for the Norris Recreation Complex Phase 1. The Town is a recipient of a Parks & Recreation Trust Fund Grant and this project will follow NC PARTF rules. This project will include the design and construction administration of Norris Recreation Complex to the vision established by the Town Approved Master Plan

**THE TOWN OF RUTHERFORDTON REQUEST FOR QUALIFICATIONS TO
PROVIDE DESIGN AND CONSULTING SERVICES FOR PHASE ONE OF THE
NORRIS RECREATION COMPLEX PROJECT**

I. INTRODUCTION

The Town seeks to begin to implement the long-term vision of the Norris Recreation Complex Master Plan, a multi-phase project to build out the former golf course property. The Plan seeks to fulfill many new and desired recreational opportunities for the Town. Through working with the community, it is our goal to foster places that build relationships and provide new and diverse recreational opportunities. Phase 1 will add an 18 Hole Par 66 Disc Golf Course along with an 18 Hole Par 3 Disc Golf Course, other improvements include 2,740ft of asphalt paved walking path, 5,235 ft of Natural Surface paths, a picnic shelter, restrooms, a parking lot, and site grading for phase 1 and some of phase 2 improvements.

Specific requirements for the project are outlined in the scope of services.

There is no expressed or implied obligation for the Town of Rutherfordton to reimburse responding CONSULTANTS for any expenses incurred in the preparation of the RESPONSE to this request. CONSULTANTS are encouraged to visit the site and review all site materials included as attachments. Location is 191 Twitty Ford Rd.

Any inquiries concerning the completion of the RESPONSE should be directed to the Town Manager, Doug Barrick at 828-287-3520 or dbarrick@rutherfordton.net

To be considered, 1 hard copy and one pdf copy on a usb drive of the RESPONSE must be received by the Town Manager, Doug Barrick at the Town of Rutherfordton by 1:00 p.m. on Tuesday July 18, 2023. The Town Manager reserves the right to reject any or all RESPONSES submitted. The SELECTED CONSULTANT will enter into an agreement quickly and the Town will expedite approval on August 2, 2023 .

RESPONSES submitted will be evaluated by a Selection Committee made up of the Town Manager, Finance Director, Public Works Director, & 2 members Parks & Recreation Committee. During the evaluation process, the Town of Rutherfordton reserves the right, where it may best serve the interest of the Town of Rutherfordton to request additional information or clarifications from CONSULTANTS responding, or to allow corrections of errors or omissions.

The Town of Rutherfordton reserves the right to retain all responses submitted and use any ideas in a RESPONSE regardless of whether the CONSULTANT submitting that RESPONSE is chosen. Submission of a RESPONSE indicates acceptance by the CONSULTANT of the conditions contained in this Request for Qualifications, unless the CONSULTANT clearly and specifically notes the exception(s) in the response submitted, and confirms the exception(s) in the contract between The Town of Rutherfordton and the CONSULTANT selected.

Once a CONSULTANT has been selected, all CONSULTANTS submitting a RESPONSE will be notified. Once the contract has been made between the Town of Rutherfordton and the selected CONSULTANT, all proposals, ratings and scores will become public information.

II. BACKGROUND

The Town of Rutherfordton has need for and intends to construct improvements to as outlined in the Park Master Plan and on the attached NCPARTF Budget. Norris Recreation Complex project will include the redevelopment of the former Rutherfordton Golf Course as a community and regional recreation asset. Phase I development includes an 18-hole par 66 championship level disc golf course with advanced and intermediate tee pads, 21-hole par 3 beginner disc golf course with 9 holes accessible via 0.25 miles of asphalt trail, one mile of natural surface hiking/biking trails, picnic shelter, restroom, parking, and lighting. The site is located on 50-acres adjacent to the Rutherford Regional Hospital and neighboring residential developments near the center of the Town of Rutherfordton. The area is mostly open lawn and features long sloping hills, leading down to a stream that runs north/south through the center of the property. Three main pockets of hardwood and evergreen trees, as well as some single trees are scattered throughout the site. Norris Recreation Complex Phase I development provides an opportunity for renewal and redevelopment of this publicly owned and managed property that has not been used for 3.5 years. The project seeks to fulfill many new and desired recreational opportunities for the Town of Rutherfordton as expressed in the vision cast by residents and as outlined in previous recreational plans. As a result, the park will serve a broader audience than its previous use and will expand recreational opportunities for people of all ages and abilities in the area.

III. SCOPE OF SERVICES

The project consists of designing, permitting, bidding and providing the construction administration for the implementation of the master plan for Norris Recreation Complex Phase 1 (See Attached)

The services available from the Town, and the services required from the CONSULTANT are listed in the following sections:

A. Town of Rutherfordton shall provide:

1. Access to any records, reports, tapes and information
2. Access to the complex located at 191 Twitty Ford Rd.
3. The Norris Recreation Complex Master Plan is the driving force for this work and should be reviewed before responding to this RFP.

<https://www.rutherfordton.net/documents/norris-recreation-master-plan-report/>

B. The CONSULTANT shall Provide:

1. Initial Kick Off Meeting

The CONSULTANT will host an initial kick off meeting with the Town to review the master plan and establish clear expectations of the timeline, project budget and PARTF requirements. Once a final design has been met with the Town the consultant will present this to the Town Council.

2. Design, Plans, Branding and Specifications:

The CONSULTANT shall design and develop plans and specifications which meet the requirements of the Town of Rutherfordton, and any regulating and/or funding agency involved in this project. Any surveying needed for the development of the plans shall be included. Firm shall help develop a brand for the Disc Golf Courses to bring an unique identity to the course and fully develop this brand in the design. The Firm will work with Kersten Conklin of The Agency Marketing Group on the brand of the Complex.

3. Permitting:

The CONSULTANT shall provide the necessary permitting to complete the project which will include but not be limited to the following: Rutherford County, the Division of Water Quality (DWQ), North Carolina Department of Transportation, Division of Land Resources, and any other permits needed to complete the projects.

4. Contract Administration and Construction Observation:

Provide Contract Administration services to assure that the work performed by the contractor is in accordance with the Contract Documents, and the requirements of the Funding Agency. The CONSULTANT shall provide sufficient Construction Observation to assure the project is completed in accordance with the plans and specifications. Daily Construction Observation will also be performed by Town forces, and daily reports and photographs will be made, and sent to the CONSULTANT to assure the project is completed in accordance with the plans and specifications.

