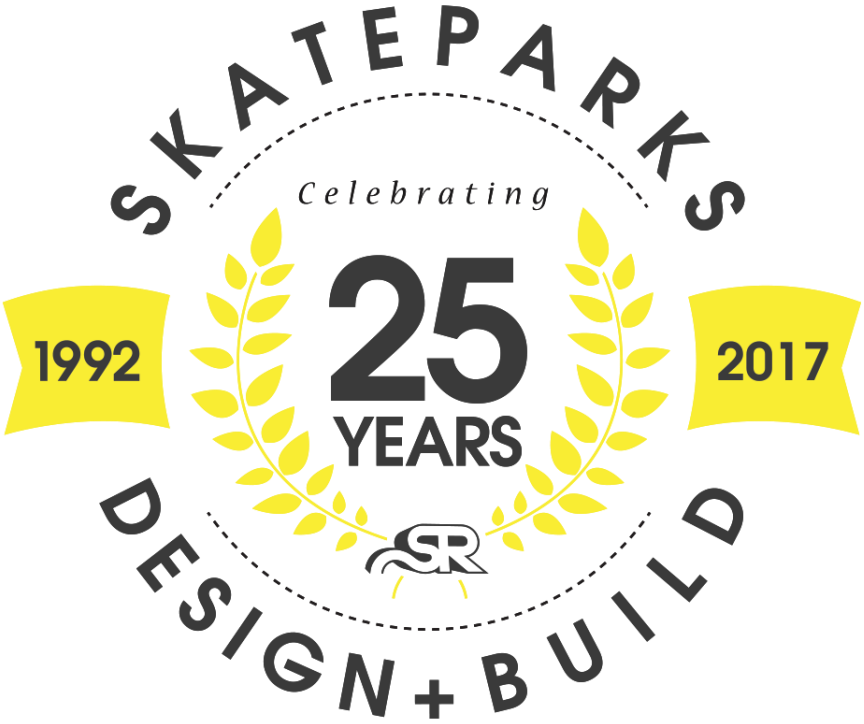
UNITY PARK SKATEPARK



IVINS CITY UTAH

SPOHN RANCH

- STATEMENT OF INTEREST
- EXPERIENCE
- PROJECT TEAM
- PROJECT APPROACH



IVINS CITY UTAH SPOHN RANCH

THURSDAY, NOVEMBER 15, 2018
RE: REQUEST FOR PROPOSAL – PROFESSIONAL SKATEPARK DESIGN/BUILD SERVICES

Dear Mr. Sorensen,

Thank you for the opportunity to present Spohn Ranch's proposal for the professional design/build services that will bring a state-of-the-art concrete skatepark to Ivins City's Unity Park.

Spohn Ranch is beloved by Utah skateboarders and has earned a strong reputation in the region via celebrated facilities in Lehi, Provo, South Jordan, North Ogden, Mt. Pleasant and our project currently under construction in Page, Arizona.

We've followed Ivins' project closely over the past several years and have developed an unparalleled understanding of the project's goals, as well as potential constraints. A recent site visit and intimate background knowledge enables our team to hit the ground running, without having to play catch-up.

Through our previous work in Utah, we've developed an in-depth knowledge of the region's suppliers, site composition, building standards and weather conditions - guaranteeing the City a smooth design and construction process free from surprises. From first pencil sketch to final concrete pour, we sweat the small stuff. When a community is entrusting us with its most valued assets – its kids and its real estate – we don't take the responsibility lightly.

Our comprehensive design/build process, dedicated team members and legacy of success are detailed in the following pages.

Our Utah contractor license # is UT 8440005-5551.

Please don't hesitate to reach out with any questions.

Sincerely,

Aaron Spohn, Founder & President
Spohn Ranch, Inc.
6824 S Centinela Los Angeles, CA 90230
626-330-5803 x202 (Office) | 818-612-7711 (Cell)
Aaron@spohnranch.com

IVINS CITY UTAH SPOHN RANCH

EXPERIENCE





Spohn Ranch began as a community, anchored by Aaron Spohn's backyard half-pipe, and grew into an award-winning skatepark design/build firm. A cornerstone of action sports progression for over 25 years, Spohn Ranch's backyard roots have spread globally, culminating in hundreds of cutting-edge creations.

From permanent skateable landscapes to innovative installations for high-profile events, Spohn Ranch has played an invaluable role in the exponential growth of action sports. In the private sector, Spohn Ranch became a household name by designing/building courses for film, television and world-class action sports competitions. In the municipal world, Spohn Ranch has consistently been a pioneering firm, most recently taking a lead role in transforming skateparks into vibrant community spaces with architectural finesse and sculptural elements that double as visual focal points.

SPOHN RANCH – PRESENT DAY

- 12 in-office staff – drafters/designers, project managers, estimators and support staff
- 25 in-the-field staff – shotcrete nozzlemen, concrete craftsmen, carpenters and equipment operators
- East LA fabrication shop – 25,000 square foot space for steel fabrication and equipment/tool storage
- Utah-licensed General Contractor (UT 8440005-5551)

PROFESSIONAL AFFILIATIONS

- National Recreation & Park Association (NRPA)
- American Society of Landscape Architects (ASLA)
- U.S. Green Building Council (USGBC)
- American Concrete Institute (ACI)
- American Shotcrete Association (ASA)
- Construction Specifications Institute (CSI)
- American Society for Testing & Materials (ASTM)
- World Skateboarding Federation (WSF)

INSURANCE

Spohn Ranch maintains, at a minimum, the following coverage. Certificates are available upon request.

- Errors and Omissions / Professional Liability - $2,000,000 per occurrence, $2,000,000 aggregate
- Workers Compensation and Employers Liability - $1,000,000
- Automobile Liability for owned, non-owned and hired vehicles - $1,000,000 per occurrence, $2,000,000 aggregate
- Comprehensive General Liability or Commercial General Liability covering all operations or job specific - $1,000,000 per occurrence, $2,000,000 aggregate
- Excess Liability / Umbrella - $9,000,000

FINANCIAL STABILITY

2018 marks twenty-six years of uninterrupted service, focused solely on skatepark design and construction. We take pride in being a passionate and responsible family-owned business.

- Zero bankruptcies, loan defaults, changes of ownership or operation under a different name
- Zero liquidated damages
- Zero instances of E&O insurance claims

We are currently bonded with Travelers Casualty and Surety Company of America, with a bonding capacity in the amount of $3 million per project and $6 million aggregate. We have a spotless bonding history over 20+ years of business – none of our bonds or sureties have ever been called upon for any reason.

LITIGATION HISTORY

Spohn Ranch has neither litigation history associated with project performance nor any past or pending litigation against an Owner with whom we've contracted.

