

PROFESSIONAL DESIGN SERVICES PROPOSAL

for



NEW SOUTH FIRE STATION STUDY Goshen Redevelopment Commission City of Goshen, Indiana

ALLIANCE
ARCHITECTS

In association with

Redstone Architects Inc.



October 12, 2020



October 12, 2020

Ms. Becky Hutsell
City of Goshen Redevelopment Commission
204 East Jefferson Street, Suite 6
Goshen, IN 46528

RE: **Professional Services Proposal
for the
City of Goshen
New South Fire Station Study**

Dear Becky,

We are very grateful to have this opportunity to submit our Proposal to prepare a study for a new south fire station for the City of Goshen. For most communities, fire stations create a heightened sense of civic pride and stability. They are one of few commercial building types that are open for business 24 hours a day, 365 days a year.

We take great pride in the work we do with our local municipalities, which includes most recently the rehabilitation of South Bend's Howard Park and the planning and design of Mishawaka's new City Hall. After careful consideration, in order to best serve you, we have decided to form an association with another A/E firm: **Redstone Architects** of Bloomfield Hills, Michigan. Redstone is a nationally recognized leader in the planning and design of public safety projects, which will augment our local design team. In addition, we will collaborate with **Beckett & Raeder**, who will provide GIS mapping to best analyze your service areas.

My Alliance partner, Chris Hartz RA, AIA and I will direct the entire effort in our roles as Co-Project Managers.

In our judgement, the proposed planning and design team is an "ideal fit" for your Study. **You will get the benefit of a nationally recognized thought leader in fire station planning and design in combination with the accountability and community sensitivity of a strong local firm.**

Our Team is excited about this Project and the opportunity to work with the City of Goshen and your Fire Department personnel. Should you have any questions, please feel free to contact me.

Sincerely,

ALLIANCE ARCHITECTS

A handwritten signature in black ink that reads "William R. Lamie". The signature is written in a cursive, slightly slanted style and is positioned above a horizontal line.

William R. Lamie RA, AIA
Principal

NEW SOUTH FIRE STATION STUDY
Goshen Redevelopment Commission
City of Goshen, Indiana

October 12, 2020

TEAM CAPABILITIES

Alliance Architects Firm Profile
Alliance Architects Civic Experience
Redstone Architects Firm Profile
Redstone Architects Experience
 Sample Space Standards
 Fire Chief's Handbook Contributing Author
Redstone Public Safety References
Redstone Letters of Recommendation
Beckett & Raeder Firm Profile
Beckett & Raeder Services
 Sample GIS Map

PROJECT UNDERSTANDING

PROJECT APPROACH AND WORK PLAN

PROJECT TEAM

Project Design Team

Resumes:

Christ Hartz
Bill Lamie
Daniel Redstone
Teffera Kowalske
Brian Barrick
Rowan Brady
Patrick Brown
Martyn Blundall

COST PROPOSAL/TIMELINE

TEAM CAPABILITIES

ALLIANCE

ARCHITECTS



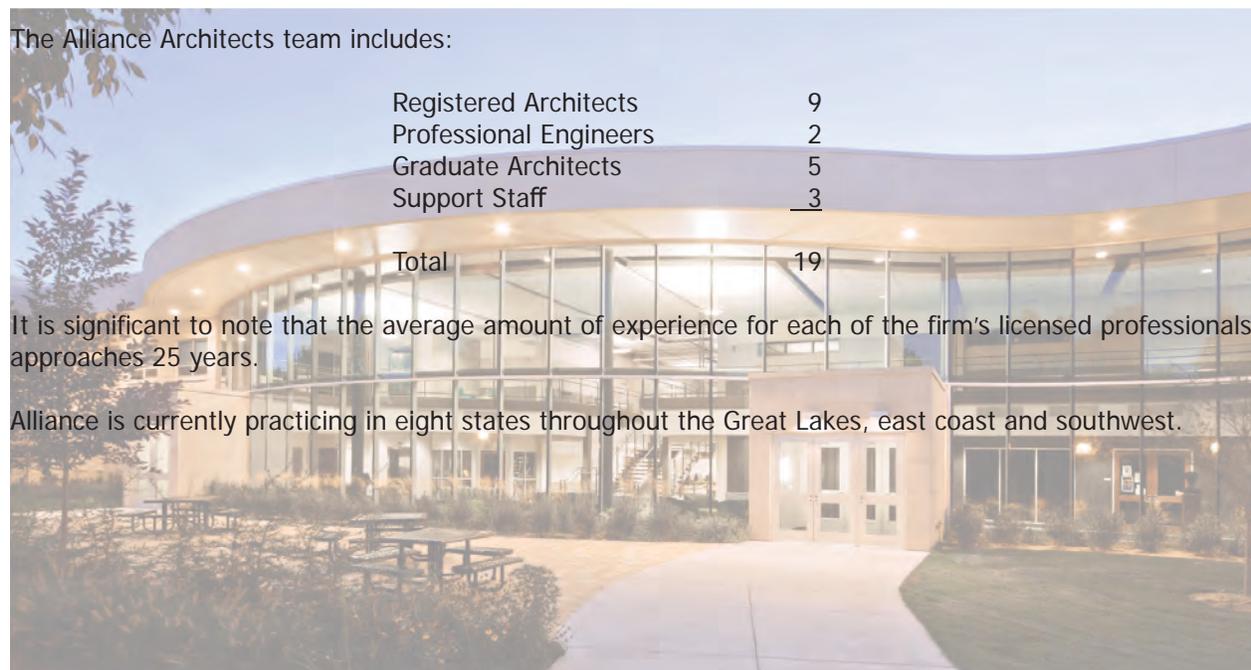
Alliance Architects is a full-service architectural firm which was formed as the result of a merger between James Childs Architects and Architecture Design Group (ADG) in 2012. The two predecessor firms had been in practice in South Bend, Indiana since 1972 and 1988, respectively. All of the principals and staff of James Childs Architects and ADG became members of the new firm.