IV. TERMS AND CONDITIONS

The CONSULTANT chosen will be required to swiftly enter into an agreement which will be negotiated in accordance with the RESPONSE to the Request for Qualifications. It is recommended that the consultant provide an example contract with the response to this request, all fees and cost can be withheld from the contract and negotiated after selection. The CONSULTANT will also be required to complete the project in accordance with an aggressive schedule which is outlined below:

Milestone	Date
Kick off Meeting	Fall 2023
Final Plans	Spring 2024
Construction Bidding	Summer 2024
Complete Project	Spring 2025

V. RESPONSE REQUIREMENTS

The RESPONSE shall be divided into five sections which shall be titled as specified below. Each section shall include all of the information which is requested. Failure to supply the requested information may disqualify the CONSULTANT from consideration or may lower the score upon evaluation.

A. Company Qualifications

The RESPONSE shall present the qualifications of the organization which will perform the work. Included in the qualifications will be a description of the CONSULTANT, and the Team working on the project. If a partnership or joint venture will be used on the project, the information on both CONSULTANTS will be required. If any subcontractors will be used, information on the subcontractor will be required. An evaluation of the CONSULTANT'S workload should be included to determine if the CONSULTANT will be able to devote the necessary time to the project.

B. Similar Projects with Results

A list of similar projects upon which the CONSULTANT has worked should be included. The list will include an evaluation of the performance of the CONSULTANT in completion of the project, and why the project is considered similar. The evaluation will not only include a performance in completion of the work, but also an evaluation of the results, such as ease of approval and if the proposed project was completed on time and on budget. For each project, a contact individual for the client should be included. If a partnership or joint ventures will be used on the project, the information on both CONSULTANTS will be required. If any subcontractors will be used, information on the subcontractor will be required. **Projects completed on time and on budget are critical aspects for the Town on this project.**

C. Key Personnel Qualifications

The list of Key Personnel shall include an organization breakdown or organization chart. Resumes of each individual which will be involved with the project will also be included in this section. Each resume shall include experience on projects similar to the project.

D. Methodology Specific to Rutherfordton

A description of the approach and methodology which will be used on this project will be included. This description will be specific to and address the familiarization with Rutherfordton and this project.

E. Schedule of Charges

The schedule of charges shall include an explanation and description of how charges for project services are regularly handled and what the fee schedule for the project will be. The proposal may present a discussion of any special arrangements which may be proposed for this project. There is no requirement for specific project cost information. Specific project cost information will be required once the CONSULTANT has been chosen.

VI. SELECTION PROCESS

Each CONSULTANT will be evaluated based upon the information which is provided within the RESPONSE. A weighted criteria will be used by giving points as listed for each of the following items:

1. The consultant team and stability of the Company (10 points)
2. The past performance of the Company on similar projects (20 points)
3. The Qualifications of Key Personnel (30 points)
4. Methodology & Familiarity with Rutherfordton and the Town's Parks (25 points)
5. Fee schedule. (15 points)

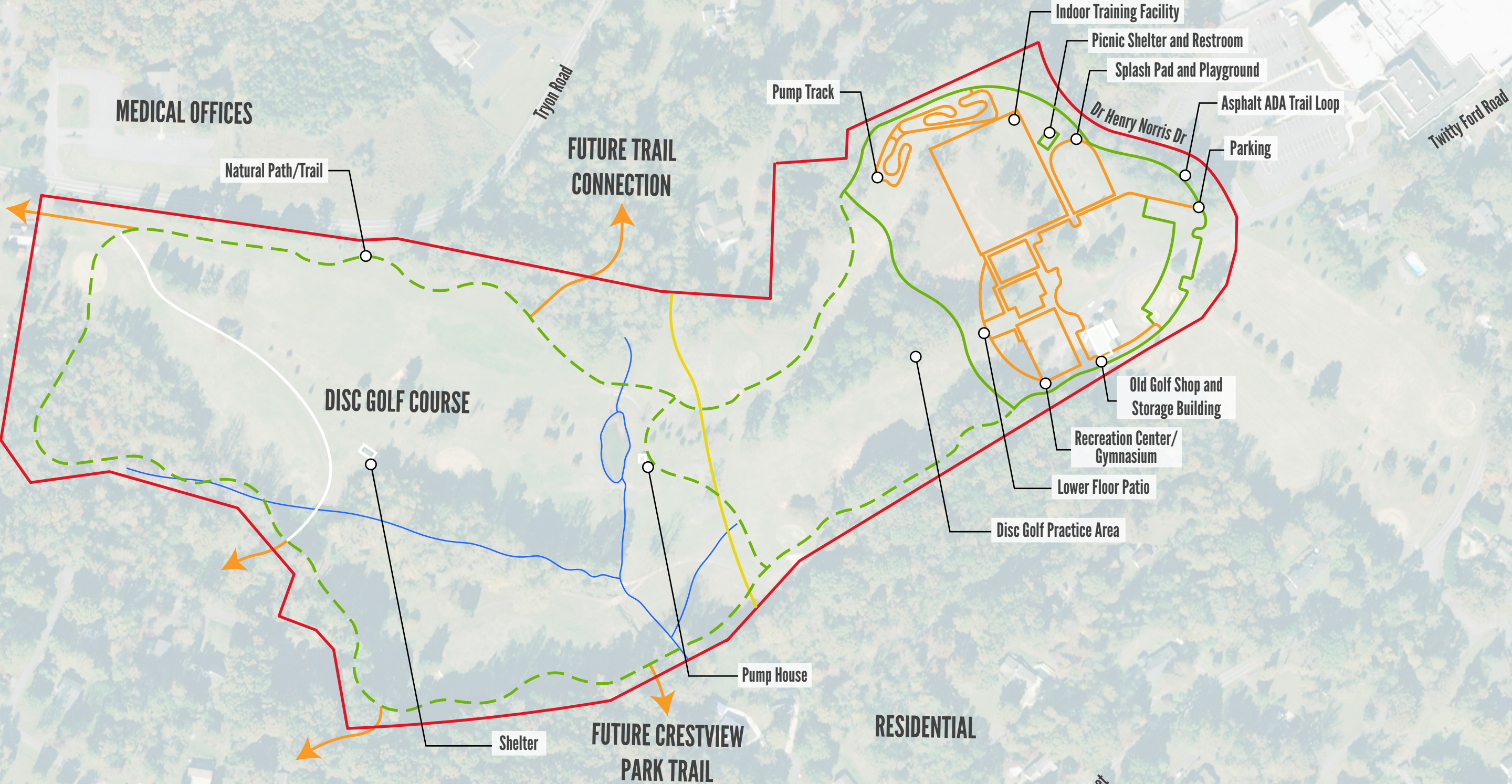
Each RESPONSE will be reviewed and scored using the weighted criteria as described above. A selection committee made up of the Town Manager, Finance Director, Public Works Director, & 2 members Parks & Recreation Committee will review and score each RESPONSE. The CONSULTANT whose RESPONSE receives the highest scores from each review will be selected as the recommended consultant to the Town Council for approval.