- **IOWA READY MIXED CONCRETE ASSOCIATION**
  Excellence in Concrete Award, 2012 (Oskaloosa Skatepark – Oskaloosa, IA)

- **AMERICAN PUBLIC WORKS ASSOCIATION – SAN DIEGO-IMPERIAL COUNTIES CHAPTER**
  Honor Award, 2017 (Kimball Skatepark – National City, CA)

- **AMERICAN PUBLIC WORKS ASSOCIATION – SOUTHERN CALIFORNIA CHAPTER**
  Project of the Year, 2017 (Marine Park Skatepark – Manhattan Beach, CA)

- **AMERICAN PUBLIC WORKS ASSOCIATION – KENTUCKY CHAPTER**
  Project of the Year, 2014 (Chautauqua Park Skatepark – Owensboro, KY)

- **CALIFORNIA PARK AND RECREATION SOCIETY**
  Award of Excellence in Park Planning & Development, 2017 (Stanton Skatepark – Stanton, CA)

- **CALIFORNIA PARK AND RECREATION SOCIETY**
  Award of Excellence for Recreation & Community Services, 2009 (Fontana Skateparks – Fontana, CA)

- **NEW JERSEY RECREATION AND PARKS ASSOCIATION**
  Award for Excellence in Design, 2013 (Holland Park Skate Plaza – Elizabeth, NJ)

- **NEW JERSEY RECREATION AND PARKS ASSOCIATION**
  Award for Excellence in Design, 2015 (Maplewood Skatepark – Maplewood, NJ)

- **NEW JERSEY SOCIETY OF MUNICIPAL ENGINEERS**
  Municipal Project of the Year, 2013 (Dealy Field Skatepark – Sea Isle City, NJ)

- **LOUISIANA MUNICIPAL ASSOCIATION**
  Community Development Award, 2014 (Fireman's Skate & Bike Park – Houma, LA)

- **CITY OF SPARTANBURG, SOUTH CAROLINA**
  Award for Excellence in Design, 2010 (Hot Spot Skatepark)

- **WORLD OF CONCRETE**
  Finalist for "Crews that Rock" Award, 2011 & 2013 (Dew Tour Bowl & BSA Summit)

- **AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS**
  Award for Excellence Nominee, 2010 (Daybreak Skatepark – South Jordan, UT)

- **HUCK MAGAZINE**
  "The Future of Skatepark Design", 2008 (Daybreak Skatepark – South Jordan, UT)

IVINS CITY UTAH SPOHN RANCH













IVINS CITY UTAH

SPOHN RANCH











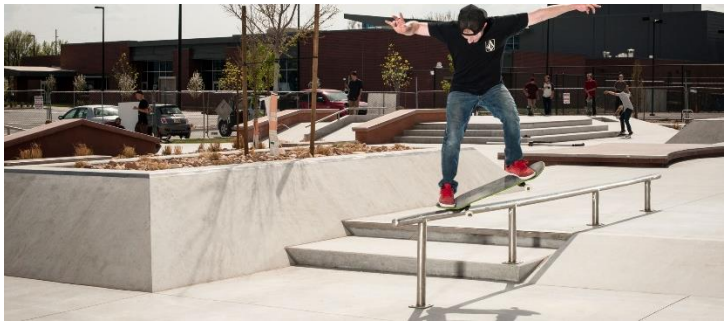


IVINS CITY UTAH

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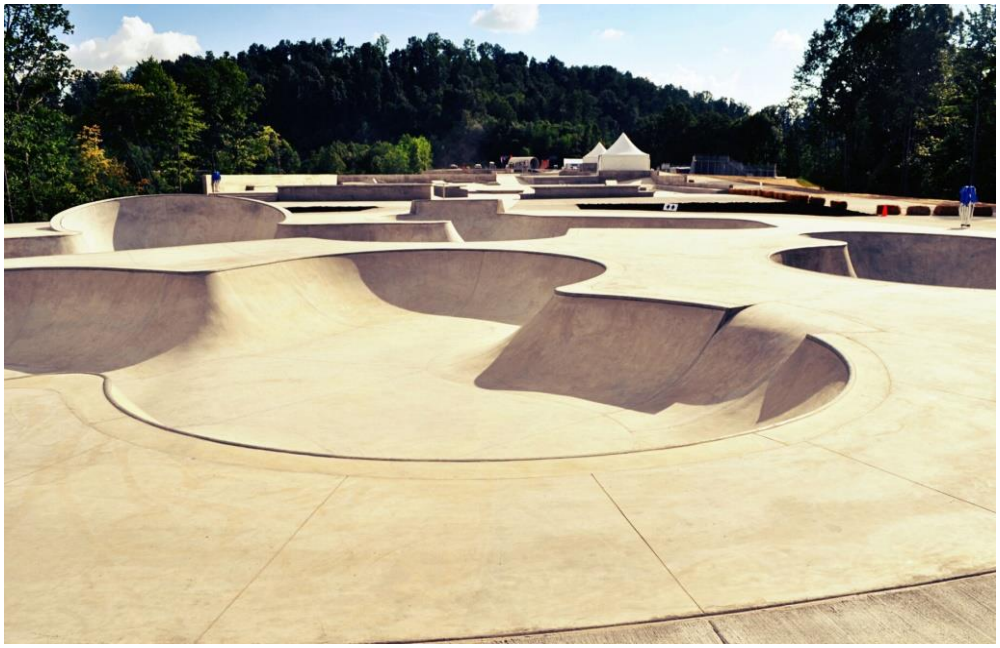






IVINS CITY UTAH

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IVINS CITY UTAH SPOHN RANCH













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IVINS CITY UTAH

SPOHN RANCH



Some of our most challenging work has been in the private sector - designing and building for Fortune 500 companies and the world's top professional skateboarders. After a rigorous vetting process, these clients consistently choose Spohn Ranch because of our unique ability to deliver quality terrain under any condition imaginable – including complex sites, logistical hurdles and extreme time constraints.

Our corporate clients and the athletes they host demand perfection when the skatepark is the stage for a live television event. The spacing between every obstacle has to be precise, the height and angle of every feature has to be perfect and the quality of the construction has to be flawless. With over 25 years of experience in this segment, we've really been able to hone our design and construction skill sets - injecting that attention to detail into all of our municipal projects.

EVERYTHING WE LEARN BUILDING SKATEPARKS FOR THE WORLD'S TOP PRO ATHLETES, INSPIRES WHAT WE ROLL INTO YOURS



HIGHLIGHTED PRIVATE PROJECT LIST

- **Professional Competitions** – ESPN X-Games, NBC Mountain Dew Tour, Kimberly Diamond Cup, D-Town Throwdown, Gravity Games, Vans Triple Crown, East Coast Surfing Championships
- **Corporate Clients** – Red Bull, Vans, Gatorade, MTV, Boost Mobile, Got Milk, Ford, Tedx, Hewlett Packard, Reese's Puffs, Guinness Book of World Records, Kansas City Speedway, Warped Tour
- **Film/Television** – *Brink*, *Grind, Accepted,* OPM's *"Heaven is a Half-Pipe"*

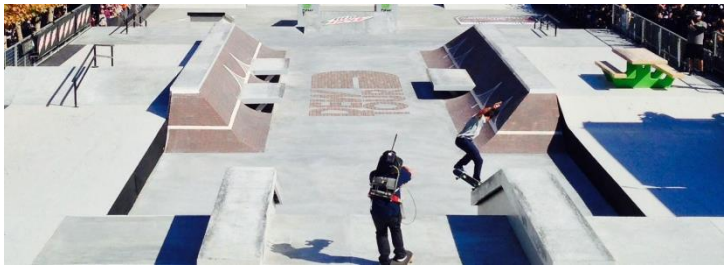
IVINS CITY UTAH SPOHN RANCH











IVINS CITY UTAH

SPOHN RANCH

"It's an excellent street-plaza design, with just enough transitions to make it well-rounded.

should be an example for other communities to follow

It has something for all skill levels, and is exactly the type of project, area, and advocacy that we want to get involved with. It should be an example for other communities to follow."