Services offered by Alliance Architects include architectural design, interior design and urban planning. The firm focuses on its core building types of higher education, institutional, multi-family apartments, public housing and senior living developments. Sustainable design and Building Information Modeling (BIM) are also specialties which the firm has developed.

The name Alliance was chosen because it speaks to the collaborative nature of architectural practice. In the view of the principals, the concept of the alliance extends beyond the in-house team to include clients, consultants, contractors, and virtually everyone impacted by the work.

The principals have always shared a commitment to a “hands on”, direct principal management approach to completing projects on behalf of their clients. This involvement is recognized as both value added for the clients; as well as the source of considerable personal satisfaction for the principals themselves. The formation of Alliance has provided the support structure necessary for this tradition to continue into the future.

The Alliance Architects team includes:



Registered Architects	9
Professional Engineers	2
Graduate Architects	5
Support Staff	3
Total	19

It is significant to note that the average amount of experience for each of the firm’s licensed professionals approaches 25 years.

Alliance is currently practicing in eight states throughout the Great Lakes, east coast and southwest.



Howard Park Redevelopment



Studebaker National Museum

CITY OF SOUTH BEND

- Howard Park Redevelopment
- Wayne Street Parking Garage Facade Renovation
- College Football Hall of Fame Reuse Study
- East Bank/Transpo Master Plan
- State Theatre Facade Restoration
- Fire Station No. 11
- Morris Performing Arts Center Improvements
- Colfax Street Parking Garage Renovation

CENTURY CENTER

- Discovery Ballroom
- Convention Hall Renovation
- Island Park Pavilion
- Sales Office Renovation
- Public Restroom Renovation



Island Park Pavilion

CIVIC REFERENCES

THERESE DORAU
Director of Sustainability
City of South Bend
(574) 235-9323

AARON PERRI
Executive Director
City of South Bend
Venues, Parks & Arts
(574) 299-4765

KEN PRINCE
City Planner
City of Mishawaka
(574) 258-1625



South Bend Civic Theatre



REDSTONE ARCHITECTS FIRM PROFILE



Redstone Architects, Inc.
Public Safety – Law Enforcement – Justice

A Michigan S-Corporation
E.I.N. 38-1618558

2709 S. Telegraph Road
Bloomfield Hills, MI 48302-1008
Telephone: (248) 418-0990
Facsimile: (248) 418-0999

Email: dredstone@redstonearchitects.com
Website: www.redstonearchitects.com

Authorized Representative: Daniel A. Redstone, FAIA,
NCARB, LEED AP, President and CEO

Overview

For 80 years, the firm has understood the importance of providing design solutions that embrace functionality and client needs, as well as pleasing and appropriate aesthetics. We provide strong design leadership and technical expertise in a world where change is occurring at breakneck speed. We emphasize the importance of satisfying all of our clients' needs, including security, functionality & workflow, quality, sustainability, aesthetics, and budget.

The firm maintains open communications with our clients throughout our engagement, helping to insure a successful Project. We listen to our clients and to their users. Your buildings and facilities are a result of collaborative effort.

The firm was established in 1937, and was incorporated in Michigan in January, 1960. Daniel Redstone, FAIA, joined the firm in 1967, became President in 1987, and has been Chairman and Chief Executive Officer since 1996.

We established Redstone Public Safety Consulting Group to offer non-architectural consulting services to Public Safety agencies needing advice on consolidation and sharing of services with other agencies. Recent studies include the MRLEC and Monroe, MI.

We specialize in public safety, law enforcement, justice and municipal projects. We offer a full range traditional architectural and professional services, including master planning, programming and schematic design, as well as non-traditional consulting services such as strategic planning and financial planning.

Our firm has become an expert in its field by developing a thorough understanding of the specialized, operational needs of our clients. We regularly attend national conferences focusing on our specialties.

We develop state-of-the-art solutions for our clients, and help clients and agencies maximize their facilities while staying within budget.



Hearing Room in Kentood Justice Center

Redstone Architects works directly with agencies and as consultants to architects throughout the United States.

By being a consultant to a local architect, local firms can continue to serve their community on specialized projects by augmenting their knowledge and use of local engineering consultants with our specialized expertise.

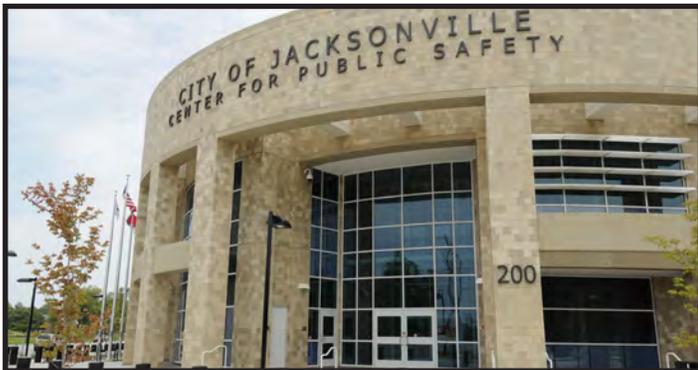
Select Market Expertise

Redstone Architects provides specialized services to select markets, including:

- LAW ENFORCEMENT
- JUSTICE
- PUBLIC SAFETY
- MUNICIPAL
- PUBLIC SAFETY CONSOLIDATION

At Redstone Architects, we work with our clients throughout the programming, schematic design, contract documents and administration to achieve success.

We maintain a high level of expertise for new construction, renovation, adaptive re-use, historic rehabilitation and building additions. We understand the unique nature of our municipal clients' various needs. This enables us to provide our municipal clients with timely responses and solutions.