Recommendations for contract award will be made to the Rutherfordton Town Council, with a final selection anticipated on August 2, 2023. The selected firm will be expected to begin work immediately upon award of the contract & meet all deadlines for funding.

VII. POINT OF CONTACT

Please direct all questions regarding this project to Doug Barrick, Town Manager, at 828-287-3520 or dbarrick@rutherfordton.net. Incomplete RESPONSES may result in a reduced score in the first phase of the selection process or elimination from consideration. The Town of Rutherfordton reserves the right to reject any and all RESPONSES, to waive any informalities and to accept the CONSULTANT it deems most advantageous to the Town.

NORRIS RECREATION COMPLEX
TOWN OF RUTHERFORDTON, NC
PARTF SITE PLAN
MAP PRODUCED: MARCH 2022



LEGEND

- BOUNDARY (46 ACRES)
- EXISTING FACILITIES
- FUTURE FACILITIES
- PARTF REQUEST
- EASEMENT

0 100 200 FT.

Project Costs

Applicant: Town of Rutherfordton **Project Name:** Norris Recreation Complex - Phase I

Project Elements (Include specific units - sizes, numbers, lengths, etc. - for each item.)	Unit	Unit Cost	Total Item Cost
Building Costs			
Disc golf course - 18-Hole par 66 and 21-Hole par 3	Lump Sum	\$96,750	\$96,750
Asphalt path 8' wide	1,320 linear feet	\$80	\$105,600
Natural path/trail 8' wide - hike/bike	5,235 linear ft.	\$15	\$78,525
Picnic shelter	Lump Sum	\$250,000	\$250,000
Restrooms	Lump Sum	\$200,000	\$200,000
Parking (2280 SY), curb and gutter (1024 LF), and sidewalk/stairs (610 SY/67 LF)	Lump Sum	\$175,100	\$175,100
Amenities - utilities, lighting, signs, site furnishings, and landscaping	Lump Sum	\$140,000	\$140,000
Site prep - demolition, grading, erosion control, etc.	Lump Sum	\$150,000	\$150,000
Cost to Build or Renovate			\$1,195,975
Contingency for the Cost of Building / Renovating			
Contingency (<i>not to exceed 5% or \$50,000 of the cost to build, whichever is less</i>)			\$50,000
Planning and Incidental Land Acquisition Costs			
Construction management, site planning, preliminary design, survey and appraisals, or the cost of preparing the application (<i>not to exceed 20% or \$200,000 of the cost of the project, whichever is less</i>)			\$200,000
Total Project Cost			\$1,445,975
Total PARTF Grant Request			\$450,000
Total Local Match			\$995,975

October 23, 2020

Norris Recreation Complex

Master Plan Summary



Prepared For:
**Town of Rutherfordton,
North Carolina**

Prepared By:
Wirth & Associates
1230 West Morehead St. Suite 212
Charlotte, NC 28208

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Executive Summary

Master Plan Overview

The purpose of this Master Plan is to establish guidance for the future development of the Norris Recreation Complex on the town owned 50+ acre parcel previously occupied by the 9-hole golf course and clubhouse facility. The Rutherfordton Golf course was originally built by Dr. Henry Norris around 1929 and was privately operated. Between 1936 and 1940, the course was donated by Dr. Norris and his wife to the Town of Rutherfordton for use as a public golf course. In recent years, the level of play declined and maintenance concerns caused the closure of the golf course facility.

This Master Plan seeks to fulfill many new and desired recreational opportunities for the Town of Rutherfordton. Additionally, the Master Plan strives to create recreational opportunities that will positively affect the lives of the citizens of Rutherfordton by providing recreational amenities for interaction between all age groups and abilities. Sharing these amenity spaces and programming opportunities with the Town's citizens and visitors is the driving force in the long term success of the park.

This plan should be referenced by the Town of Rutherfordton as a tool when considering implementation and improvements to the park.



Aerial Photograph of Existing Golf Course Property

Site Analysis and Environmental Inventory

Site Description

Norris Recreation Complex is located on a 50-acre site adjacent to the Rutherford Regional Hospital near the center of the Town of Rutherfordton. The site is located south of State Highway 108, with the main site entrance coming off of Dr. Henry Norris Dr. and Twitty Ford St.

The Recreation Complex was previously a 9-Hole golf course, until 2018 when it was forced to shut down for financial reasons. The site consists of 3 parcels; A 45.1-acre parcel where the old golf course was located, a 2.5-acre parcel where the pro shop and parking for the golf course were located, and a 2.4-acre parcel that runs along the southwest corner of the property adjacent to the Forest Hills Neighborhood. The site is located at the crossroads of the future Overland Victory Trail and Crestview Park Trail. These trails are incorporated in the master plan within the site.

Existing Site Facilities

Norris Recreation Complex is mostly open lawn, with 3 main pockets of hardwood and evergreen trees, as well as some single trees scattered throughout the site due to the previous use as a golf course. A 2,500 SF pro shop is located off of Twitty Ford St. along with a parking lot. These facilities will not be used in the future use of the Norris Recreation Complex and are planned for demolition.

There are golf cart paths running throughout the site, as well as 3 cart path bridges crossing the main creek that runs North/South through the middle of the site. 2 of these bridges are in usable conditions, but the southern-most bridge will need to be repaired or replaced before it can be used as part of the disc golf course. Sand bunkers scattered throughout the site are beginning to be overgrown with grasses and will either remain as features in the disc golf course, or are planned for demolition for other park amenities.

Site Topography

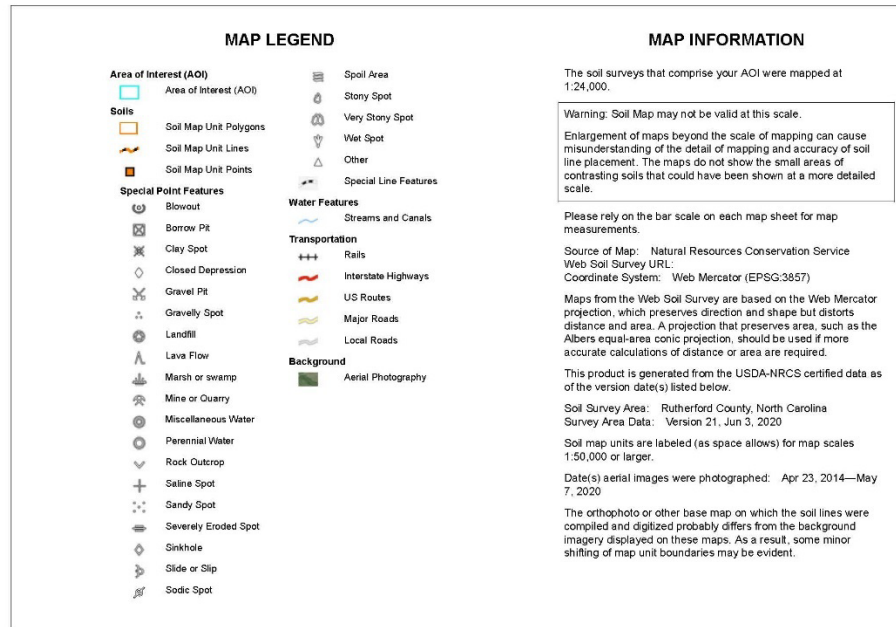
Norris Recreation Complex features long sloping hills, leading down to a stream that runs North/South through the center of the property. The Northeast portion of the site is high plateau that will feature much of the park development, as well as the entrance to the site. The elevation on site ranges from 870' at the south center of the site, to 1000' at the site entrance in the Northeast corner.

