

FORM A – SOLICITATION RESPONSE COVER SHEET



Solicitation Response

Rodeo/Fairgrounds Master Plan

Please note all that apply:

- ☒ Addenda Number(s) Received (if any) .1. 2.....
- ☒ Original Forms A through F
- ☒ Flash Drive

Business Name: GH2 Architects, LLC

Business Address: 1375 North Scottsdale Rd, Suite 180
Scottsdale, Arizona 85257

Business Phone: (480) 699-1945

Business Contact: Robert Wadsack

Contact Email: rcw@gh2.com

Firm/Company Comments: GH2 Architects, LLC (GH2 Equine Architects) is thrilled to learn
about the City of Prescott's exciting venture into creating a new master plan for the
World's Oldest Rodeo. Enclosed below is our response to your request for proposals,
offering a glimpse into our firm's relevant experience and the strong team of local and
equine specialty professionals that will be working on this master plan, should you
choose to work with our firm. Thank you very much for your consideration, please feel
free to reach out to us at any time should you require additional information.



**MORE THAN 4,200 PROJECTS
IN 48 STATES AND 13 COUNTRIES
52 YEARS OF SERVICE AND COUNTING**

GH2 Equine Architects is a dedicated specialty practice of GH2 Architects, LLC—an award winning, international architecture and planning firm, creating transformative design since 1973.

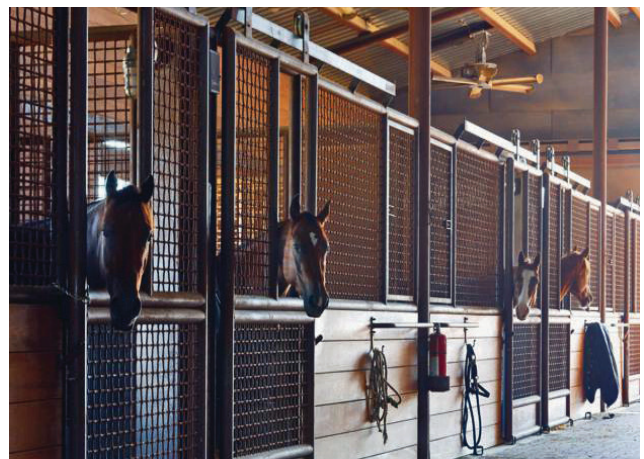
Passionate about horses and animal care facilities, our nationwide staff have master planned and designed many of the finest equine amenities across five continents. We have raised the level of sophistication, functionality, safety and efficiency of equine and livestock facility master planning and design worldwide.

Our equine project experience ranges from highly technical surgical centers and bio-isolation stables to Class I racetracks and equine event centers to personal training, breeding, boarding and recreational facilities.

We are not only architects, but we are also active equestrians and facility users. Our passion provides further interaction and feedback from fellow users and industry leaders. We, in turn, pass those insights and knowledge on to their clients. GH2's project experience and personal involvement within the equestrian industry remains unmatched.

PROJECT TYPES

Rodeo Grounds | Fair Grounds
Polo and Equestrian Clubs
Private Equestrian Estates
Breeding Farms | Training Farms
Horse Parks | Therapeutic Riding Centers
Equine Therapy / Rehabilitation
Show and Event Venues
Equestrian Lifestyle Communities
University Equine Facilities



GH2's office in the Valley is located on Scottsdale Road and McDowell in Scottsdale. Our national team of dedicated professionals provides in-house architecture, interior design and landscape architecture services and several special skills such as master planning and cost estimating on behalf of our diverse client base.



KALA ADE, AIA

Principal | Equine Practice Director | Senior Architect

14 years of experience | 13 years with GH2

Master of Architecture
and Equine
Science Certificate
Kansas State University

Professional Affiliations

North American
Six-Horse Hitch Classic
Series | member

Belgian Draft Horse
Corporation | member

- ◆ National Western Center - Campus master plan and design guidelines
- ◆ Tulsa Expo Square Fairground improvements, including new Bronco Barn equine facility
- ◆ Park of East Texas master plan
- ◆ Texas A&M Equine Initiative master plan
- ◆ Dickinson State University Agriculture Building & Rodeo Arena
- ◆ Riverlands Equestrian Facility British Columbia, CA
- ◆ Kansas State University Animal Science Arena
- ◆ Florida Horse Park comprehensive master plan
- ◆ Bell County Expo Livestock/ Equestrian Center
- ◆ Central Arkansas Fairplex | Saline County
- ◆ City of Salisaw - New Multi-Purpose Arena
- ◆ Casey Jones Park Rodeo master plan Elizabeth, CO
- ◆ Pebble Beach Equestrian Center master plan



ROBERT WADSACK, AIA, LEED AP, ALEP

Principal-in-Charge | Arizona Office Manager | Senior Architect

18 years of experience | 9 years with GH2

Registered Architect
Arizona

Bachelor of Architecture
Minor in
Construction Science
University of Oklahoma

Master of Science,
Civil Engineering
College of Engineering
Oklahoma State University