Jacksonville Center for Public Safety



Waterford Fire Station



Oklahoma City Public Safety

Professional Services

We offer a full range of services, including:

- PROGRAM MANAGEMENT
- STRATEGIC PLANNING
- NEEDS ASSESSMENT
- PROGRAMMING & SPACE PLANNING
- SITE PLANNING
- ARCHITECTURAL SERVICES
- INTERIOR DESIGN SERVICES
- PUBLIC SAFETY CONSOLIDATION STUDIES
- PROJECT COST ESTIMATING
- DESIGN/BUILD PROJECT DELIVERY
- OTHER CONSULTING SERVICES

Our understanding of public safety related operational, procedural, and regulatory issues, combined with our specialized experience, creativity, imagination, and managerial skills, is your assurance that you may rely on Redstone Architects and Redstone Public Safety Consulting Group to make your Project a success.

Professionals by Discipline

Redstone Architects maintains a professional staff of between four and 10 employees. Our firm is in full compliance with the architectural registration statutes of the State of Michigan. Daniel Redstone is licensed in Michigan and 12 other states, and is NCARB certified.

	Current Staff	LEED-AP & Green Assoc.
Licensed Architects	3	3
Designer/CAD	1	
Administrative/Clerical	2	

We are known nationally for our knowledge of law enforcement, public safety, and justice facilities. We strive to help keep clients, users, and “customers” safe by designing buildings that recognize the need for collaborative work flows with appropriate security separations.

The following is a partial listing of our firm’s recent and current client-agencies:

Law Enforcement

Police Department	Warrington, PA
Justice Center Study	Lincoln Park, MI
Police Department	Ponca City, OK
Police Space Needs Analysis	Milford, DE
Police/Fire Headquarters	Buffalo, NY
Police Headquarters	Battle Creek, MI
Police Department	Mt. Pleasant, SC
Public Headquarters/Fire Adm.	Troy, MI
Police Headquarters	Oklahoma City, OK
Police Department	Vineland, NJ
Regional Law Enforcement Ctr.	Marshall, MI
Police Department	Jacksonville, NC
Police Department Consultation	Medford OR
Justice Center	Kentwood, MI
Firearms Training Center	Novi, MI
Police Needs Assessment	Sedalia, MO
Police Headquarters/Addition	West Bloomfield, MI
Public Safety Building	Monroe, MI
Police Department Study	New Garden Twp., PA
Police Department	Milford, MI
Police Department	Bedford, NY
Police Department & City Hall	Lowell, MI
Public Safety Addition	Springfield, MI
Sheriff’s Substation	Delta Twp., MI
Police Headquarters	Lansing, MI
Police Headquarters/Court	Cape Girardeau, MO
Police Headquarters Study	Carbondale, IL
Police Headquarters	Gaithersburg, MD
Public Safety Substation	Bridgeport, WV
Police Department/Court	Bridgeton, MO
Public Safety Department	Eastern MI University
911-EOC Center Study	Harrison County, WV
Police Department/Court	Inkster, MI
Police Headquarters	Waterford, MI
Police Department Study	University City, MO
8th Precinct Substation	Detroit, MI





Fire Operations

Central Fire Station Study	Grand Blanc Twp, MI
Fire Station No. 2	Southfield, MI
Engine Company No. 5	Detroit, MI
Fire Headquarters (No. 3)	Chesterfield Twp, MI
Midtown (Central) Fire Station	Taylor, MI
Fire Station #1	Monroe, MI
Design Consultant	Bergenfield, NJ
Fire Station Replacements	Battle Creek., MI
Public Safety Addition (D/B)	Springfield, MI
Public Safety Substation	Bridgeport, WV
Fire Headquarters and Station	Jacksonville, NC
Fire Department Substation	Plymouth, MI
Station 4 Replacement	Troy, MI
Public Safety Substation	Bridgeport, WV

Justice

25th District Court	Lincoln Park, MI
55th District Court	Mason, MI
63rd 1-2 District Court	Kent County, MI
23rd District Court-Design-Build	Taylor, MI
62-B District Court	Kentwood, MI
54-A District Court Study	Lansing, MI
22nd District Court	Inkster, MI
Municipal Court	Bridgeton, MO
Municipal Court	Mt. Pleasant, SC



Municipal

DPW and Town Hall Study	Grand Blanc Twp, MI
Genesee Co. Admin. Building	Flint, MI
Genesee Valley Regional Center	Flint, MI
Town Hall/Village Square	Macomb Twp, MI
Dept. of Public Works	Waterford Twp, MI
Civic Center Master Plan	Waterford Twp., MI
Civic Center Master Plan	Kentwood, MI
City Hall Renovation/Add'n	Saline, MI
Northwest Activities Center	Detroit, MI
Belle Isle Casino Renovation	Detroit, MI
Pontiac Housing Commission	Pontiac, MI
Police, City Hall & DPW Study	Utica, MI
20-year Facilities Strategic Plan	Grand Blanc Twp, MI
DPW Needs Assessment	Kentwood, MI

REDSTONE ARCHITECTS EXPERIENCE

Monroe, Michigan Fire Station #1 (2004-2006; 2013-2015; 2017-2019)

Size: 15,500sf
Scope: Full Architectural Services
Estimated Project Cost: \$6,000,000 including construction, soft costs, land
Final Construction Cost: Not yet complete
Location: Monroe, MI
Est. Completion Date: 2018 TBD
Final Completion Date: N/A
Client Contact: Vincent D. Pastue, City Manager (734) 384-9144
Patrick Lewis, P.E., DPW Director (734) 384-9124



Redstone Architects was engaged by the City of Monroe to identify the space needs for the City's new, Public Safety Department. Redstone had previously prepared a Needs Assessment for replacement of the Central Fire Station. (In 2010 the City moved towards a Public Safety Department and began to cross-train its police officers) The City's Police Department is currently housed in the County Law Enforcement Center.

In late 2014, Redstone began Schematic Design for the first phase of the new facility that will house fire operations only. In November 2015 voters approved a bond issue for this project. In 2017 the Project was relocated to a different site. The Project is under construction, and completion is anticipated in Fall, 2019.