Slopes on site range from 2-25%, with around 40% of the site having moderate (8-15%) slopes, 35% of the site having steep (15-25%) slopes, 20% of the site having gentle (2-8%) slopes, and 5% of the site being flatter floodplain (0-2% slope).

Site Soil

Approximately 70% of the site is Madison Clay Loam, which is suitable for recreational development if steep slopes are avoided. Another 20% of the site is Cecil-Clay Loam, where much of the significant development on site will happen. 5% of the site is Cecil-Urban Land Complex, and the remaining 5% is Chewacla Loam, which is present almost exclusively in the flood plain.





Map Unit Legend

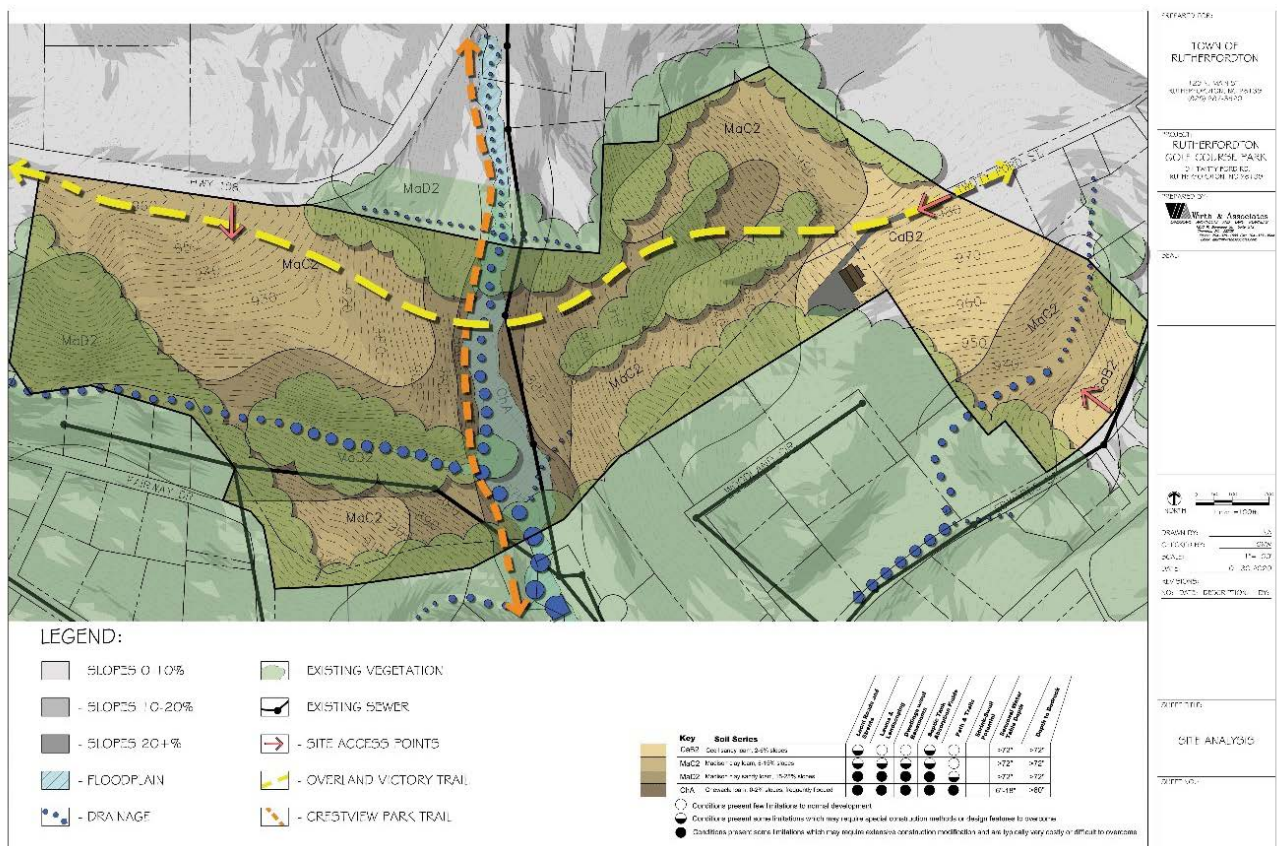
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB2	Cecil sandy clay loam, 2 to 8 percent slopes, moderately eroded	20.0	15.3%
CeB2	Cecil-Urban land complex, 2 to 8 percent slopes, moderately eroded	7.9	6.0%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	8.7	6.7%
MaC2	Madison clay loam, 8 to 15 percent slopes, moderately eroded	51.9	39.6%
MaD2	Madison clay loam, 15 to 25 percent slopes, moderately eroded	35.8	27.3%
Ur	Urban land	6.7	5.1%
Totals for Area of Interest		131.0	100.0%

Water Resources and Wetlands

Norris Recreation Complex has two main streams on site; The larger of the two bisects the site almost exactly down the middle and is dammed roughly in the center of the site to create a small pond with fish and wildlife. A second stream joins into the main stream from the west near the southern border of the park. There is also a prominent drainage ditch that runs through the middle of the southeast leg of the site that will carry water during and directly after a rain event.