Tony Hawk, Professional Skateboarder
Ernest McBride Skatepark – Long Beach, CA

"In addition to being a pro skater for over 20 years, I am the creative director for the Dew Tour. The Dew Tour needed a professional class competition bowl that would showcase the best of modern vert and transition skateboarding.

one of the best pieces of skateable terrain ever built

The team at Spohn Ranch was able to take my ideas and deliver a finished product that was not only the world's first portable bowl, but one of the best pieces of skateable terrain ever built."

Chris Miller, Professional Skateboarder
Dew Tour Bowl – Ocean City, MD

IVINS CITY UTAH SPOHN RANCH

"From the initial group meeting with the local skaters, through conceptual/final design and construction, Spohn Ranch brought their "A" game.

knowledge and experience in the design and construction of skateparks is beyond words

Spohn Ranch's knowledge and experience in the design and construction of skateparks is beyond words. I do not hesitate in recommending Spohn Ranch to design and construct your skatepark. Spohn Ranch's attitude and passion in skateparks is so contagious that it makes everyone love the sport of skateboarding."

Edward Balderrama, Project Manager
Washington Park Skatepark – Alamogordo, NM

"When you are replacing a wood ramp skatepark built in the late 90's over top of a Cold War era Nike Ajax Missile Magazine on a limited budget, I cannot imagine having a better partner than Spohn Ranch. Your team at Spohn were the ultimate professionals – easy to work with, committed to delivering an excellent product, patient and extremely responsive.

cannot imagine having a better partner than Spohn Ranch

We selected Spohn Ranch for our project after hearing from our group of children and adult skaters that all of their favorite skateparks were designed and built by Spohn. Staff and riders were not disappointed. Thank you for transforming our old wood ramp park into a skating mecca for our area."

Mark Furlo, Director of Parks and Recreation
Nike Park Skatepark – Isle of Wight, VA

IVINS CITY UTAH SPOHN RANCH

"We recently completed the construction of our skatepark and the quality of work displayed by your company was outstanding. You showed a high degree of integrity, responsibility, professionalism and ambition. Your judgment resulted in a design that is not only logical and practical, but so unique that has left our "kids" speechless.

a staple in the park and recreation field for quite some time

Spohn Ranch has been a staple in the Park and Recreation field for quite some time, you continue to exceed expectations and your products/services would be an asset to any organization so I am pleased to give you my wholehearted endorsement."

Sue Swithin, Director of Parks and Recreation
Milestone Park Skatepark – Sandwich, IL

"The Cape May County Skatepark was years in the making. We started out early-on discussing the potential to build a world-class skateboard park in Ocean City, but we were operating on a shoe string budget. Spohn Ranch's team did preliminary renderings that really helped sell the idea to city leaders and the community.

Spohn Ranch consulted with the community and engineering department every step of the way from site selection, design, materials, construction and roll-out. They held multiple community meetings during which design and impact to the community were discussed. Every facet of our community had an opportunity to share their thoughts.

delivered the park ahead of schedule and on budget

It was a challenging project and their work was nothing short of spectacular. The design that we chose was completely custom and in harmony with our unique skate and surf culture. The design was so impressive that it facilitated us winning a 500K grant, which helped us offset a significant percentage of our costs. The construction process was well planned and executed. They met all of their deadlines and delivered the park ahead of schedule and on budget. I strongly recommend Spohn Ranch and expect that we will use them again in the future."

Michael DeVlieger, City Councilman
Cape May County Skatepark – Ocean City, NJ

IVINS CITY UTAH SPOHN RANCH

"We first started working with Aaron Spohn in 2008 after meeting him at a recreation conference where Mr. Spohn served as an expert panelist on designing and building skateboard parks.

Mr. Spohn was a man true to his words

Mr. Spohn answered many questions, gave suggestions and offered to lead us into building the best skateboard park in our area. He was a man true to his words and with his knowledge, dedication and patience, we opened two new skateboard parks in the City of Gardena in 2012."

Kelly Fujio, Director of Recreation, Parks & Facilities
Rowley & Johnson Park Skateparks – Gardena, CA

"The true professionalism and compassion of the Spohn Ranch team was present each day from beginning to end. Throughout the process of design and construction, Spohn's team of experts displayed trustworthiness, compassion and reliability.

craftsmanship exceeded our expectations

Words cannot describe the true giving nature of the Spohn Ranch team, who never hesitated to answer questions about the process or listen to our concerns. Moreover, the excellent quality and craftsmanship exceeded our expectations."

Irene Chong, Los Angeles Unified School District
Le Conte Middle School Skatepark – Los Angeles, CA

IVINS CITY UTAH SPOHN RANCH

"I want to say a BIG "THANK-YOU" to you and all at Spohn Ranch, Inc. who helped to build the Lathrop Skatepark. We have been open for over a week now and everyone, skaters, parents, neighbors, City Council members, community members and recreation staff from other cities say we have one of the "sickest" parks in the Central Valley!

with great pride, I get to respond, "Spohn Ranch built our park!"

The craftsmanship is excellent and almost everyone asks' "who built this park?" Luckily, and with great pride, I get to respond, "Spohn Ranch built our park!" Skaters give me knowing nods of appreciation whenever I say that, rolling away from me knowing that the premiere skatepark building company on Planet Earth built the Lathrop Skatepark."

Gabriel Goulart, Recreation Supervisor
Lathrop Skatepark – Lathrop, CA

"The entire team: from the designers to the onsite builders, were great to work with from start to finish. The onsite crews were professional, courteous to other staff members and informative to the public during the process as well. I was impressed that the onsite crew members were also skaters, so they had a personal interest in making the final product flow from one amenity to the next to create a challenging and unique skating experience.

was impressed that the on site crew members were also skaters

During construction, a couple of stray dogs would make their way to the site of the action daily. The crews befriended the dogs and gave them food and water. Then, a crewmember did not want to part with the one dog at all and took the necessary steps to get its shots and license for official adoption. The dog's name is now Carla and accompanies the crews on construction jobs around the country.

Planz Park Skate Park Opening Day was a big hit with well over 200 young people in attendance. The skate park can be enjoyed by beginners as well as advanced skaters, which is desirable for a facility where different ability levels can learn from each other. Great company, great results and I would recommend Spohn Ranch to other communities interested in a quality skate park, using the design/build process."

Dianne Hoover, Director of Parks and Recreation
Planz Park Skatepark – Bakersfield, CA

IVINS CITY UTAH SPOHN RANCH

"I was very impressed with Spohn Ranch's ability to guide the Oregon Park District through the beginning steps of gathering information all the way through the grand opening. The years of expertise from each of the Spohn Ranch staffers was evident in the professionalism and ease of the entire process.

streetscape feel and skateable art our youth and community were looking for

Throughout every development phase Spohn Ranch was sure to provide us with details that would best suit our community and vision. Spohn Ranch was able to provide a design/build that captured the streetscape feel and skateable art our community and youth were looking for."

Erin Folk, Superintendent of Recreation
Prairie Side Skate Plaza – Oregon, IL

"Each phase afforded us the opportunity to work with a different senior staff on the Spohn Ranch team; consistently what was demonstrated was a passion for skating, a desire to work collaboratively and true commitment to the project.

willingness to follow agency protocol and make this big project run smoothly

Spohn Ranch demonstrated again and again their willingness to work with multiple players, follow agency protocol and make this big project run smoothly. I can say wholeheartedly we are overwhelming pleased with the results and would recommend Spohn Ranch with no reservations."