LEED Accredited
Professional | United States
Green Building Council

- ◆ City of Mesa - "The POST" Historic Post Office rehabilitation
- ◆ Maricopa County - Early Childhood Education Center Library Distribution Center current On-Call contract
- ◆ City of Mesa - current On-Call contract with multiple ongoing projects
- ◆ City of Phoenix Neighborhood Services Department current On-Call contract
- ◆ City of Avondale, AZ Small Business facade improvements
- ◆ City of Mesa Red Mountain Park expansion
- ◆ Gila County Fairgrounds Electrical Assessment
- ◆ Humboldt Unified School District Mountain View Elementary School Weatherization Granville Elementary School Weatherization and Roof Replacement Pronghorn Middle School Weatherization
- ◆ Creighton Elementary School District Main Distribution Frame (MDF) renovation
- ◆ City of Coolidge - On-Call contract



MARTHA MITCHELL, RA, LEED AP

Senior Architect

32 years of experience | 4 years with GH2

Master of Architecture
University of Utah

Bachelor of Architecture
Bachelor of
Science, Philosophy
University of Utah

ASSIST, Inc. Community
Design Center board
member,
2015 - present

- ◆ Oklahoma State University Botanic Garden Education Center
- ◆ Kansas State University Equine Performance Testing Center Animal Science Arena
- ◆ Linn-Benton Community College Agricultural Education Center
- ◆ Ohio State University College of Veterinary Medicine Equine Performance Evaluation Clinic
- ◆ Southeastern Oklahoma State University Rodeo & Agricultural Expo Center
- ◆ Pebble Beach Equestrian Center master plan
- ◆ City of Cleveland, OH Mounted Police Stables
- ◆ Dickinson State University Rodeo Arena
- ◆ Sterling Silver Stables Private Farm
- ◆ New Veteran's Hospital (VHiT) | Tulsa
- ◆ Cherokee County Animal Science Arena & Livestock Arena



JAMIE PRASHAW, AIA, EDAC, LEED AP BD+C

Associate Principal | Senior Architect

18 years of experience | 6 years with GH2

Master of Architecture
Univ. of Colorado Denver

Bachelor of
Environmental Design
Univ. of Colorado Boulder

Fear Free certified
design professional

Professional Affiliations

American Quarter Horse
Association member
US Hunter Jumper Association
US Equestrian Federation

- ◆ Dickinson State University
Agriculture Building & Rodeo Arena
- ◆ Kansas State University Animal
Science Competition Arena & Horse Unit
- ◆ Kansas State University
Equine Performance Testing Center
- ◆ Tulsa Expo Square Fairground
improvements, including
new Bronco Barn equine facility
- ◆ Herman Ranch and Equestrian
master plan | Bartlesville OK
- ◆ Sundance Ranch | Mabank, TX

- ◆ Adams County, CO
Regional on-call contract
- ◆ Private Client
Colorado Ranch master plan
- ◆ Pebble Beach Equestrian
Center master plan
- ◆ Casey Jones Park Rodeo master plan
Elizabeth, CO
- ◆ Southwest Sport Horses | Cleveland, TX
- ◆ Hardaway Veterinary Hospital
new facility - Bozeman, MT



ANDREW COLBERT, AIA

Associate Principal | Project Architect

15 years of experience | 4 years with GH2

Registered Architect
Arizona

Master of Architecture
University of
Wisconsin-Milwaukee

Bachelor of Architecture
Southern Illinois University

- ◆ Maricopa County -
Early Childhood Education Center
Library Distribution Center
current On-Call contract
- ◆ City of Mesa - "The POST"
Historic Post Office rehabilitation
- ◆ City of Mesa - current On-Call contract
with multiple ongoing projects:
City Plaza 5th Floor renovation
Restaurant Incubator conceptual design

Red Mountain Park expansion

EMSC Customer Service improvements

- ◆ City of Coolidge - On-Call contract
- ◆ City of Surprise - On-Call contract
- ◆ City of Phoenix Neighborhood Services
Department current On-Call contract
- ◆ Queen Creek Unified School District -
Eastmark Preschool
- ◆ Industrial Developers of Oklahoma
Multiple tenant improvements and new builds