City of Battle Creek, MI Fire Department Strategic Planning for City-Wide Facilities (2016-2017)



Scope: Needs Assessments and Conceptual Design

Owner Contact: Brian Sturdivant, Fire Chief (269) 966-3519
Jim Blocker, Chief of Police (269) 966-3375



Redstone Architects has been engaged to review the City of Battle Creek's fire station facility needs. Included in the study is the programming of a new Central Fire Station, as well as programming of two satellite fire stations that will replace or consolidate existing stations that are physically and functionally obsolete.

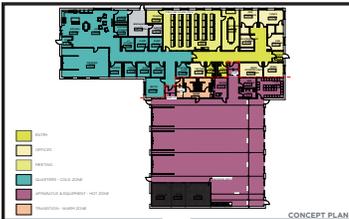
Troy, Michigan Fire Station No. 4 (2013-2017)

Size:	10,600sf
Scope:	Programming & Full Design Services
Estimated Project Cost:	\$4,000,000, including soft costs and Land
Final Construction Cost:	\$3,512,867
Location:	Troy, Michigan
Est. Completion Date:	Late Summer 2017
Final Completion Date:	July, 2017
Client Contact:	Dave Roberts, Fire Chief (248) 524-3419



Redstone Architects was initially engaged in 2013 to program and design a new, replacement fire station to better serve the southeastern area of the city. The old 6,800sf station, built in the 1960's, was both physically and functionally obsolete. The new Station, built on the same site, contains a three-bay apparatus wing, training and exercise facilities, and offices. The New Station was dedicated in August 2017.

Cascade Township, MI Fire Department Study 2020



Scope:	Public Safety Consultant for study
Owner Contact:	Adam Magers 616-949-1320
Architect of Record:	Progressive AE Jim Horman AIA; Principal 616-447-3322

Redstone Architects was asked to joined the Progressive AE team to offer our public safety expertise to the Township of Cascade for their fire station study.



The study included developing a space needs assessment, creating block diagrams, conceptual site diagrams for multiple potential sites, and assisting with cost estimating.

City of Port Huron, MI Fire Department Study for City-Wide Facilities 2020



Scope: Long range planning study

Owner Contact: Corey Nicholson 810-984-9750

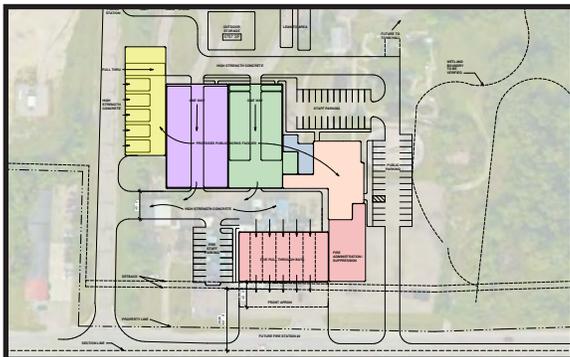
Redstone Architects has been engaged to review the Cities options to a) rehabilitate all of the three existing fire stations, or b) build one new central station, rehabilitate one remote station, and close one remote station.



This study included a building analysis of the existing stations, creating a space needs program to meet the current and future needs of the Fire Department, block diagrams of the programmed space, and cost estimates for any needed renovations or new construction.



Grand Blanc, MI DPW and Fire Station Study (2019)