Angela Chambers, Vice President of Educational Services (Board of Child Care)
BCC Skatepark – Baltimore, MD

IVINS CITY UTAH SPOHN RANCH

- **NORTH BEARDSLEY SKATEPARK – BAKERSFIELD, CALIFORNIA**
  OWNER: NORTH OF THE RIVER RECREATION & PARK DISTRICT
  CONTACT: STEPH SANDERS
  661-392-2000 SSANDERS@NORRECREATION.ORG
  ORIGINAL COST: $400,000.00 | FINAL COST: $400,000.00
  COMPLETION: AUGUST `18

- **PALM LANE SKATEPARK – ANAHEIM, CALIFORNIA**
  OWNER: CITY OF ANAHEIM
  CONTACT: PAMELA GALERA
  714-765-4463 PGALERA@ANAHEIM.NET
  ORIGINAL COST: $150,000.00 | FINAL COST: $150,000.00
  COMPLETION: AUGUST `16

- **GENOVEVA CHAVEZ SKATEPARK – SANTA FE, NEW MEXICO**
  OWNER: CITY OF SANTA FE
  CONTACT: JASON KLUCK
  505-955-5937 JMKLUCK@CI.SANTA-FE.NM.US
  ORIGINAL COST: $480,000.00 | FINAL COST: $480,000.00
  COMPLETION: JULY `17

- **POINTE MEADOW PARK SKATEPARK – LEHI, UTAH**
  OWNER: CITY OF LEHI
  CONTACT: STEVE MARCHBANKS
  385-201-1070 SMARCHBANKS@LEHI-UT.GOV
  ORIGINAL COST: $540,000.00 | FINAL COST: $540,000.00
  COMPLETION: APRIL `17

- **WASATCH ACADEMY SKATEPARK – MT. PLEASANT, UTAH**
  OWNER: WASATCH ACADEMY
  CONTACT: PAUL APPLEGARTH
  435-462-1400 PAUL.APPLEGARTH@WASATCHACADEMY.ORG
  ORIGINAL COST: $200,000.00 | FINAL COST: $200,000.00
  COMPLETION: SEPTEMBER `17

SKATEPARKS
Celebrating
1992 25 YEARS 2017
DESIGN+BUILD

IVINS CITY UTAH SPOHN RANCH

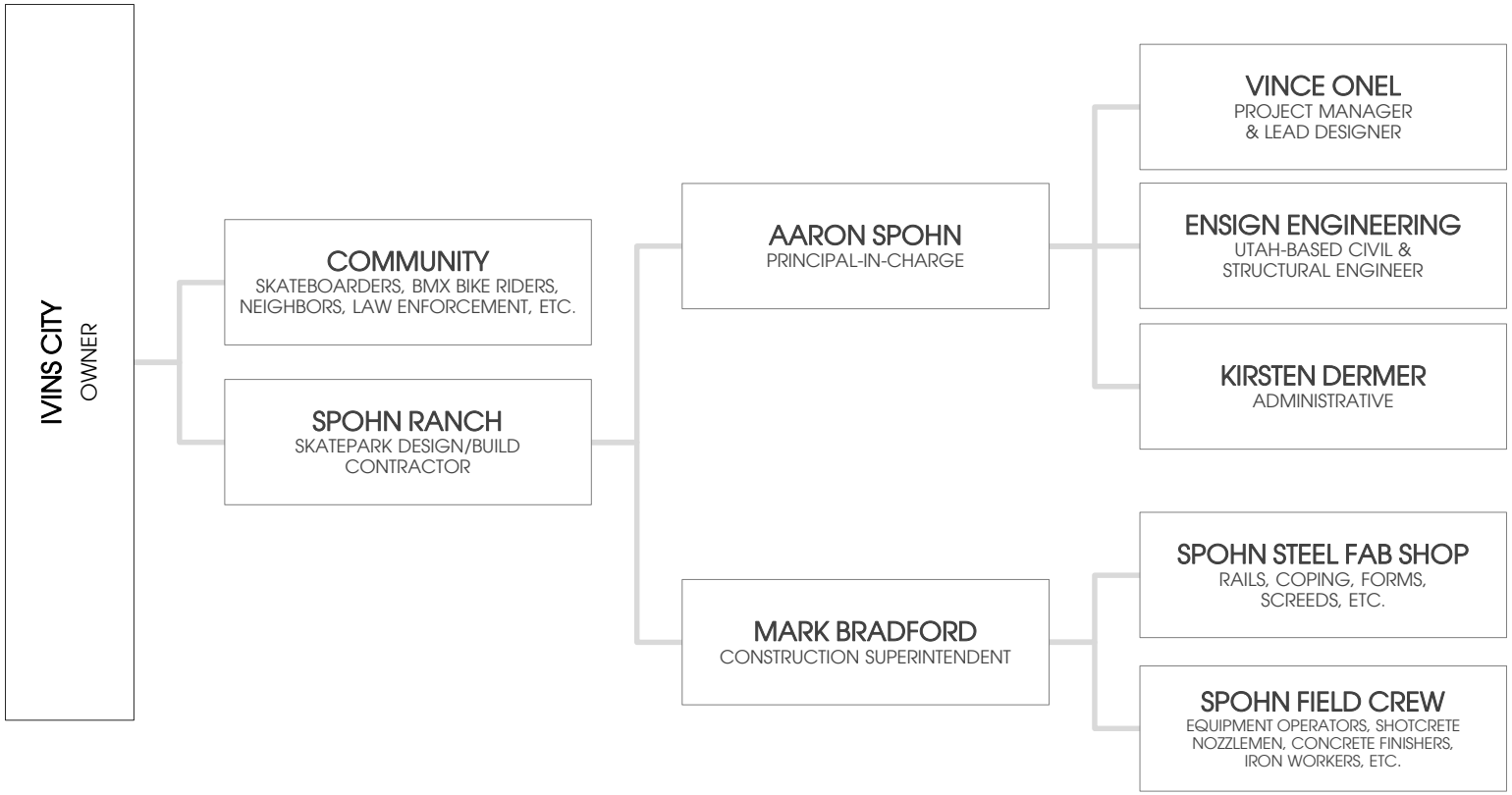
PROJECT TEAM



IVINS CITY UTAH

SPOHN RANCH

PROJECT TEAM – ORGANIZATION CHART



AARON SPOHN

FOUNDER
& PRESIDENT

SKILLS/EXPERTISE:

SKATEPARK DESIGN/BUILD
CARPENTRY | CONCRETE
FEASIBILITY STUDY | ASTM
MASTER-PLANNING
COMMUNITY ENGAGEMENT
GOVERNMENT CONTRACTING
EVENT PRODUCTION



PROJECT ROLE:
Principal-in-Charge

EDUCATION:
School of
Hard Knocks

EXPERIENCE:
40+ years skateboarding
25+ years in skatepark industry

ACCREDITATIONS:
National Recreation & Park Association
California Park & Recreation Society

BACKGROUND:

Aaron is the embodiment of the entrepreneurial spirit. When he used a carpentry background to start Spohn Ranch in the early '90's, he had no back-up plan – he put everything he had behind his passion for action sports. That passion culminated in a backyard half-pipe that not only gave birth to a community, but eventually an award-winning skatepark design/build firm.