Composite Site Analysis Map

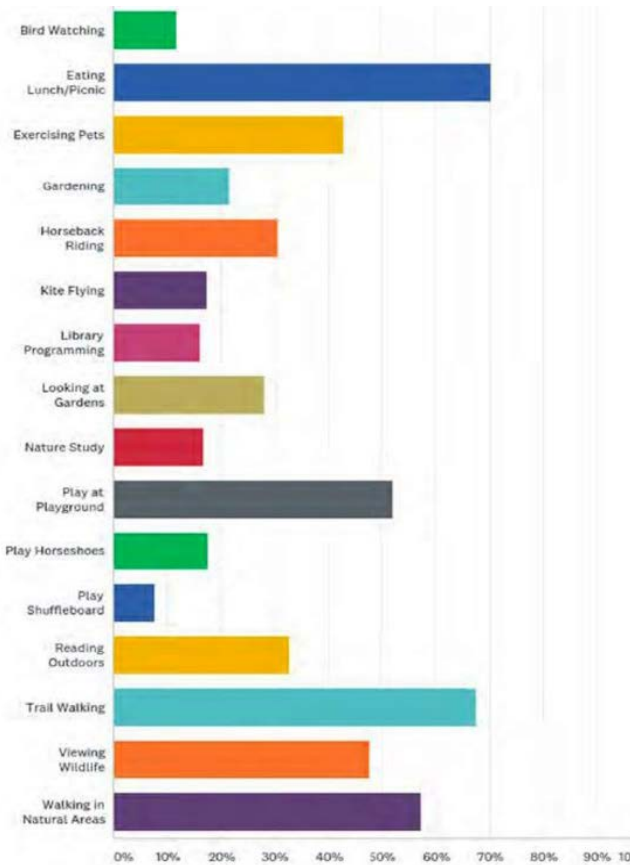
In addition to the natural resources and constraints described above, there are two regional trail connections to be considered in the master planning process. First is the east-west Overland Victory Trail and the other is the north-south Crestview Park connector trail. Both are shown on the Composite Site Analysis Map below:



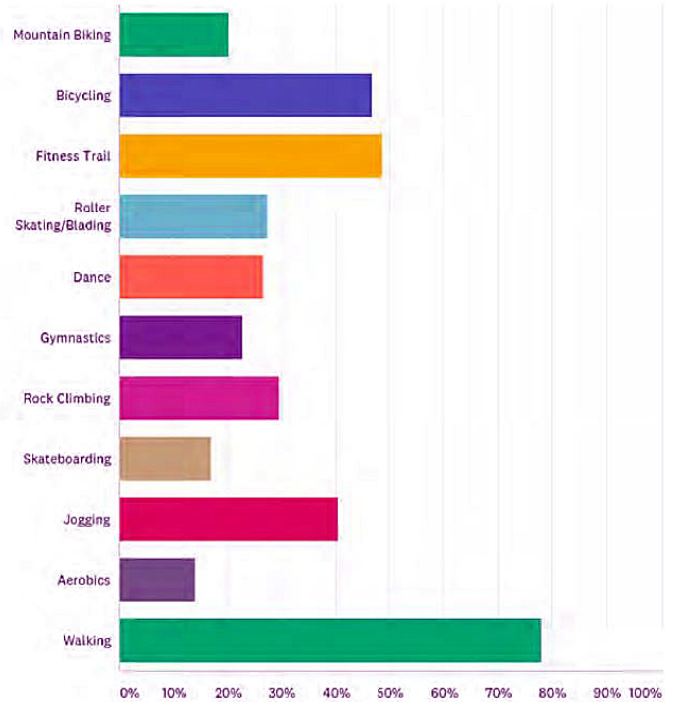
Recreational Needs

The Master Park & Recreation Plan for the town was completed in 2018. In addition, the Rutherfordton Golf Course Task Force has been working with the Town of Rutherfordton for roughly the past 18 months on the recreational opportunities for the Norris Recreation Complex. Below are summaries of the survey results from both the Master Parks & Recreation Plan and a survey conducted as part of the Golf Course Task Force Committee:

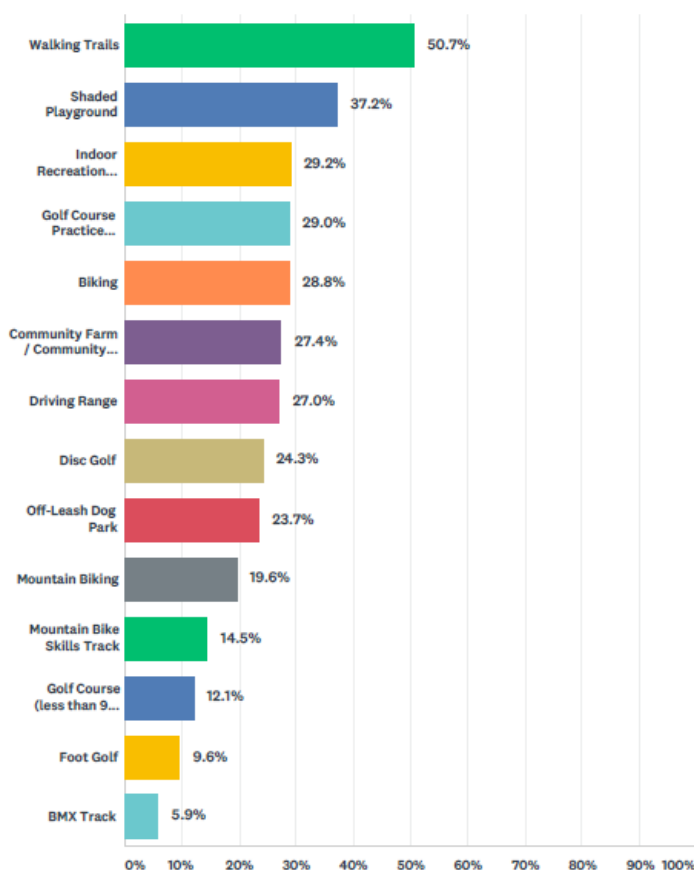
Passive Needs:



Active Needs:



Golf Course Needs Survey:



The Master Plan for the Norris Recreation Complex shall address these needs and, in association with the Kiwanis Park development, both passive and active needs can be addressed in this Master Plan.

Program Description

The program description for Norris Recreation Complex represents a combination of the ideas and comments from all previous plans, task force discussions, and public input. While preliminary master plans addressed many needs, the final program includes a large recreation center with an indoor swimming pool, a championship level disc golf course with advanced and intermediate tee pads, as well as a par-3 beginner layout, a 1.3-mile natural surface hiking/biking loop, a pump track, an indoor training facility, a playground and splash pad area, and a restroom and picnic shelter.

The Norris Recreation Complex will also feature a signature golf practice area with three par-3 holes, a 40-yard chipping area, a 4,500 SF putting green, driving cages, and a golf course shelter and memorial. These golf amenities will include synthetic greens and tee pads to ensure longevity and lower maintenance costs of these features.

Preliminary Master Plans

After exploring several options for keeping golf as the major focus of the site development, the Golf Course Task Force Committee asked Wirth & Associates to explore other options besides golf on the subject property. These options included a recreation center, indoor practice facility, multi-generational playgrounds, biking and walking trails, disc golf as well as a scaled down golf practice facility.

All plans address the east-west Overland Victory Trail and the Crestview Park Trail connections.

The following Preliminary Master Plans were prepared and then presented at a public input meeting:



Preliminary Master Plan A: Plan includes recreation center, indoor practice facility, championship disc golf course with short course options, walking/biking trail, pump track, playground and spray ground areas, access and parking off of Twitty Ford Road and a golf practice facility accessed separately from Edwards Street.