OLIVIA HUPY, RA

Project Architect

8 years of experience | 7 years with GH2

Bachelor of Architecture
Oklahoma State University

Oklahoma State University
Equestrian team member

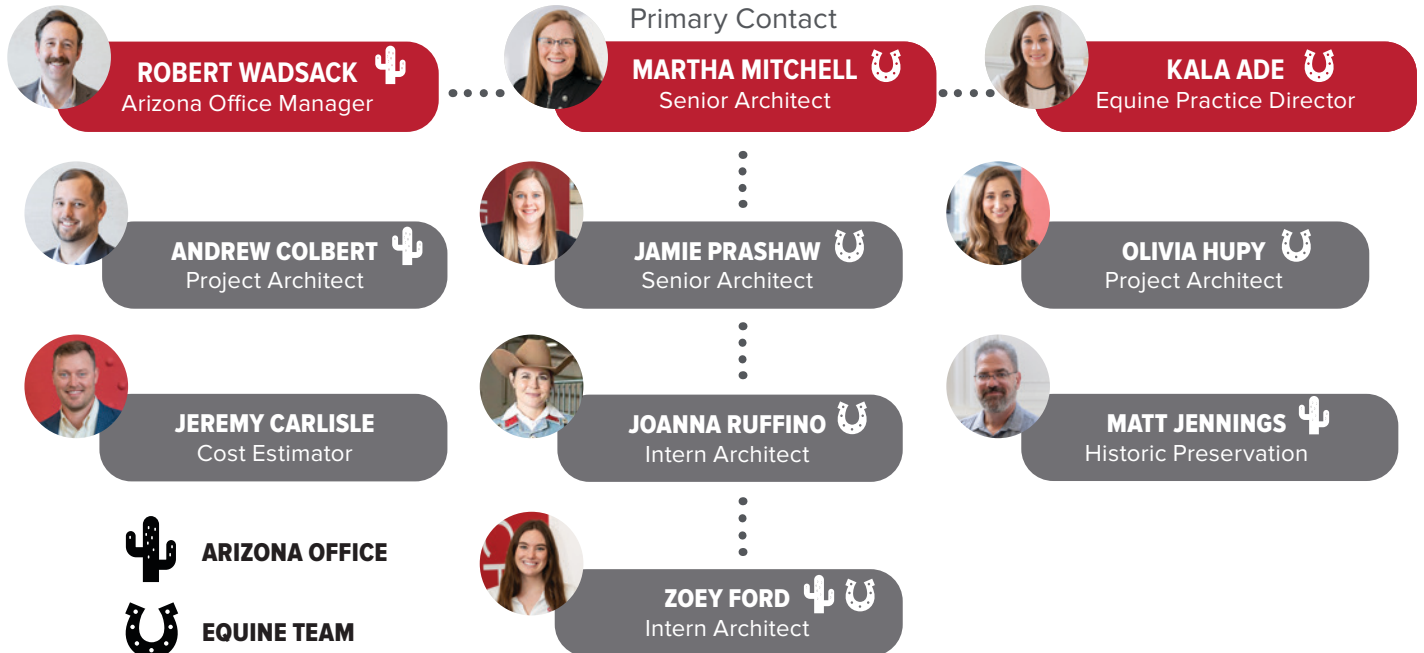
- ◆ National Western Center - Campus
master plan and design guidelines
- ◆ Kansas State University
Animal Science Arena
Equine Performance Testing Center
- ◆ Tulsa Expo Square
Fairgrounds improvements
new Bronco Barn equine facility
- ◆ Montana State University
Livestock master plan
- ◆ Kirkwood Community College
Equestrian Center

- ◆ Oklahoma State University
Dairy Robotic Milking Parlor;
Dairy Center | Helms Hall;
Botanic Garden Education Center
- ◆ Ohio State University
College of Veterinary Medicine
Equine Performance Evaluation Clinic
- ◆ Southeastern Oklahoma State University
Rodeo & Agricultural Expo Center
- ◆ Pebble Beach Equestrian Center
master plan
- ◆ City of Salisaw - new Multipurpose Arena

ORGANIZATION CHART



Architecture | Interior Design | Landscape Architecture | Master Planning | Cost Estimating



SUB-CONSULTANTS



Civil Engineering

At Kimley-Horn, one of the nation's premier engineering, planning, and design consultants, our professionals are experts in many disciplines yet share one passion: making our clients successful. We combine creative yet practical solutions, a sense of urgency, and a focus on bottom line value to meet your specific project needs.



Structural Engineering

Meyer Borgman Johnson (MBJ) is a multi-specialty structural design practice structuring places that shape lives. With 65+ years of experience, our structural services include structural design and analysis, construction documents, field observation, feasibility studies, special inspections, condition surveys, forensic assistance, and others.



Mechanical | Electrical
Plumbing Engineering

KCL Engineering specializes in delivering mechanical, electrical, plumbing, and technology design services through an innovative consulting engineering model. We prioritize building strong client relationships and delivering high-quality projects through rigorous design and review processes with over 80 qualified professionals.



Community Engagement

BetaPr specializes in providing public involvement services for public sector infrastructure improvements projects across the Southwest. From stakeholder groups, property owners and residents, to business owners, homeowner's associations and beyond, we understand that making a connection drives success.



Economic Feasibility

CSL brings experience from over 2,000 prior engagements to the planning phases of your project. Our consultants will thoroughly and effectively evaluate the various market demand, program planning, financial, economic, funding and other factors that will determine short and long-term success.

CASEY JONES PARK RODEO ARENA

MASTER PLAN

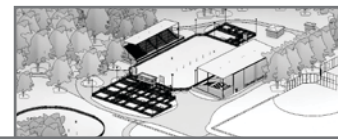
Owner: Michael Barney, Director | mike@elizabethpr.com | 303.646.3599

Size: 10 acres

Budget: \$11,500,000 (est.)