After Aaron helped launch skateparks into the mainstream when he partnered with ESPN to develop the X-Games, Spohn Ranch's backyard roots spread globally in the form of hundreds of cutting-edge creations.

From permanent skateable landscapes to innovative installations for high-profile events, Aaron and Spohn Ranch have played an invaluable role in the exponential growth and development of action sports. Hailed by insiders as a pioneer of the modern municipal skatepark, Aaron has also spent considerable effort promoting the industry as a whole and sharing his extensive knowledge – including educational sessions at ASLA, NRPA and various states park/rec conferences.

IVINS CITY UTAH SPOHN RANCH

VINCE ONEL

VP OF SKATEPARK DEVELOPMENT

SKILLS/EXPERTISE:

SKATEPARK DESIGN | AUTOCAD
SITE ANALYSIS | CONCRETE
GRADING & DRAINAGE | DEMOLITION
EROSION CONTROL | SCHEDULING
COST ESTIMATING
GOVERNMENT CONTRACTING
PROJECT MANAGEMENT



PROJECT ROLE:
Project Manager
& Lead Designer

EDUCATION:
Bachelor of Science,
University of Southern California

EXPERIENCE:
20+ years skateboarding
10+ years in skatepark industry

ACCREDITATIONS:
LEED Green Associate
World of Concrete

BACKGROUND:

Vince grew up in Iowa and discovered skateboarding at age 10. After years of being chased by police on the campus where his father worked as a professor, Vince joined forces with fellow Iowa City skateboarders to advocate for a public skatepark. Advocacy efforts paid off and the park was successfully constructed in 2002. Lessons learned during this effort and a passion for architecture and construction paved the way for a bachelor's degree at the University of Southern California. Since joining Spohn Ranch in 2008, Vince's AutoCAD and critical thinking skills have led interdisciplinary teams for 150+ projects across 40+ states – always focused on maintaining schedule and budget.

HIGHLIGHTED PROJECT LIST:

Pointe Meadow Park Skatepark – Lehi, Utah
Wasatch Academy Skatepark – Mt. Pleasant, Utah
John C. Page Skatepark – Page, Arizona
Provo Skate Plaza – Provo, Utah
Daybreak Skate Path – South Jordan, Utah
Genoveva Chavez Skatepark – Santa Fe, New Mexico

IVINS CITY UTAH
SPOHN RANCH

MARK BRADFORD

VP OF SKATEPARK CONSTRUCTION

SKILLS/EXPERTISE:

LICENSED GENERAL CONTRACTOR
ACI-CERTIFIED NOZZLEMAN | OSHA
CONCRETE | GRADING & DRAINAGE
HEAVY EQUIPMENT & MACHINERY
STEEL FABRICATION | CARPENTRY
ELECTRICAL | LANDSCAPING
COST ESTIMATING | LOGISTICS



PROJECT ROLE:
Construction Superintendent

EDUCATION:
School of Hard Knocks

EXPERIENCE:
25+ years skateboarding
20+ years in skatepark industry

ACCREDITATIONS:
American Concrete Institute
American Shotcrete Association

BACKGROUND:

In the field of professional action sports construction, Mark is the most respected and in-demand construction superintendent. He has spent his life eating and breathing the world of specialty construction for wheeled sports, developing an unparalleled breadth of experience. As the primary leader for all of Spohn Ranch's major builds, Mark is often on the road over 300 days per year. He has completed projects in 11 countries, including Japan, Brazil and Guantanamo Bay, Cuba. As Co-Owner, Mark has the authority and responsibility to make sure that every park is perfect. He calls the shots and holds both sub-contractors and our veteran crew to his industry-defining standards. He is Spohn Ranch's "Superman".

HIGHLIGHTED PROJECT LIST:

Pointe Meadow Park Skatepark – Lehi, Utah
Wasatch Academy Skatepark – Mt. Pleasant, Utah
John C. Page Skatepark – Page, Arizona
Provo Skate Plaza – Provo, Utah
Daybreak Skate Path – South Jordan, Utah
Genoveva Chavez Skatepark – Santa Fe, New Mexico

IVINS CITY UTAH
SPOHN RANCH

KIRSTEN DERMER

CEO & CFO

SKILLS/EXPERTISE:

GOVERNMENT CONTRACTING
INTERSTATE COMMERECE
INSURANCE | BONDING
CERTIFIED PAYROLL | INVOICING
LICENSURE | HUMAN RESOURCES
SKATEPARK OPERATIONS
EVENT PRODUCTION | PERMITTING



PROJECT ROLE:
Administrative

EDUCATION:
Bachelor of Science, University of California Los Angeles

EXPERIENCE:
20+ years in skatepark industry

AFFILIATIONS:
Entrepreneurs Organization (Los Angeles Chapter)

BACKGROUND:

In Kirsten is Los Angeles born and raised. While attending Venice High in the early '90s she and her brother Mark befriended their new neighbor Aaron Spohn, joining him in his relentless pursuit of skating and building ramps at his house.

It wasn't long before that house transformed into a community dubbed "Spohn Ranch". And with innate ambition and drive, it wasn't long before Kirsten transformed from one of Aaron's first employees into the CEO/CFO that would help Spohn Ranch evolve from a small family business into an award-winning, nation-wide design/build firm. A counterweight to Aaron's free-spirit, Kirsten steered the ship through good times and bad, always keeping the company on course for success. Kirsten is truly the glue that holds the company together.

Intimately involved in the action sports industry for 20+ years, the breadth of Kirsten's experience is vast. In addition to earning a bachelor's degree in environmental science from UCLA, she has developed expertise in every facet of skatepark design, construction and operations – with a focus on executing all financial, legal and administrative matters.

IVINS CITY UTAH

SPOHN RANCH

PROJECT APPROACH



IVINS CITY UTAH

SPOHN RANCH



Task 1.1 Project Kick-Off Meeting – Spohn Ranch and the City will kick-off the project via an in-person meeting. We will review the project goals, schedule and points of coordination. We will compile and distribute a contact sheet with contact information for all personnel who will be involved with the project.

Task 1.1 Deliverable:

- Contact Sheet (PDF)
- Meeting Minutes (PDF)

Task 1.2 Site Walkthrough – Spohn Ranch will lead a site walkthrough with the City to review existing conditions, photograph the site and discuss opportunities and constraints.

Task 1.2 Deliverable:

- Walkthrough Minutes (PDF)

Task 1.3 Information Gathering & Review – During the Project Kick-Off Meeting, Spohn Ranch and the City will take stock of existing site data, studies and any other information pertinent to the project and project site. We will review existing information and work with the City to collect additional information as necessary. The site information typically required to begin design work is as follows:

- Site survey (AutoCAD format)
- Geotechnical report
- Any master plan design work or future improvements planned for the site
- Any local, state or federal design requirements

SITE OVERVIEW



IVINS CITY UTAH

SPOHN RANCH

SITE OVERVIEW



Task 1.4 Public Input Meeting – Spohn Ranch will lead a public meeting to give a "Skateparks 101" presentation and gather design input from the community. A typical meeting breaks down as follows:

- Project & Spohn Ranch Introduction
- Skatepark Evolution & Typology
- Analysis of Regional Skateparks
- Public Input
    - Surveys
    - Feature/Terrain Ranking
    - Sketching & 3D Model Exploration
    - Open Discussion & Q&A

Task 1.4 Deliverable:

- Meeting Flyer (PDF)
- Meeting Minutes (PDF)



Task 1.5 75% Design Development – Incorporating feedback from the Project Kick-Off Meeting, Site Walkthrough and Public Input Meeting, Spohn Ranch will prepare a conceptual design. The conceptual design will address footprint, access, spacing, sections of terrain and elevations, but will not detail the specific dimensions of every obstacle.