Preliminary Master Plan B: Plan includes the indoor practice facility, disc golf course with short course options, walking biking trail, pump track, access off of Dr. Henry Norris Drive and a smaller golf practice facility near The Clubhouse facility. This plan looks at opportunities to sell off a 6.6 acre tract at Edwards Street and two 1.3 acre parcels off of Hwy. 108 for future development and to generate revenues for the town.



Preliminary Master Plan c: Plan is the same as Plan B except that the parcels designated for sale in that plan are now shown as future park development.

Public Input:

With the help of Wirth & Associates and the task force, the above Preliminary Master Plans were presented citizens of the Town of Rutherfordton on June 30, 2020 at the golf course site. This afforded the citizens to not only review the 3 plans and provide input but also gave the citizens to walk and view the property. Golf carts were also available to tour the property.

From these meetings, data was compiled to show the public's desirable uses for the park. Overall, the public had positive feedback regarding disc golf, mountain biking, an indoor pool and recreation center, splash pad and playground, walking trails, a wellness garden, and an indoor training facility. Some activities the public was not in favor of were disc golf, selling part of the land to help with development costs, hiking trails, and vehicular access from the adjacent neighborhood. Other activities that were requested, but not presented on any of the plans at the meetings were a golf course, driving range, dog park, mini-golf, a naturalized park with wildflowers and taller prairie grasses, and sidewalk access from adjacent neighborhoods.

The public was also encouraged to join in on conversations/meetings with the Golf Course Task Force Committee throughout the entire planning process.

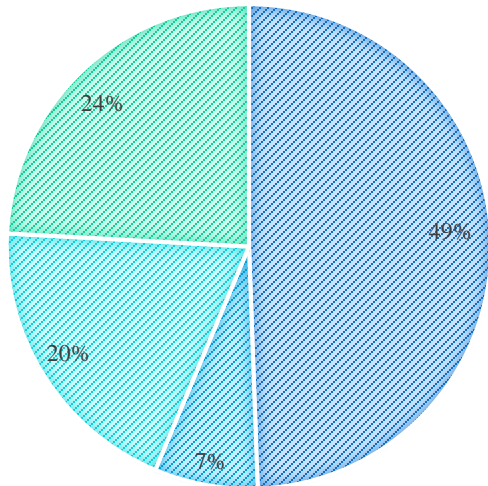
A comment card was provided for written comments and a plan preference as well. The following tables and graphs illustrate the format and the resultant input from the public meeting:

Comment/Preference Card:

<p><u>RUTHERFORDTON GOLF COURSE PARK</u></p> <p>Public Input Forum – June 30, 2020</p> <p>Name (Optional): _____ Email (Optional): _____</p> <p>Plan Preference:</p> <p><input type="checkbox"/> Plan A <input type="checkbox"/> Plan B <input type="checkbox"/> Plan C</p> <p>Additional Comments:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>

PLAN PREFERENCE

■ Plan A ■ Plan B ■ Plan C ■ None



Total Votes:

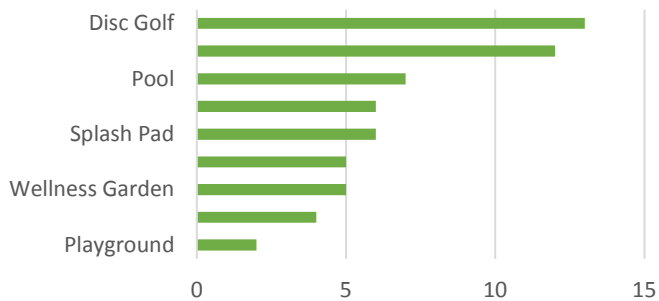
Plan A: 43

Plan B: 6

Plan C: 17

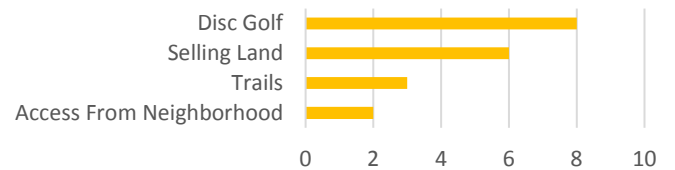
Public Input Comment Summaries:

PLAN POSITIVES



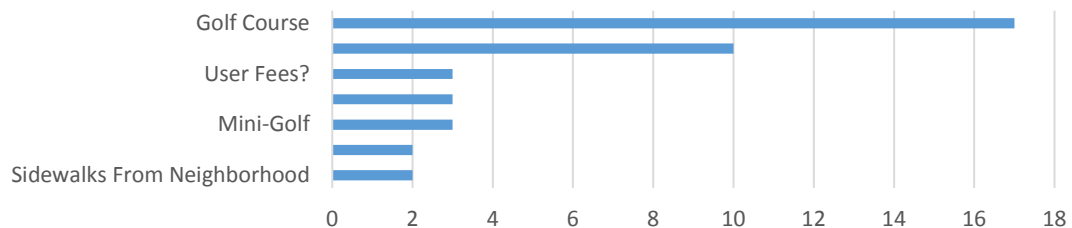
Also Mentioned: Sledding Hill; Selling Property Along HWY 108

PLAN NEGATIVES



Also Mentioned: Indoor Soccer; Mountain Biking; Pool

OTHER DESIRED ELEMENTS



Also Mentioned: Amphitheater; Band Shell; Community Garden; Food Truck Area; Foot Golf; Lazy River; Skate Park; Spike Ball/Gaga Ball/4-Square Area

Public Input Meeting Photos:



Park Master Plan:

Site Plans and Illustrations: The following plans and graphics illustrate the final master plan for the park. The plan includes a 19,000 sf recreation center (preliminary floor plans below), the indoor practice facility, 18 hole par 66 disc golf course with a 21 hole par 3 beginner course interspersed within the overall par 66 course, 1.3 miles of natural surface hiking and biking trails, a pump track, access off of Dr. Henry Norris Drive with secondary access off of Twitty Ford Road, golf practice facility with chipping green, putting green, driving cages, a restroom and picnic shelter and three hole par 3 golf course with several tees areas to increase the variety of shots to be played. A playground and splash pad are included as well. The lower plaza area at the recreation center can serve as a community gathering area and the open field for the beginning of the disc golf course can be used a sledding hill when it snows.