Scope: Programming, Master Planning and Conceptual Design

GH2 was part of a team of architects, landscape architects and civil engineers that developed a comprehensive master plan for the Casey Jones Park, including rodeo and equestrian facilities, campground, recreation center, field house and dog park. GH2 focused on the rodeo and equestrian facilities including a new arena designed to meet PRCA requirements for all rodeo activities. The facility includes a full barrel racing pattern and fences designed for rough stock. The new back pens are designed for six rough stock chutes, as well as optimal pen and alley configuration. The new grandstands are sized to include 3,500 seats, including a 150 seat VIP area. Under the concrete grandstands, the design also includes restrooms, concessions and storage. Also included in the design are a new warm-up arena and a 20-stall barn for temporary housing. Casey Jones Park is just off a state highway in Colorado in the residential community of Elizabeth.



WICKENBURG RANCH | ARIZONA

EQUESTRIAN CENTER MASTER PLAN

Owner: Jeffrey Davis, M3 Companies | 928.771.0411 | jdavis@m3comp.com

Size: 23 acres

Budget: \$6,717,996 (est.)

Scope: Programming, Master Planning and Conceptual Design

This new equestrian boarding and event facility is a major lifestyle amenity within a 1,600-acre residential development in Wickenburg, Arizona. The site is located near a large mesa and facilitates an open turf area for family recreation and fishing. The equestrian facility provides a 180 ft x 385 ft covered arena with cattle pens, roping boxes and chutes, ideal for roping practice and competitions. A clubhouse/rider's center faces the arena to facilitate viewing of the arena by spectators. The barn is connected to the arena by covered walkways and two courtyards and is unique with a square courtyard in the middle. Each side of the barn has 20 stalls with tack rooms, wash/groom areas, and feed utility rooms located at each corner of the barn. Located near the barn are two 60 ft diameter round pens and trailer parking for easy access for transporting horses. A 120' covered round pen is located near the arena and is surrounded by cattle pens. A 150 ft x 300 ft outdoor arena equipped with a covered cattle working area provides an outdoor option for roping practice and riding. Turnouts are placed as a buffer between the equestrian facility and the housing lots.



TULSA COUNTY EXPO SQUARE MASTER PLAN AND RODEO FAIRGROUNDS

Owner: Amanda Blair, Chief Operating Officer | ablair@exposquare.com | 918.744.1113

Size: ~28 acres

Budget: \$18,800,000

Scope: Master Planing, Architecture, Interior Design, Landscape Architecture, Construction Administration

Originally built in 1966 featuring the iconic 76-foot-tall Golden Driller, the Tulsa County Expo Square is located in the heart of Midtown Tulsa. Following the passage of the VisionTulsa citywide bond issue, Expo Square expanded and renovated their current facilities. GH2 provided programming, planning, design and construction administration services for a new equine facility, event plaza, signage and event stage for the Fairgrounds..

The nearly 129,000-square-foot equine facility sits along the side of the Fair Meadows racetrack and contains 384 Slide-N' Glide style stalls aiding in an efficient turn-over between events. A 100' x 200' arena, that will also function as a saddling paddock during race season, will be connected to the track and to the adjacent Super Duty Arena. Two stories of multi-purpose event space will have direct views out onto the track, new plaza and into the arena/saddling area, with fully equipped concessions. Patrons also have easy access to teller and wagering booths from both the inside and the outside of the facility.

Expo Square regularly hosts events and is surrounded by suburban residential communities as well as a shopping plaza directly to the east.



KANSAS STATE UNIVERSITY COMPETITION ARENA & RESEARCH UNIT MASTER PLAN AND RODEO ARENA

Owner: Rosanna Carvalho, AIA, CFP, Director of Project Management | rcarvalho@ksu.edu | 785.532.1732

Size: 76,507 sf

Budget: Phase 1 Construction Cost = \$20,700,000

Scope: Conceptual Design, Architecture, Interior Design

The first part of KSU's new facility enhancement includes a new Competition Arena adjacent to the Stanley Stout Center, K-State Rodeo facilities and the outdoor Burtis Arena, all located on the newly renamed street, Animal Science Gateway. The addition of the Competition Arena to the Animal Science Gateway area will further enhance the academic programs at K-State that prepare students for work in the agriculture industry.



The new Competition Arena will also provide a safe and efficient environment to host events such as the annual Collegiate Rodeo – a fundraiser event that is put on by and benefits the student members of the K-State Rodeo Club. Classroom and flexible animal exhibition holding pens and equipment will support multi use educational experiences. This facility will have the capability to support external and/or adult animal events from a statewide, regional, and perhaps national perspective as scheduling allows, increasing the exposure of K-State to its stakeholders. This facility, when combined with the surrounding facilities, will truly create a hub for ASI and a destination for current and future students, and our stakeholders from Kansas, the region, and nationally.