Size: DPW 11,400sf
Fire Station 18,800

Scope: Programming & Conceptual Design

Construction Budget: NA

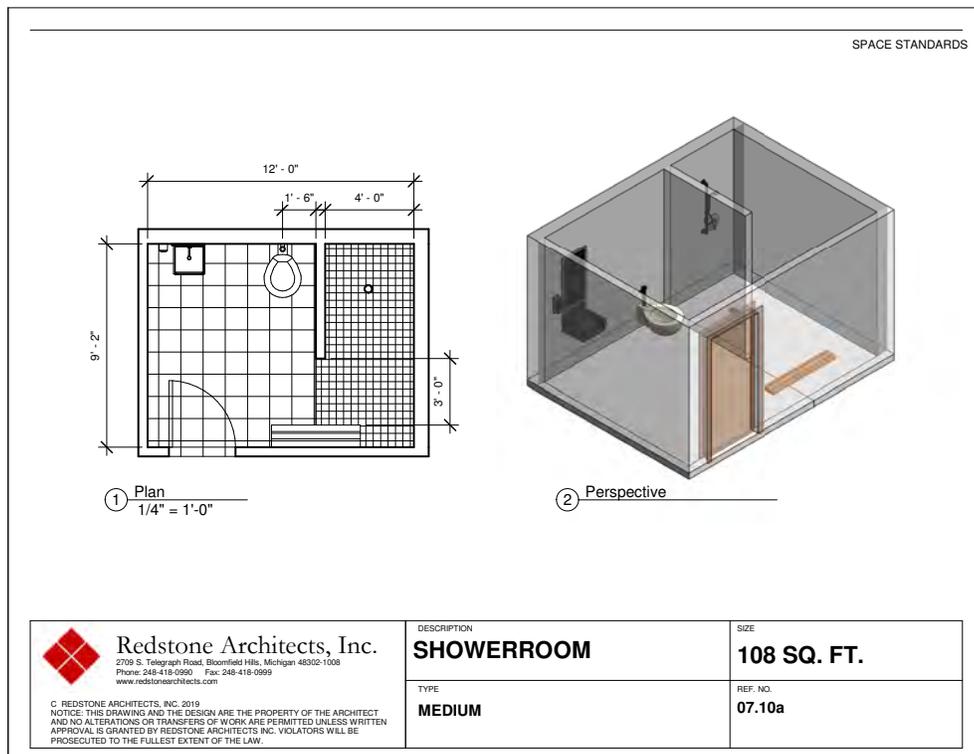
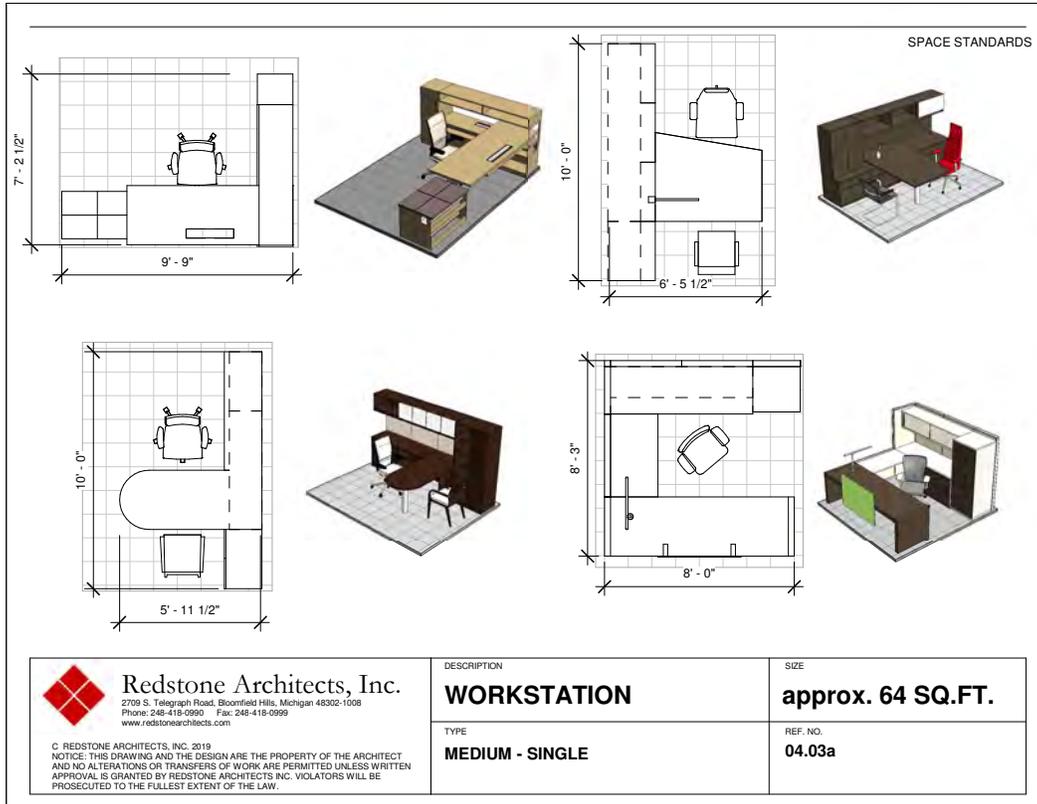
Final Construction Cost: N/A

Location: Grand Blanc Township, MI

Final Completion Date: NA

User Contact Information: Dennis Liimatta, Twp Superintendent
(810) 424-2682

SAMPLE SPACE STANDARDS



SAMPLE SPACE STANDARDS

SPACE STANDARDS

① Plan
1/8" = 1'-0"

② Perspective

 Redstone Architects, Inc. 2709 S. Telegraph Road, Bloomfield Hills, Michigan 48302-1008 Phone: 248-418-0990 Fax: 248-418-0999 www.redstonearchitects.com	DESCRIPTION	SIZE
	DECON/LAUNDRY	450 SQ. FT.
C. REDSTONE ARCHITECTS, INC. 2019 NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT AND NO ALTERATIONS OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY REDSTONE ARCHITECTS INC. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.	TYPE	REF. NO.
	TYPICAL	13.04

SPACE STANDARDS

① Plan
1/4" = 1'-0"

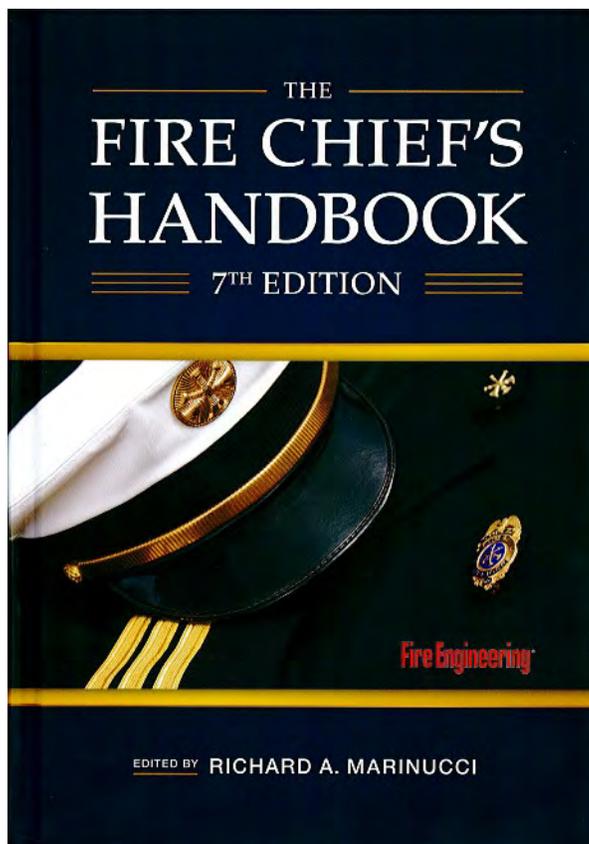
② Perspective

 Redstone Architects, Inc. 2709 S. Telegraph Road, Bloomfield Hills, Michigan 48302-1008 Phone: 248-418-0990 Fax: 248-418-0999 www.redstonearchitects.com	DESCRIPTION	SIZE
	SCBA	184 SQ. FT.
C. REDSTONE ARCHITECTS, INC. 2019 NOTICE: THIS DRAWING AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT AND NO ALTERATIONS OR TRANSFERS OF WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED BY REDSTONE ARCHITECTS INC. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.	TYPE	REF. NO.
	TYPICAL	13.05

FIRE CHIEF'S HANDBOOK CONTRIBUTING AUTHOR



Daniel Redstone FAIA, NCARB, LEED AP, President of Redstone Architects, Inc. is the author of the “Fire Station and Facility Design” chapter in the Fire Chief's Handbook 7th Edition published in 2015. The publication is an informative and definitive resource for the fire service industry, including fire fighters, company officers, and chief officers of all ranks.