Task 1.5 Deliverable:

- 3D Renderings (JPEG)
- Labeled & Scaled Site Plan (PDF)
- Construction Cost Estimate (PDF)
- In-Kind Donation Opportunities (PDF)
- 2D Base File (AutoCAD)

Task 1.6 Public Input Meeting #2 – Spohn Ranch will lead a second public meeting to present 75% Design Development and solicit final community feedback.

Task 1.6 Deliverable:

- Meeting Flyer (PDF)
- Meeting Minutes (PDF)



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Task 1.7 100% Design Development – Incorporating feedback from Public Input Meeting #2, Spohn Ranch will refine the conceptual design to a 100% Design Development level.

Task 1.7 Deliverable:

- 3D Renderings (JPEG)
- Labeled & Scaled Site Plan (PDF)
- Construction Cost Estimate (PDF)
- In-Kind Donation Opportunities (PDF)
- 2D Base File (AutoCAD)



As part of our cost estimating process, we will guide the City through a process of identifying opportunities for in-kind material/service donations from the community or non-specialty work that can be executed by City resources. Tapping into community or City resources can stretch the budget and result in more features and square footage.

A breakdown of material/service donation opportunities from a previous project is shown below.

ITEM	SPECIFICATIONS	QUANTITY
Temporary Construction Fence	Supply & Install – 6' Chain Link or 4' Snow Fence	550 Linear Feet
Temporary Dumpster	10-20 Yard (Construction Debris)	6 Weeks
Temporary Restroom	Single Unit	6 Weeks
Rebar	20' sticks (#3, Grade 60)	750 Sticks
Skid steer	CAT 257B or Equivalent (Smooth Edge Bucket & Tracks)	3 Weeks
Mini-excavator	CAT 305 or Equivalent (Toothed Bucket)	2 Weeks
Roller	Smooth Drum (Minimum 4' Wide Drum)	2 Weeks
Line Pump	Minimum 30 YD/Hour Swing Tube	3 weeks
Compressor	Minimum 185 CF/Minute	3 weeks
Concrete	7.5 Sack, 4,000 PSI	125 Cubic Yards
Lodging	3 Rooms (2 Beds/Room)	6 Weeks
Construction Staking	Stake Corners & Control Points	25 points
Clearing & Demolition	Expose Clean Subgrade & Haul Spoils	8,500 Square Feet
Import & Place Fill Material	Clean (No Organics)	500 Cubic Yards
Import & Place Base Course	¾" Crushed Road Base	100 Cubic Yards
Rough Grade & Compact Subgrade	+/- .1' of Specified Subgrade Elevations	8,500 Square Feet
Drain Line	Supply & Install – SDR 35, 4" diameter	100 LF
Topsoil, Sod & Miscellaneous Landscape Materials	Supply & Install – Local Standards	5,000 Square Feet
Soil Borings & Geotechnical Report	10-20' Depth	2 Borings
Topographic Survey	Spot Elevations, Benchmark, Etc. (AutoCAD)	10,000 Square Feet

Task 2.1 Construction Documents Kick-Off Meeting – Spohn Ranch will lead an in-person or virtual meeting with the City to review 100% Design Development, special requirements and points of coordination – ensuring both parties are on the same page.

Task 2.1 Deliverable:

- Meeting Minutes (PDF)

Task 2.2 80% Construction Documents – Spohn Ranch will prepare a 80% Construction Documents submittal, beginning to detail the site improvements.

Task 2.2 Deliverable:

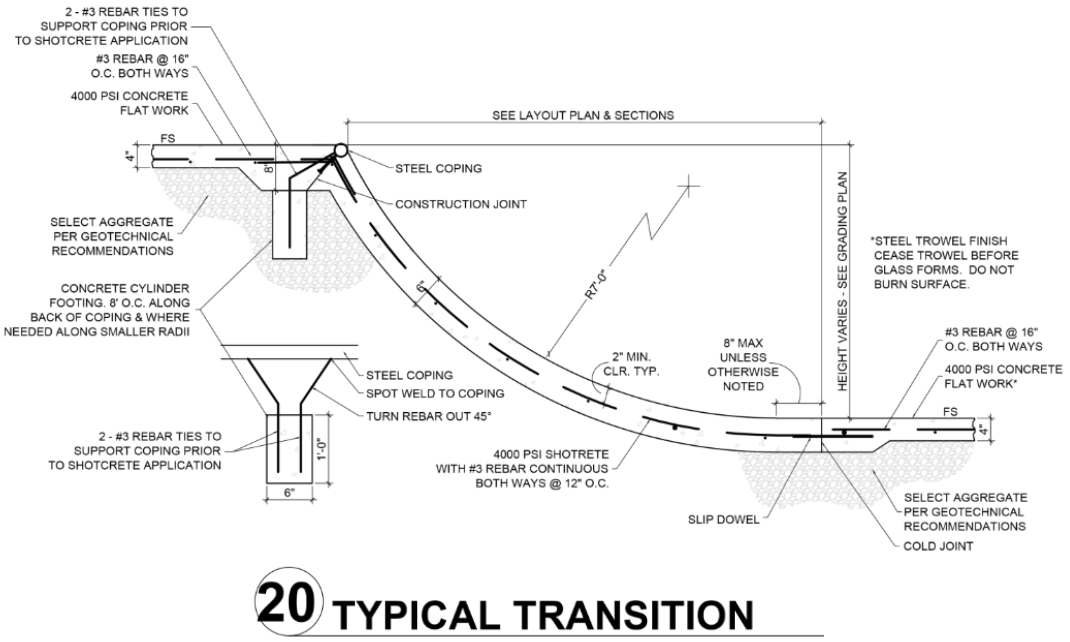
- 80% Construction Documents (PDF, AutoCAD & Hard Copy)

- Cover Sheet
- 3D Perspective
- Site Plan
- Erosion & Sediment Control Plan (if necessary)
- Demolition Plan
- Grading & Drainage Plan
- Steel Plan
- Layout Plan
- Jointing Plan
- Landscaping Plan
- Electrical Plans (if necessary)
- Sections
- Details
- Specifications – CSI MasterFormat

Task 2.3 80% Construction Documents Review Meeting – The City will review the 80% Construction Documents submittal and prepare redline comments. Spohn Ranch will lead an in-person or virtual meeting with the City to review the redline comments and identify actions necessary to address the comments.

Task 2.3 Deliverable:

- Meeting Minutes (PDF)



20 TYPICAL TRANSITION

Task 2.4 100% Construction Documents – Spohn Ranch will incorporate feedback from 80% Construction Documents Review Meeting and finalize the 100% Construction Documents submittal. Spohn Ranch will also coordinate with the City to obtain the necessary permits for construction.

Task 2.4 Deliverable:

- 100% Construction Documents sealed by UT-licensed Professional Engineer (PDF, AutoCAD & Hard Copy)
- Permits (PDF & Hard Copy)

Task 3.1 Pre-Construction Meeting – At the start of construction, Spohn Ranch's Construction Superintendent will meet with the City on site to review the scope of work, schedule and points of coordination.