CITY OF PRESCOTT, ARIZONA

EQUESTRIAN EVENTS CENTER MASTER PLAN

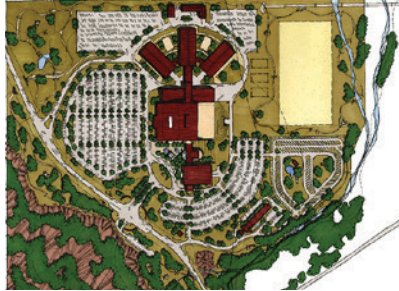
Owner: Unavailable

Size: 170 acres

Budget: \$40,000,000 (est.)

Status of Completion: Economic Feasibility & Impact Study, Master Planning and Conceptual Design

The new Prescott Multi-Use Equestrian Events Center was developed on a "postcard-perfect" 170-acre site between Prescott's historic downtown tourist area, the airport, and a new extension of Highway 89. GH2



Architects designed the facility which included a climate-controlled main events arena with stadium seating for 3,400 spectators, 12 luxury suites seating 240, a full-service restaurant and club overlooking the main arena, outdoor arena, and staging areas. The outdoor arena has covered seating for 2,000 and each of the suites is provided with outdoor arena seating decks. The main and outdoor arenas share a central spectator services concourse and lower level exhibitor service/livestock holding areas, and have direct access under the spectator seats between both arenas.

This large complex also includes livestock/horse barns for up to 580 horses, two indoor staging arenas, two practice arenas, maintenance service barns, polo/eventing field, Olympic cross-country jump course, RV park, a banquet/conference facility with a 1500 person capacity, administration offices and ticket booths, a hotel site, and other amenities which make this a world-class facility.

REFERENCES

ZAC KOCEJA, PLA

Project Manager, Engineering
City of Mesa
480.644.4687
zac.koceja@mesaaz.gov

JEANNETTE ARNTZEN

Director of Purchasing
Humboldt Unified School District
928.759.4014
jeannette.arntzen@humboldtunified.com

ERIC BARCON

Public Works Capital Project Mngr
Maricopa County
602.506.6476
eric.barcon@maricopa.gov

MICHAEL BARNEY

Director
Casey Jones Park
303.646.3599
mike@elizabethpr.com

JOHN GILBERTSON

Fleming Construction Co.
918.627.7800
jgilbertson@flemingbuidlingco.com

AMANDA BLAIR

Chief Operating Officer
Tulsa County Expo Square
ablair@exposquare.com
918.744.1113

MONICA DAVIS

Senior Director, Construction
& Facilities Planning
Kirkwood Community College
203.858.9439
monica.davis@kirkwood.edu

PAUL T. CABLE

Statewide Project Manager
Kentucky State Fair Board
502.382.7817
paul.cable@ky.gov

DON MONTGOMERY

Facilities Planning
and Construction Department
Texas A&M University
979.458.7052
donald.montgomery@tamus.edu

ROSANNA CARVALHO, AIA, CEFP

Director of Project Management
Kansas State University
785.532.1732
rcarvalho@ksu.edu

KEVIN MCCOY

Executive Director of Operations
Kentucky Exposition Center
502.367.5000
kevin.mccoy@kyvenues.com

MARK DULUK

Architecture Design
City of Cleveland, OH
216.664.2584
mduluk@clevelandohio.gov

APPROACH

PROJECT INCEPTION | GH2 Architects is eager to partner with the City of Prescott to develop a comprehensive and forward-thinking Master Plan for the historic Prescott Rodeo/Fairgrounds. Our approach is deeply rooted in collaboration, community engagement, and a commitment to transforming challenges into opportunities. We understand the unique blend of history, community significance, and functional needs that define this site, and we are prepared to deliver a plan that keeps the history of the World's Oldest Rodeo intact while keeping the growing community of Prescott residents at the forefront of our considerations.

PUBLIC ENGAGEMENT / VISIONING + ALIGNMENT – Stakeholder Input and Design Charettes

Our approach to public engagement is predicated on active listening and inclusive participation, as aided by our public engagement and economic feasibility subconsultants, Beta PR and CSL respectively. We recognize that the success of this Master Plan hinges on understanding the diverse needs and concerns of all stakeholders.

We will facilitate focused meetings with each identified group, including:

- ♦ **Adjoining Neighborhoods:** Dedicated sessions will address critical concerns regarding noise, light pollution, and traffic congestion during events.
- ♦ **Prescott Frontier Days, Inc. (PFD):** We will work closely with the PFD leadership (Mr. Jim Brown, General Manager, and Ms. Kymberli Lopez, President) to understand their operational needs, historical perspectives, and aspirations for the Rodeo/Fairgrounds.
- ♦ **City Departments:** Collaboration with relevant City departments will ensure alignment with broader City initiatives, infrastructure capabilities, and regulatory requirements.
- ♦ **Other Site Users:** We will engage with the University of Arizona (UofA) Extension Office (Mr. Matt Halldorson, Director), Auto Club, and County Fair organizers to understand their current facility usage, desired improvements, and future growth needs. Specifically, the UofA's interest in a teaching kitchen alongside PFD's commercial kitchen will be explored for integrated solutions.
- ♦ **Chamber of Commerce Board of Directors:** Input from the business community will inform economic development opportunities and visitor experience enhancements.
- ♦ **Open Community Meetings & Council Presentations:** We commit to conducting up to three highly interactive meetings, utilizing visual aids and real-time feedback mechanisms to ensure broad public participation.