Chapter 28

Fire Station and Facility Design

Chapter Highlights:

- Describe steps for space needs assessment
- Explain the role of the architect who is knowledgeable of the needs of this special building type
- Select the architect
- Project budgeting and funding
- Learn building design
- Review construction delivery methods
- Identify current trends that impact fire station design

The new Fire Chief's Handbook, 7th Edition continues Fire Engineering's 82-year tradition of publishing the definitive resource for advanced fire service training. The text has been completely updated to meet the changing environment and added responsibilities of the fire service. Returning authors, including Mr. Redstone, have rewritten their chapter to address today's leadership and administrative concerns, while new authors are also introduced to offer new perspectives.

This comprehensive guidebook is designed for firefighters, company officers, and chief officers of all ranks and department types who want the latest information on the fundamentals of leadership in the fire service, as well as managing the day-to-day operations of a fire department.

REDSTONE PUBLIC SAFETY REFERENCES

Battle Creek, MI - New Police Headquarters Building (2015-2018)

Jim Blocker, Chief of Police

T: (269) 781-0911

jablocker@battlecreekmi.gov

Oklahoma City, Oklahoma* Police Headquarters (2010-2015)

Tom Jester, Deputy Chief of Police

T: (405) 316-4576.

tom.jester@okc.gov

*with ADG Architects, Oklahoma City, OK

City of Novi, MI – Firearms Training Center (2008-2009)

David Molloy, Chief of Police

T: (248) 347-0505

dmolloy@cityofnovi.org

Troy, MI – Police Dept. and Fire Admin. Building (2000-2004)

Gary Mayer, Chief of Police

T: (248) 524-3454

mayergg@troymi.gov

Troy, MI - Fire Station #4 Replacement Station (2013-2018)

Dave Roberts, Fire Chief

T: (248) 524-3424

robertsdj@troymi.gov

Monroe, MI - Central Fire Station Design (2006); Public Safety Department Needs Assessment & Planning (2013-2015); Fire Station #1 Replacement (2016-2019)

Patrick Lewis, P.E., Director of Public Services

T: (734) 384-9124

Patrick.lewis@monroemi.gov

Rob Wight, Fire Chief

T: (734) 564-9388

Robert.Wight@monroemi.gov

Vince Pastue, City Manager

T: (734) 384-9144

Vincent.Pastue@monroemi.gov

Cape Girardeau, MO, Police Department and Municipal Court (2016-2018)*

Wes Blair, Chief of Police

T: (573) 339-6735

wblair@cityofcapegirardeau.org

*with Chiodini Associates

Lansing, MI, 54-A District Court Study (2010-2012, 2018)

Anethia O. Brewer

T: (517) 483-4538

Anethia.brewer@lansingmi.gov

Lincoln Park, MI, Police Department and 25th District Court (2018-2020)

Greg Clifton, Chief Judge, 25th District Court

T: (313) 382-8603

Marshall, MI - Marshall Regional Law Enforcement Center (2011-2015) (Three Agency Shared Facility)

Scott McDonald, Marshall Public Safety Director

T: (269) 781-2596

SMcDonald@cityofmarshall.com

Jacksonville, NC Center for Public Safety (Police & Fire Departments)(2010-2014)*

Mike Yaniero, Chief of Police

T: (910) 938-6403

myaniero@ci.jacksonville.nc.us

*with Gantt Huberman Architects

Warrington, PA Police Department- Warrington, PA- New Police Facility (2018-2020)*

Daniel Friel, Chief of Police

T: (215) 343-3311

dfreil@warringtonpd.org

*with GKO Architects

Ponca City, OK Police Department- Ponca City, OK. New Police Facility (2019-2021)*

Don Bohon, Chief of Police

T: (580) 767-0375

bohondh@poncacityok.gov

With ADG Architects, Oklahoma City, OK

City of Orchard Lake Village Police Department- MI Renovate Police Facility (2020)

Joseph George, Chief of Police

T: (248) 682-2400



City of Monroe Fire Department
75 Scott St. Monroe MI 48161 T: 734-241-1626 F: 734-241-5347
Fire Department Chief Rob Wight



January 9, 2019

To Whom It May Concern;

The City of Monroe engaged Redstone Architects under the leadership of Dan Redstone in 2005 for the purpose of a needs assessment to replace an aging facility, our main fire station located at 75 Scott Street. With a very comprehensive and extensive evaluation of the Fire department needs it was determined that a complete replacement would be the best option for the city of Monroe. Redstone Architects were then hired by the City of Monroe for the design and construction phase of the new Monroe fire station number 1 using our RFP process. Dan and his Staff presented several ideas and options to help direct us in needs based capacity. Throughout the whole process Dan, helped keep us focused and determined to conclude this project. In October of 2018, we were able to break ground on Monroe Fire Station # 1 with a September 2019 completion date.

As a new Fire Chief, Dan and his staff have given expert guidance and leadership in this process, which at times could be overwhelming. He and his staff have brought innovation and value added features to our station and I am very excited for what our future holds.

It has been my honor and privilege to work with Dan and his staff over the past few years and I would highly recommend his firm for any projects he may be under consideration.

Robert Wight

Fire Chief at the City of Monroe Fire Department

"The mission of the Monroe Fire Department is to protect life and property while minimizing suffering and damage due to fire, medical and environmental emergencies. We are dedicated to protecting the lives and property of the citizens of the City of Monroe through public education, code enforcement and incident management."



