



My name is John Beavin. I am the President and Chairman of the Board of the Meade Activity Center (MAC) in Brandenburg Ky. The MAC is a health and wellness organization which was formed in 2009. I am excited to report that after much planning and fundraising, our organization is in midst of construction of our health and wellness center and hope that I can pass along some advice that may be of benefit as you begin the process of expanding your own center.

Our construction process began as many others have. We sought the advice of an architect to be able to show not only ourselves, but our supporters what our dream may look like. The rendering that was produced was wonderful and helped to galvanize the support needed for our project. Working with our architect also helped to answer questions regarding how our facility would function, as well as what would work and what would not. This process was very important and the only regret with the planning process is that we did not seek the advice of multiple architects to be able to get the best design and concept.

After a design concept is chosen, there are two paths that can be followed. The path that we chose was to have the architect to complete a set of engineered drawings and bid the project. In November we were excited that we had 9 construction companies bid our project. Our expectations was to have the low bid come in somewhere around \$1.2 million and surprised that the low bid was just under \$2 million. After spending \$65,000 in fees to an architect, I felt sick.

The other path, which I think would have saved us time and money, would have been to ask a trusted contractor to bid our project and see if they could achieve the goals of our project within our budget. After bidding our project to 9 contractors, we went back to three of the top bidders and asked them what could be done to bring the project within budget.

We choose Prodigy. Prodigy has been wonderful to deal with. We went from have an architect led project to a contractor led project. By hiring Prodigy to execute a design build, we have been able to take a \$2 Million project back down to a \$1.29 Million project. This is a number that we could swallow and allow us to take the next step.

Prodigy was able to use value engineering to bring the cost down without losing any functionality. I have been very pleased with the service, professionalism, and transparency of our arrangement. If we had gone to Prodigy with a design concept and paid the architect for their time during the planning phase, I think that we could have saved about \$50,000 on our project and would have started 3 months earlier. Prodigy has the expertise to take the rendering from the drawing room into a functional design. They have proven to be problem solvers and talented and efficient schedulers.

Every project is different and has different needs. Our project over the long term is scheduled to have three phases. I feel certain that when we begin to plan for our expansion, we will start with Prodigy and a design build concept. I would be happy to discuss our project specifically and what if anything would help you to decide how best to advance you project. I would also be willing to discuss the relationship that I have had with Prodigy and the value that they have brought to our project.

Respectfully,

John Beavin  
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President and Chairman of the Board  
Meade Activity Center