A critical first step will involve a comprehensive review of all prior plans and studies related to the site (should the City allow), ensuring historical context is maintained and past efforts are leveraged where appropriate.

PROJECT CONTEXT / SITE ASSESSMENT – Our site assessment will be rigorous and comprehensive, forming the factual bedrock for all subsequent design decisions. Some of these pending decisions and improvements were made clear during the site visit, and in particular these features seemed to be most pressing:

- ♦ **Barn A & Lot West of Barn A:** We will assess their current storage usage and facilitate planning for their future uses once vacated by the City.
- ♦ **Barn B:** Given its proneness to flooding and current dilapidated state, we will recommend its removal and explore alternative programmatic uses for this area, including improved VIP parking.
- ♦ **Cowboy Bathrooms:** The poor conditions and consistent sewer line backups will be a priority for immediate improvement or complete replacement, including re-evaluation of the sewer line routing.
- ♦ **Historic Grandstands (constructed in 1913):** We will document their structural integrity, vegetation overgrowth, and safety concerns, proposing strategies for preservation or feasibility for future use.
- ♦ **Current Grandstands:** We will assess the structural integrity, seating comfort, capacity (3,000+), and the condition of the cantilevered steel canopy. Modernization options will be explored.
- ♦ **Rodeo Offices:** The noted evidence of settlement and dated appearance will trigger a structural and functional assessment to determine renovation or replacement needs.

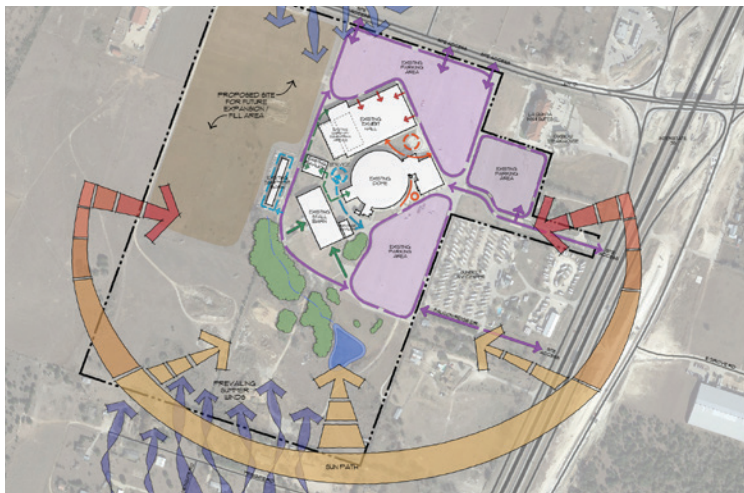
- ◆ Room Below Rodeo Offices: This potential location for the commercial/teaching kitchen will be thoroughly evaluated for its suitability, access, and infrastructure.
- ◆ Security/First Aid Booth: Its poor positioning will be addressed, and recommendations for a more strategic and functional location will be provided.
- ◆ Dee Pardee Building & Freeman Building: We will assess the existing swamp coolers and incorporate recommendations for modern HVAC systems, aligning with PFD's desires.
- ◆ Prescott PD Evidence Building: We will confirm its impending vacancy and plan for its adaptive reuse.
- ◆ Stables: The need for a complete redesign, addressing awkward gate openings and slope issues, will be a key focus, handled by the breadth of our equine practice, which has experience building stables around the country.

Natural Impacts and Usable Acreage Determination: We will identify and map natural constraints such as rock outcroppings, open space designations, flood plains (including natural springs in/near the grandstands), stormwater runoff patterns, and soil conditions. This analysis will be crucial in accurately determining the usable acres within the 43-acre site.

ADA Accommodation Assessment: A detailed audit of all existing facilities and access routes will be conducted to identify deficiencies in ADA compliance. This will include, but not be limited to, the ADA parking on Rodeo Drive, ensuring not only accessible parking but also an accessible route to all amenities.

ARCHITECTURAL VISION AND MASTER PLAN DEVELOPMENT – Utilizing the Pre-Design Investigation materials gathered and produced by the team, we will develop 2-3 preliminary overall master plan concepts which will be refined during the process into one preferred master plan which will show proposed new facilities, amenities and features listed in the project scope. The master plan will include:

- ◆ Site boundaries and constraints
- ◆ Roads, drives, parking and service areas
- ◆ Project phasing concepts
- ◆ Locations for the proposed structures/facilities
- ◆ Natural features of the site
- ◆ Basic explanatory notes and project information



Concurrent with the development of the Master Plan options, we will develop single line floor plan diagrams that will consist of basic “thumbnail” sketches or diagrams of possible layouts for the program components identified. These diagrams will show basic functionality and will help determine a conceptual footprint for the proposed facilities on the master plan and will be further refined during Concept Design phase.