500 West Big Beaver
Troy, MI 48084
troymi.gov

Troy Fire Department

P: 248.524.3419
F: 248.689.7520

May 8, 2017

Daniel Redstone, FAIA, NCARB, LEED AP
Redstone Architects, Inc.
2709 S. Telegraph
Bloomfield Hills, MI 48302

Dear Dan:

Since before the start of the new Troy Fire Station #4 building, Redstone Architects has been very accommodating in the planning, design, and guidance of the project. You and your firm have worked collaboratively with City of Troy staff members to present new ideas for consideration, as well as prudent value engineering as necessary to meet budget restraints, oftentimes after hours to resolve matters.

From the initial presentation to the commencement of construction, this collaboration and diligence has not only proven effective in producing a quality product, it has also brought reassurance to a newly appointed Fire Chief with little to no experience in the design and construction of a fire station, and kept the project on schedule and within budget.

Thank you for your attention to detail, coordination, and patience throughout the project. I can say with confidence that I would highly recommend Redstone Architects, Inc., for the design of any future fire or public safety related building project.

Sincerely,

David Roberts
Fire Chief



ORGANIZATION:

Beckett & Raeder, Inc. is a Michigan Corporation headquartered in Ann Arbor with additional offices in Petoskey and Traverse City, Michigan. The firm includes landscape architects, planners, civil engineers, LEED accredited professionals and support staff maintaining registrations in the States of Michigan, Ohio, Indiana and Illinois and certification at the national level.

HISTORY:

Beckett & Raeder, Inc. was established as a Michigan corporation in 1966 with its corporate office in Ann Arbor, Michigan.

SERVICES:

Major areas of practice and scope of services include sustainable design, land use programming and analysis, master planning, campus planning, placemaking, site planning and civil engineering, site development, municipal engineering, storm water management, downtown revitalization and redevelopment, community planning and urban design, economic development, public/private development services, and environmental services.

PHILOSOPHY:

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's seven principals. Senior Associates, Associates, Project Landscape Architects, Planners, and Engineers are assigned to projects in accordance with their individual expertise and the requirements of the project. In keeping with the philosophy of the office, the project team is involved in all aspects of the work through its entire duration. The firm routinely engages other consultants, as the work plan requires.

LOCATIONS:

Ann Arbor, Michigan 535 W. William, Suite 101
Ann Arbor, MI 48103
734.663.2622 ph

Traverse City, Michigan 921 West 11th Street
Suite 2E
Traverse City, MI 49684
231.649.1065 ph

Petoskey, Michigan 113 Howard Street
Petoskey, MI 49770
231.347.2523 ph

Toledo, Ohio 419.242.3428 ph

World Wide Web www.bria2.com

Services



MASTER PLANNING

Campus Planning
 Traditional Neighborhood &
 Small Town Design
 Community Master Planning
 Watershed Planning
 Recreation Master Planning
 Park Master Planning
 Rural Land Planning Services
 Land Use Planning



COMMUNITY PLANNING & ZONING

Comprehensive Master Plans
 Brownfield Redevelopment
 Zoning Ordinance /Codes
 Specialized Zoning Ordinance Provisions
 Development Standards and Guidelines
 Site Plan Review
 Strategic Planning
 Expert Witness Zoning Testimony
 Community Development
 Greenway Planning
 New Urbanism



ENVIRONMENTAL SERVICES

Site Evaluation and Analysis
 Low Impact, Conservation Design
 Wetland Delineation
 Constructed Wetland Design and
 Installation
 Wetland Restoration
 Storm Water Management



ANALYSIS & EVALUATION

Site Analysis
 Feasibility Studies
 Site Selection Studies
 Buildout Analysis
 Market Analysis
 Demographics
 Natural Features Interpretive Studies



PROJECT CONSTRUCTION

Construction Administration
 Field Inspection
 Storm Water Operator
 Bridge Inspection
 Specification Writing
 Project Cost Estimating
 Construction Drawings

DOWNTOWN & ECONOMIC DEVELOPMENT

Brownfield Redevelopment
 Grant Writing
 Downtown Management
 Downtown Master Plans
 Special Finance Districts
 Adaptive Reuse Studies
 Retail Market Analysis
 Strategic Planning/Visioning Workshops
 Physical Design Plans
 Streetscape Design & Implementation
 Wayfinding and Signage
 Tax Increment Financing & Development
 Plans
 DDA Creation

SITE DESIGN

Planting Design
 Irrigation Design
 Grading Plans
 Utility Plans
 Pavement Design
 Lighting Design
 Site Design Guidelines
 Park Design

URBAN DESIGN

Corridor Design & Planning
 Streetscape Design
 Waterfront Design

FACILITY DESIGN

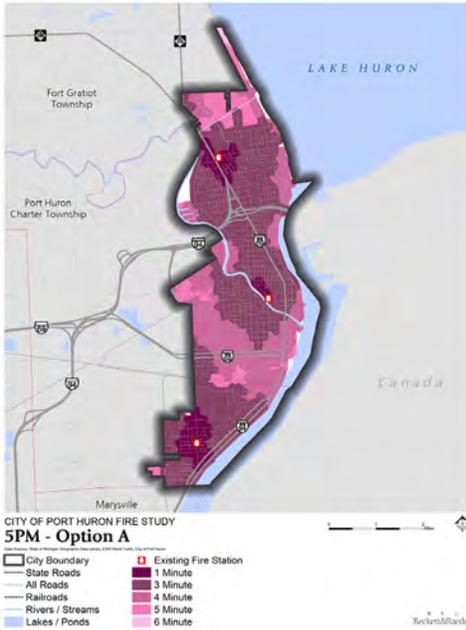
Marina Design
 Playground Design
 Athletic Facility Design
 K-12 Site Development
 Subdivision Design
 Campgrounds
 Parks Design
 Higher Education