The Superintendent will also lead weekly on-site meetings with the City to answer questions and provide progress updates.

Task 3.1 Deliverable:

- Meeting Agenda (PDF)
- Construction Schedule (PDF)
- Meeting Minutes (PDF)





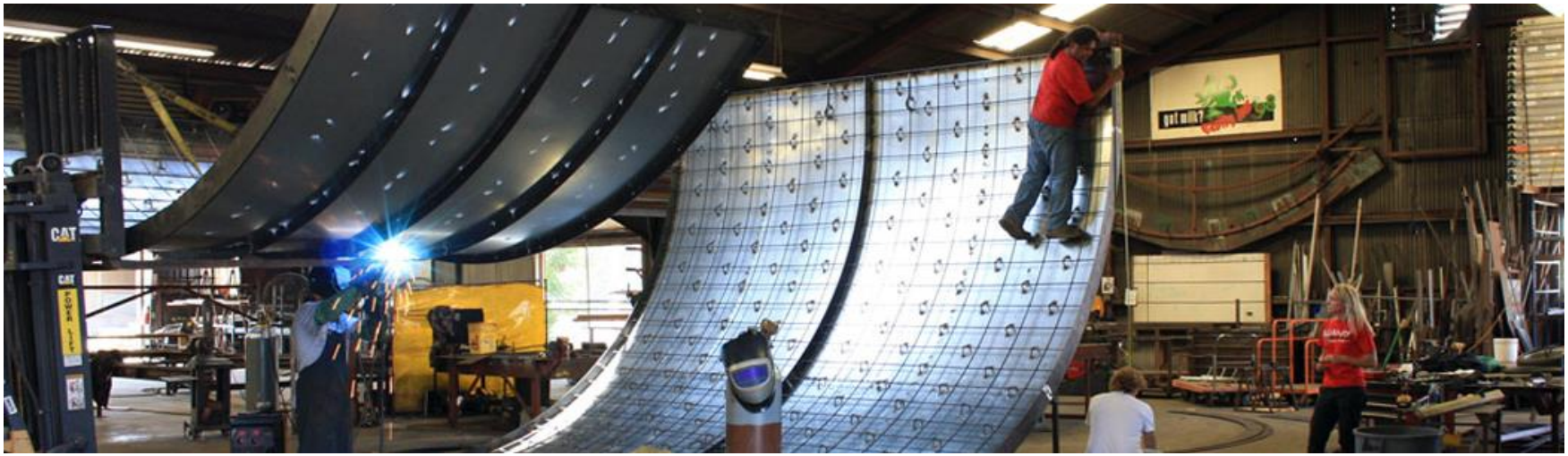
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Task 3.2 Steel Fabrication – Once construction permits are issued, certified welders and iron workers will begin fabricating the steel coping, grind rails and edge protection at Spohn Ranch's 25,000 square foot facility in City of Industry, California. The steel is then hot-dip galvanized or powder coated.

Spohn Ranch is the only skatepark builder that uses state-of-the-art CNC (Computer Numerical Control) technology to cut all screeds and forming lumber, ensuring the exact radii, angles and dimensions specified in the construction documents.

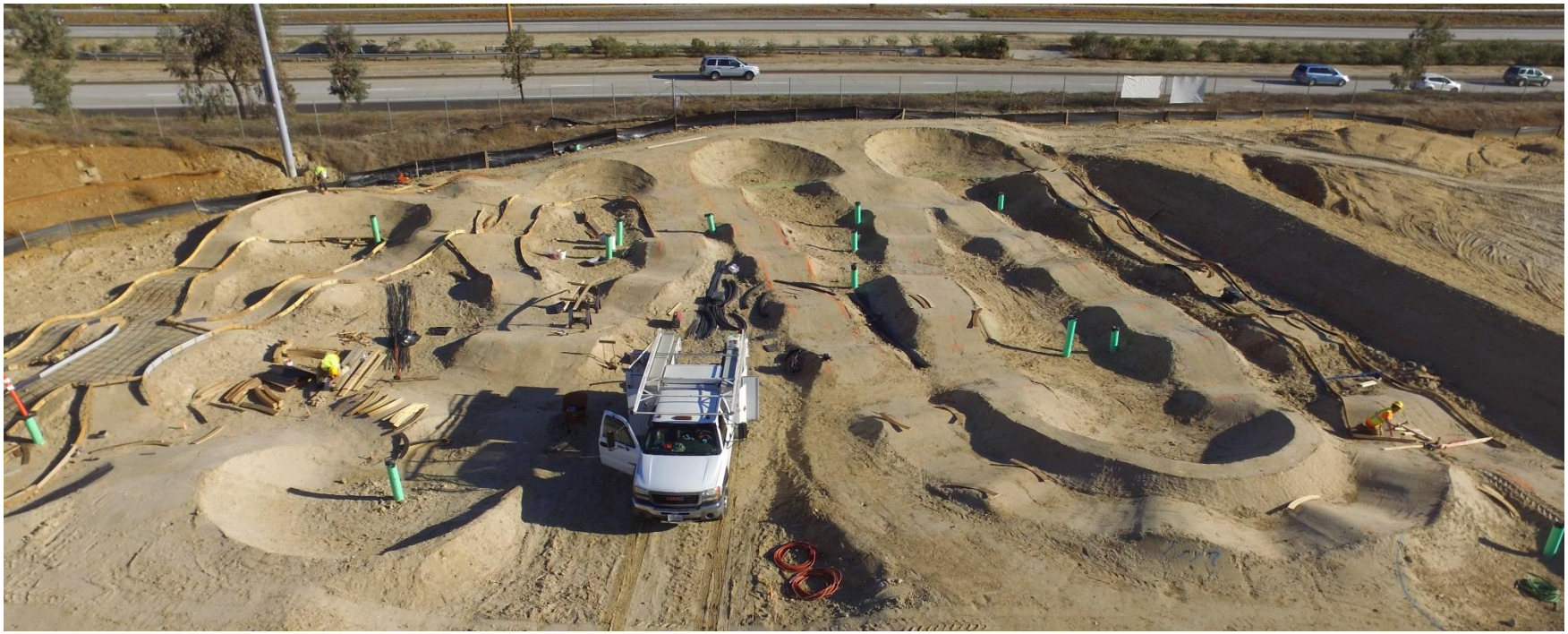
Task 3.3 Site Preparation – Spohn Ranch's veteran construction team will prepare the site for construction, with the first step being the establishment of a safe and organized job site. A typical scope is as follows, but dependent on local project requirements:

- Temporary security fencing
- Temporary BMP & erosion/sediment control measures
- Temporary dumpster & concrete wash-out
- Temporary restroom
- Stabilized construction entrance
- Temporary water & power hook-up
- Utility locates
- Site staking & layout



Task 3.4 Earthwork & Drainage – With the construction site established, Spohn Ranch will clear the site, install the drainage system and contour the terrain. Spohn Ranch will coordinate compaction testing as necessary.

- Demolition, clearing and grubbing
- Rough grading
- Excavation
- Moisture-condition and compact subgrade
- Import/export fill material
- Fine grading
- Trenching
- Pipeline installation



Task 3.5 Forming, Rebar & Steel Installation – With the earthwork scope substantially complete, Spohn Ranch will prepare the skateable terrain for concrete by executing the installation of forms, reinforcing steel and steel coping, grind rails and edge protection. Spohn Ranch will coordinate inspections for forming and rebar as necessary.

