



## **Bristol Recreation Center Preliminary Design Services Bristol, VT**

August 5, 2018



## Preliminary Design Scope of Services

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Project Understanding

**01** Program Summary

**02** Site Analysis

**03** Conceptual Design Options

bellwether

ARCHITECTS  
LEADING DESIGN

## Project Understanding

*The Bristol Recreation Department offers many programs that have significant participation. Several programs are housed in separate locations which includes monthly rent expenses and is operationally inefficient. Property located at 76 West Street may be available for purchase to build a new Recreation Center for the Town of Bristol. Since it is located at the “gateway” to the Town, this is a very important site. To evaluate the property, these preliminary design services will allow the Town to understand the constraints and opportunities in considering this land acquisition and potential new building.*

### 01 Program Summary

At the initiation of the Preliminary Design activities, Bellwether Architects (BA) will work with the Town Administrator and the Bristol Recreation Director to create a preliminary program summary describing the desired space needs, adjacencies, and functional requirements of each space in the proposed new building. The intent of the program summary is to allow stakeholders to understand the overall building footprint, which will be used in subsequent activities.

Deliverables: Program Summary Document.

### 02 Site Analysis

To understand the site constraints and opportunities at 76 West Street, BA will create a series of site analysis diagrams to highlight issues such as overall lot size, building setbacks, solar orientation, views to and from the site, adjacent uses, existing utilities, etc. In addition, zoning requirements will be researched to understand allowed uses, lot coverage, parking requirements, on-site septic, and stormwater, etc.

Deliverables: Site Analysis Diagrams and Zoning Requirements.

### 03 Conceptual Design Options

Given the information collected in activities 01 and 02, Bellwether Architects will study up to three conceptual design options on 76 West Street to allow stakeholders to understand how the proposed new Recreation Building could be configured on the site. Using 3D computer modeling, the concepts will illustrate simple massing and roof forms, but will not include windows, doors, siding materials, etc. A meeting to review the options and determine a preferred option is included.

Deliverables: Up to three conceptual design options. One meeting to review all Preliminary Design deliverables is included.

**Total Cost of Services Activities 01-03**

**\$1,500**

*All materials produced will be provided in a digital format and can be reproduced at the expense of the Town of Bristol.*