Over Master Site Plan:



Detail of Master Site Plan:



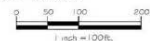
MASTER PLAN - DETAIL

- 19,000 SF Recreational Center and Disc Golf Shop
- 18-Hole Par 66 Disc Golf Course
- 21-Hole Par 3 Beginner Disc Golf Course
- 1.3 Mile Natural Surface Hiking/Biking Loop
- 3 Par-3 Golf Practice Holes
- 40-Yard Chipping Area
- 4,500 SF Putting Green
- Plaza and Lawn Area adjacent to Recreational Center
- 20,000 SF Pump Track
- Indoor Training Facility
- 8,500 SF Play Area
- 4,000 SF Splash Pad
- Restroom/Picnic Shelter
- 146 Parking Spaces
- Access from Dr. Henry Norris Dr. and Twitty Ford St.

NORRIS RECREATION COMPLEX

191 TWITTY FORD RD.
RUTHERFORDTON, NC 28139

AUGUST 27, 2020



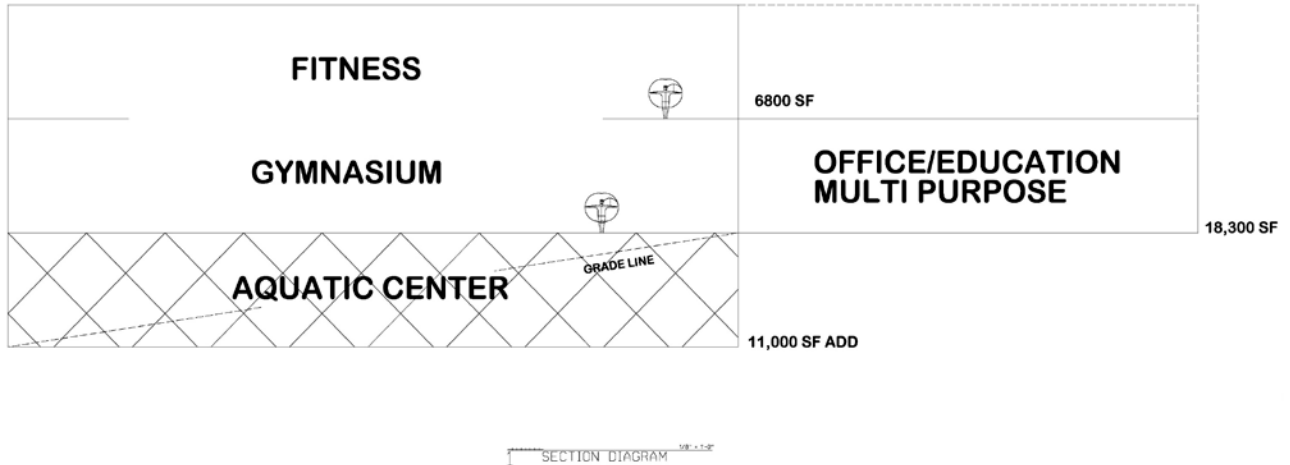
Rutherfordton
NORTH CAROLINA

Wirth & Associates
ARCHITECTS AND LAND PLANNERS
130 N. Main St., Suite 212
Greenville, NC 27604
Phone: 704-475-1588 Fax: 704-475-1884
Email: jay@wirthassociates.com

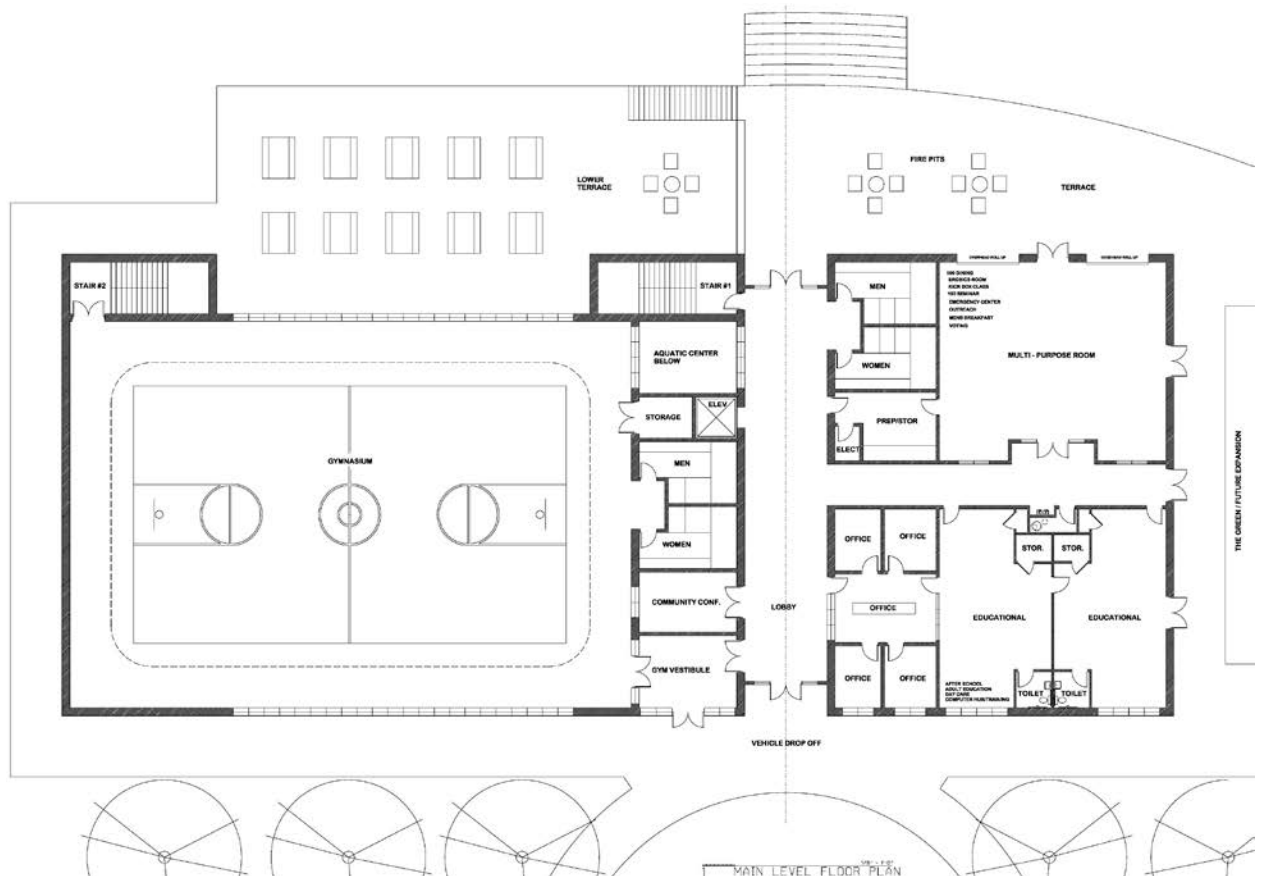
Luttmann
ARCHITECTURE, INC.
217 W. Main St., Suite 101, Rutherfordton, NC 28139
CELEBRATING 25 YEARS