Task 3.6 Place Concrete/Shotcrete for Skate Elements/Terrain – Spohn Ranch's ACI-certified shotcrete nozzlemen, will lead our team in shooting and placing concrete to bring the various sections of terrain to life. Our specialty concrete mix design will be refined as we develop a better understanding of the site's soil conditions and collaborate with a local ready mixed concrete plant. Spohn Ranch will coordinate concrete testing as necessary.



Task 3.7 Form, Reinforce, Place & Finish Concrete Flatwork – In an effort to prevent users from riding the skatepark before it is complete and while the site is still an active construction zone, we strategically schedule the concrete flatwork as the final pours. Spohn Ranch will coordinate concrete testing as necessary.



Task 3.8 Detail Work, Punch List & Clean Up – After a methodical concrete curing process, Spohn Ranch will execute the final detail work including saw cuts, caulking and power-washing. Upon substantial completion, Spohn Ranch will conduct a walkthrough with the City to identify any final punch list items. When the final punch list items are addressed, we will clean up the site and de-mobilize equipment, tools and crew. Lastly, we will lead an educational training session with the City to review maintenance/inspections guidelines.

Task 3.9 Project Close Out – Upon the City issuing a substantial completion notice, Spohn Ranch will execute the final paperwork and submit project close out deliverables.

Task 3.9 Deliverable:

- Owner's Manual (PDF)
- Warranty (PDF)
- As-Built Drawings (PDF, AutoCAD & Hard Copy)



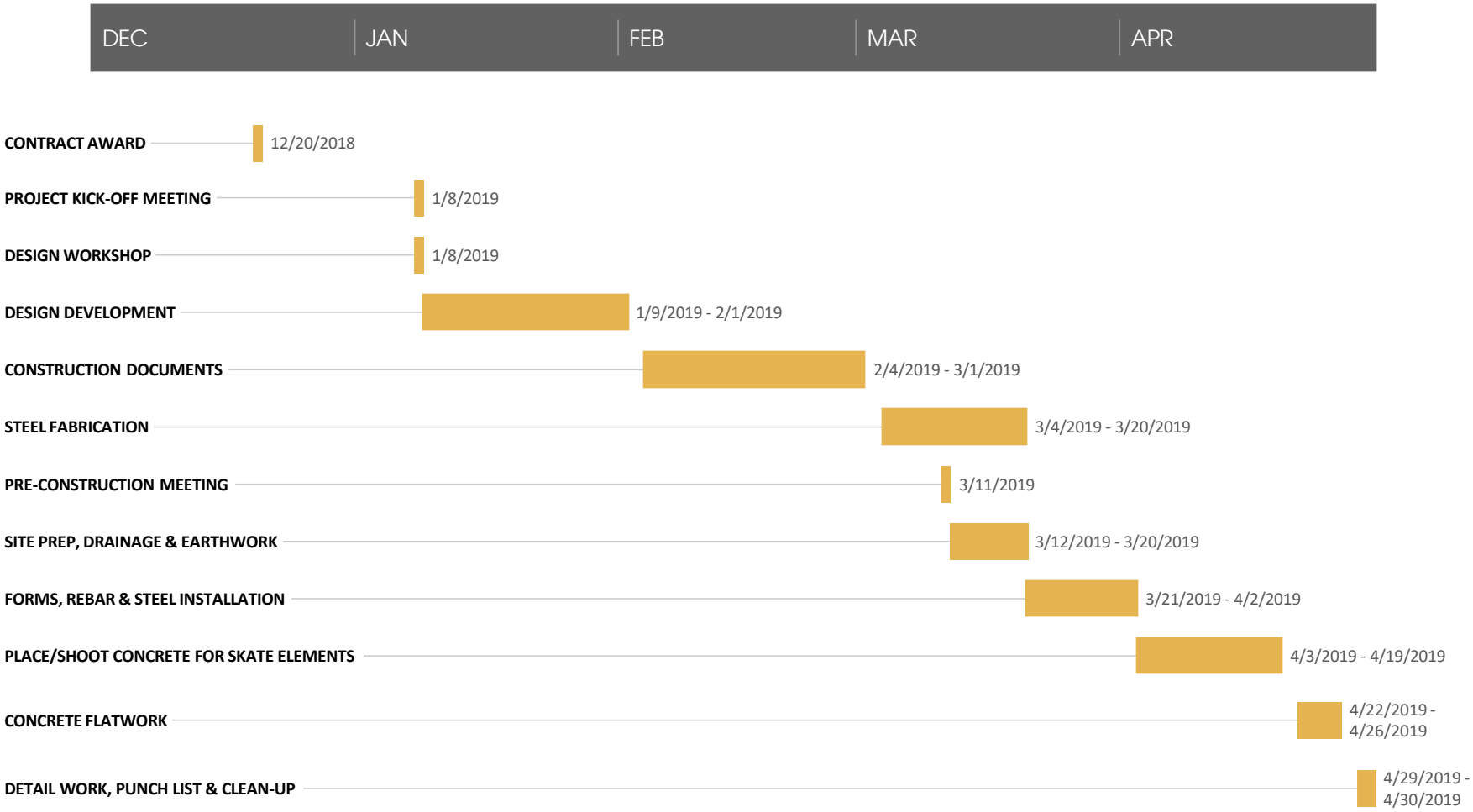


Spohn Ranch provides the following limited warranties effective upon the date of substantial completion of the project or first use by Client. Spohn Ranch makes no other representation or warranty, whether implied or express, of merchantability, fitness for a particular purpose, or any other type or kind.

1-Year Materials & Workmanship Warranty:

- Concrete that is vandalized, destroyed or suffers damage from abuse (including use of salt within the first year), neglect, or Acts of God, is exempt from any warranty claims under this guarantee. Normal wear and tear, normal cracking (cracks less than 1/8" wide), and other issues related to the nature of cast-in-place concrete are excluded from this warranty. Issues related to the nature of concrete include but are not limited to fading, weathering, shrinkage, and scratching.
- Spohn Ranch shall determine the validity of any warranty claim subject to its absolute and sole discretion. Client shall be provided written notice of any claim under this guarantee, including photographs and provision of all relevant information as soon as practicable, but in no event more than two business days' of discovery. Notice must be provided to Spohn within the warranty period. Client's continued use of any concrete after submission of a warranty claim shall void the claim.
- Any modifications, alterations, substitutions, repairs, or attempted repairs by persons other than Spohn Ranch, Inc. void this warranty. Client's failure to allow sufficient cure time before first use voids this warranty.
- Spohn shall commence warranty repairs within a reasonable time after Spohn determines that a warranty claim is valid. Spohn reserves the right to visually inspect any claimed issue. Client agrees to cooperate fully with Spohn in its investigation in all material ways.
- The warranty stated above is valid only if the improvements have been maintained and inspected in accordance with Spohn Ranch, Inc. instructions, and have been subjected to normal use for the purpose for which the improvements were designed.
- All disputes related to warranty claims are subject to the arbitration provisions set forth in Spohn's Terms and Conditions and/or any contract between the parties. This warranty is exclusive of all other warranties, expressed or implied, including warranties of fitness for a particular purpose and merchantability, which are specifically disclaimed. Repair is Client's exclusive remedy under this transaction.

PROJECT SCHEDULE



IVINS CITY UTAH

SPOHN RANCH