The design team will conduct a Presentation of the Architectural Program and Master Plan to Town Council, Town Commissions, and other stakeholder groups as requested by Prescott and PFD.

FINAL SUBMITTAL AND PRESENTATION – The culmination of our efforts will be a comprehensive and actionable Master Plan, presented in a clear, compelling, and professional manner. A professionally prepared document will combine the final design drawings with a detailed narrative explaining the design rationale, programmatic elements, and overall vision for the Rodeo/Fairgrounds. Based on the elements identified in the Final Master Plan, we will provide a conceptual-level opinion of probable costs. This will be a “rough order of magnitude” estimate, providing the City with a foundational understanding of the financial commitment required. We will research and provide a list of potential funding avenues, including grants, public-private partnerships, and other innovative financing strategies, to assist the City in realizing the Master Plan.

SCHEDULE AND PRICE

DURATION	ACTIVITY
Kick-off of Pre-Design Activities — 1 Day	
1 Day	Virtual Kick-Off Coordination Meeting
Project Context / Site Assessment — 3 Weeks	
1-2 Days	Current State Operations and Facility Assessment
3 Weeks	Develop existing conditions base drawings, prepare executive summary report
Public Engagement / Visioning + Alignment — 3 Weeks	
1-2 Days	Project Visioning and Alignment Workshop - Community Meeting #1
3 Weeks	Prepare executive summary report and prepare for programming interviews
Program Development — 5 Weeks	
1-2 Days	Programming Interviews with Stakeholders - Community Meeting #2
3 Weeks	Design team document interview notes, preliminary construction cost estimate
1 Day	Meeting to present draft program and preliminary cost estimate summary
2 Weeks	Refine program and preliminary construction cost estimate summary
Architectural Vision and Master Plan Development — 6 Weeks	
1 Day	Architectural Visioning - Community Meeting #3
3 Weeks	Develop design/materials for next meeting
1 Day	Architectural Vision Meeting
3 Weeks	Development of Report/Presentation of Final Master Plan Design with Narrative



**Scan QR Code for
a more detailed
project timeline!**

Optional Additional Service:

Once a master plan has been developed, CSL International has offered options of different scope and pricing for the City to consider:

- ◆ Economic Impact Study = \$60,000
- ◆ High-Level Guidance = \$30,000

Scan QR code for more details.

GH2 has based our fee proposal on the Request for Proposals (“RFP”) for Architecture & Engineering Services and received on May 18, 2025. The Project includes design of a master plan for rodeo/fairgrounds for the City of Prescott, located at 531 Fairgrounds Ave, Prescott, AZ 86305. We have based our fee proposal upon the scope of the services outlined in the RFP as well as the preliminary site visit on June 3, 2025.

Our proposed stipulated sum fee is one hundred forty five thousand five hundred and fifty nine dollars (\$145,559) for services for master plan design.

STANDARD HOURLY RATES

Principal	\$250.00	Landscape Designer II	\$122.00
Specialty Practice Leader	\$230.00	Landscape Designer I	\$115.00
Associate Principal	\$202.00	Interior Designer III	\$162.00
Sr. Project Manager / Sr. Architect	\$194.00	Interior Designer II	\$152.00
Project Manager	\$168.00	Interior Designer I	\$132.00
Architect III	\$175.00	Interior Design Intern III	\$129.00
Architect II	\$162.00	Interior Design Intern II	\$122.00
Architect I	\$141.00	Interior Design Intern I	\$115.00
Intern Architect III	\$132.00	Construction Administration Specialist	\$151.00
Intern Architect II	\$132.00	Construction Cost Specialist	\$132.00
Intern Architect I	\$124.00	Draftsman III	\$132.00
Landscape Architect III	\$162.00	Draftsman II	\$124.00
Landscape Architect II	\$152.00	Draftsman I	\$116.00
Landscape Architect I	\$132.00	Graphic Designer	\$106.00
Landscape Designer III	\$129.00	Administrative	\$94.00
		Clerical	\$79.00

FORM C – BID CERTIFICATION



Rodeo/Fairgrounds Master Plan

Company Name: GH2 Architects, LLC

The undersigned Bidder hereby certifies as follows:

C1 That he/she has read The City of Prescott's solicitation documents, its appendices and attachments, and the following Addenda, and to the best of his/her knowledge, has complied with the mandatory requirements stated therein.

Addendum

Issue Date

Addendum Number One

June 10, 2025

Addendum Number Two

July 17, 2025

C2 That he/she has had opportunity to ask questions regarding the solicitation, and that such questions having been asked, have been answered by the City.

C3 That the Bidder's bid consists of the following:

1. Form A – Solicitation Response Cover Sheet
2. Form C – Bid Certification
3. Form D – Certificate of Non-Collusion
4. Form E – Certificate of Ownership
5. Form F – Bidder Qualifications, Representations and Warranties; Bidder to provide attachment: Attachment – Subcontractor's List

C4 That the Bidder's bid is valid for 90 days.