Preliminary Architectural Study for Recreation Center:

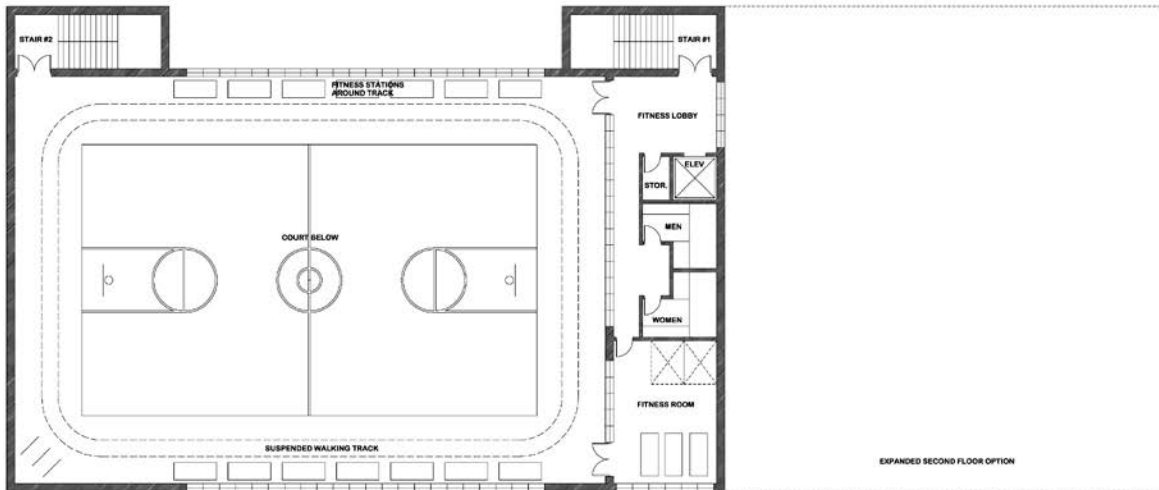
Cross Section: Illustrates how recreation center utilizes existing grades at the site. Note Architectural plans provided by Luttman Architecture, Inc., Mooresville, NC.



Main Floor Plan:

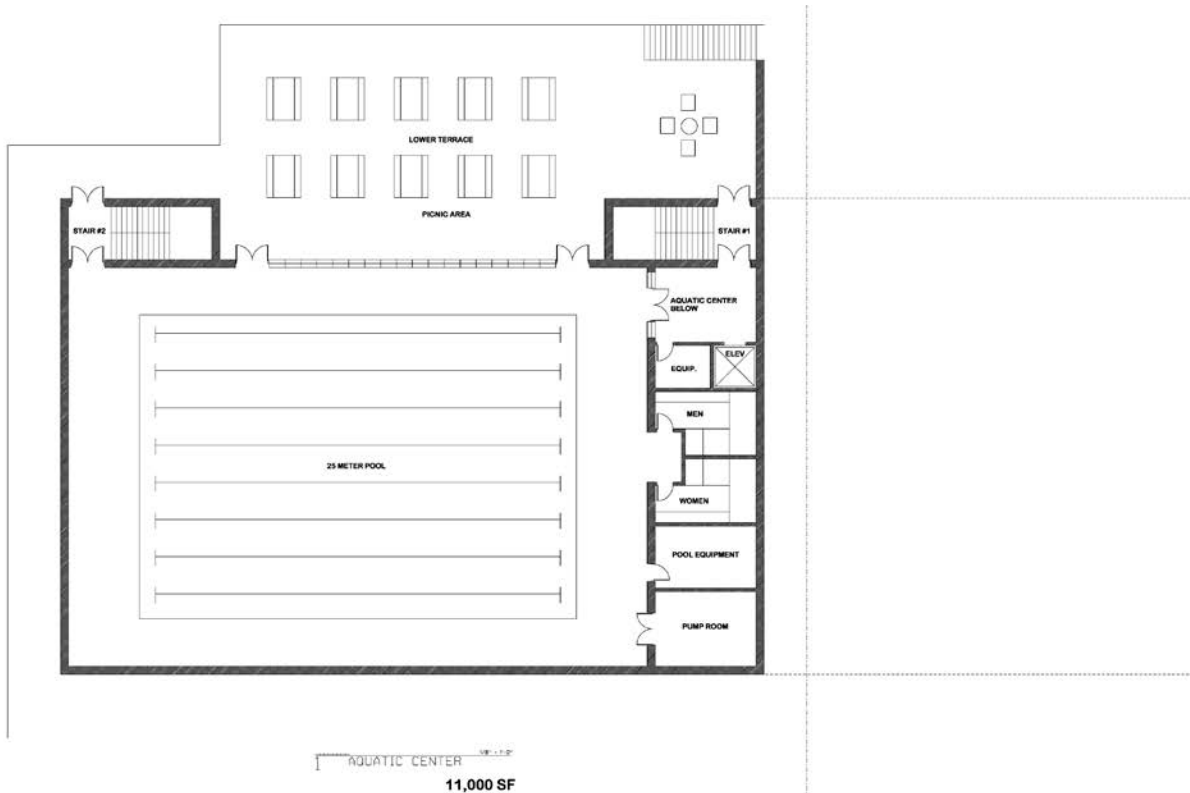


Upper Fitness Level Floor Plan:



FITNESS LEVEL FLOOR PLAN
8200 SF

Lower Level Aquatic Center:



AQUATIC CENTER
11,000 SF

Project Costs

Project costs are broken down as follows:

Infrastructure Costs:	\$ 450,000
Paving, Parking, & Pathways:	\$ 669,000
Playground/Shelters:	\$ 475,000
Splash Pad/Equipment:	\$ 525,000
Golf Practice Area:	\$ 550,000
Disc Golf Course:	\$ 71,000
Pump Track/Exercise Stations:	\$ 160,000
Recreation Center:	\$ 9,725,000
Indoor Training Center:	\$ 3,660,000
Mobilization/General Conditions:	\$ 810,000
Contingency/Design & Permitting:	<u>\$ 3,550,000</u>

Project Total: \$ 20,645,000

Note: This estimate reflects our current understanding of construction costs and is the result of prices included in recent bids and with discussions with contractors. Prices may vary somewhat from this estimate at the time the bids are to be let due to material availability, contractor workload, site conditions and economic climate. Soft costs, such as surveying and design fees, are included. This estimate is based on Master Plan drawings dated August, 2020.

Acknowledgements:

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- **Town of Rutherfordton Mayor and Town Council**
- **Town of Rutherfordton Golf Course Task Force Committee**
- **Mr. Doug Barrick – Town of Rutherfordton Town Manager**
- **The Citizens of Rutherfordton for their participation and input during the master planning process.**