Dated this 24th day of July 2025.

Signature

(480) 699-1945

Phone Number

Robert Wadsack

Written Name

rcw@gh2.com

Email Address

City of Prescott Public Works Department

Gwen

Rowitsch

Digitally signed by Gwen Rowitsch
Date: 2025.06.11 10:56:20 -07'00'

Gwen Rowitsch, Public Works Director

Date

Acknowledgement: (must be signed and turned in with the bid documents)

GH2 Architects, LLC

Company Name



Signature of Company Official

July 24th, 2025

Date

City of Prescott Public Works Department

Gwen
Rowitsch

Digitally signed by Gwen
Rowitsch
Date: 2025.07.17 10:56:54
-07'00'

Gwen Rowitsch, Public Works Director

Date

Acknowledgement: (must be signed and turned in with the bid documents)

GH2 Architects, LLC

Company Name



Signature of Company Official

July 24th, 2025

Date

FORM D – CERTIFICATE OF NON-COLLUSION



Rodeo/Fairgrounds Master Plan

Company Name: GH2 Architects, LLC

The undersigned Bidder hereby certifies as follows:

To the best of his/her knowledge, the person, firm, association, partnership, or corporation herein, has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive pricing in the preparation and submission of a bid to The City of Prescott for consideration in the award of this solicitation.

Dated this 24th day of July 2025.

A handwritten signature in black ink, appearing to read "Robert Wadsack", is written over a horizontal line.

Signature

(480) 699-1945

Phone Number

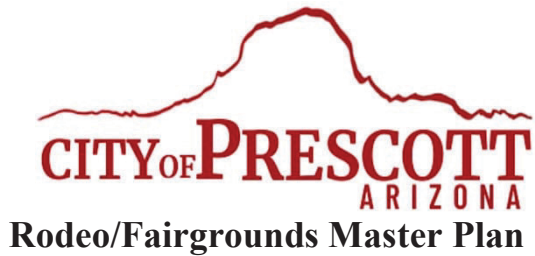
Robert Wadsack

Written Name

rcw@gh2.com

Email Address

FORM E – CERTIFICATE OF OWNERSHIP



Company Name: GH2 Architects, LLC

The undersigned Bidder hereby certifies as follows:

To the best of his/her knowledge, the person, firm, association, partnership, or corporation herein, are the only person, firms, corporations, partnerships, or other associations having any direct or indirect financial interest in the Bidder's business as legal or equitable owner, creditor (except current bills for operating expenses), or holder of any security or other evidence of indebtedness.

Dated this 24th day of July 2025.

Signature

(480) 699-1945

Phone Number

Robert Wadsack

Written Name

rcw@gh2.com

Email Address

FORM F – BIDDER QUALIFICATIONS, REPRESENTATIONS AND WARRANTIES



Company Name: GH2 Architects, LLC

The undersigned Bidder hereby certifies as follows:

- F1 Taxes and Liens - Bidder has no unsatisfied tax or judgment lien on record.
- F2 Subcontractors – Bidder submits as Attachment 1 to this Bid Form F, a list of all subcontractors it will use in performing the requirements of the agreement resulting from this solicitation. A subcontractor is any separate legal entity used to perform the requirements of the proposed agreement. The list shall include the firm's name, contact person and title, mailing address, telephone number, fax number and a description of the service(s) to be subcontracted. The Bidder shall also attach a copy of the letter from the subcontractor stating its commitment to perform the services(s) subcontracted.
- F3 References – The City will enter into an agreement only with a Bidder(s) having a reputation for satisfactory performance. The Bidder's ability to provide timely service; knowledgeable, conscientious, and courteous staff; reasonable care and skill; invoicing consistent with contract pricing, etc., are important to the City. Bidder provides information for three (3) clients, other than the City of Prescott, that presently contract with Bidder for similar goods or services.

Note: The bid evaluators may contact the customer references, as well as any other customers or customer employees including The City of Prescott. A Bidder with unsatisfactory references may have its bid rejected.

- F4 Bidder's Examination - Bidder has made its own examination, investigation, and research regarding the requirements of the solicitation including but not limited to the work to be done, services to be performed, any conditions affecting the work and services, the type and quantity of labor, equipment, and facilities necessary to perform. The bidder fully understands the character of the work and services, the manner in which payment is to be made, the terms and conditions of the draft agreement, and the solicitation. The bidder acknowledges and agrees that it has satisfied itself by its own examination, investigation, and research, and that it will make no claim against the City because of erroneous estimates,

statements, or interpretations made by the City. Bidder hereby proposes to furnish all materials, equipment, and facilities and to perform all labor which may be required to do the work within the time required and upon the terms and conditions provided in the draft agreement and the solicitation, and at the prices as bid.

Dated this 24th day of July 2025.



Signature

(480) 699-1945

Phone Number

Robert Wadsack

Written Name

rcw@gh2.com

Email Address