INFRASTRUCTURE

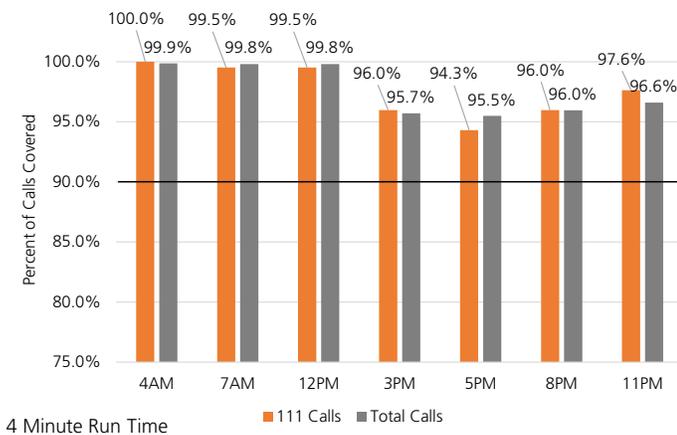
Storm Water Management
 Water Distribution Systems
 Sanitary Sewer Systems
 Capacity Analysis
 Capital Improvement Program
 Wellhead Design and Protection
 Pavement Evaluation
 Streets and Roads
 Onsite Sewage Treatment
 Utility Marking
 Parking

SAMPLE GIS MAP

Option A

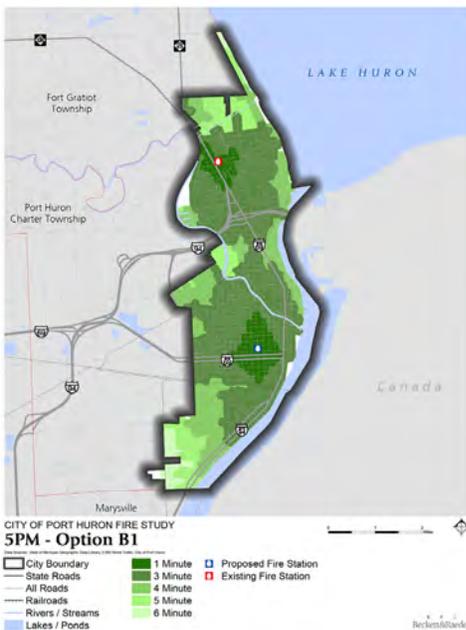


Central Station – 515 River St
Station #3 – 1914 Sanborn St
Station #4 – 3114 24th St

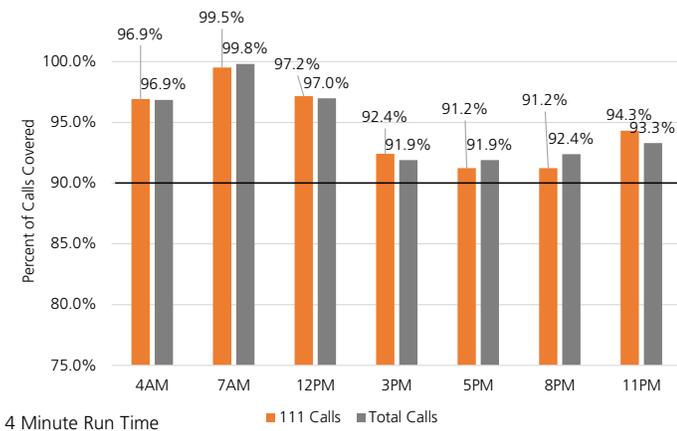


B R
Beckett & Raeder

Option B1



Station #3 – 1914 Sanborn St
New Station – 1400 Block of 10th St (White Park)



B R
Beckett & Raeder

PROJECT UNDERSTANDING

NEW SOUTH FIRE STATION STUDY

October 12, 2020

Goshen Redevelopment Commission
City of Goshen, Indiana

The City of Goshen is in the early design and planning stages for a New South Fire Station. From the Fire Department's website, we understand that the City provides fire suppression and emergency medical and rescue services from three staffed fire stations. Its 56 full-time staff responds to approximately 4,600 calls for service annually, based on the Department's 2018 Annual Report.

The purpose of the Study will be to evaluate a new location(s) for the south station, identify desired program elements for the station and site, and achieve acceptable run times per NFPA guidelines:

NFPA 1710-5.2.4.1.1 states: "The fire department's fire suppression resources shall be deployed to provide for the arrival of an engine company within a 240-second travel time four (4) minutes to 90 percent of the incidents."

This will be accomplished by GIS mapping and analysis, along with the development of a Program of Requirements (POR). Once a preferred site is confirmed and the POR approved, we will develop conceptual site and building design block diagrams. These diagrams will form the basis for discussion and consensus building with the City and the Fire Department.

The City has requested that we then develop Schematic Building and Site Designs (Task 3). These will include a basic 3-D model and renderings needed for public presentation and fundraising efforts.

Based on the approved Schematic Design, we will prepare an Opinion of Probable Construction Costs (Task 4) and an Opinion of Probable Project Costs for the City's use in preparing an overall Project Budget.

Once all planning Tasks 1-4 have been completed and the deliverables approved and received, we will prepare a final report (Task 5) and present it to the Goshen Redevelopment Commission and the Goshen Common Council.

PROJECT APPROACH AND WORK PLAN

NEW SOUTH FIRE STATION STUDY

Goshen Redevelopment Commission
City of Goshen, Indiana

October 12, 2020

PROJECT APPROACH

Alliance Architects is a full-service architectural firm which was formed as the result of a merger between James Childs Architects and Architecture Design Group (ADG) in 2012. The two predecessor firms had been in practice in South Bend, Indiana since 1972 and 1988. The name Alliance was chosen because it speaks to the collaborative nature of architectural practice. "Alliance" extends beyond the in-house team to include clients, consultants, contractors and virtually everyone impacted by the work.

Redstone Architects is a nationally recognized public safety expert. Alliance and Redstone bring Goshen the best mix of visioning, specific expertise and leadership to harness project ideas to meet the needs of the Fire Department and the City of Goshen.

The Alliance/Redstone Team are more than just architects – we are experts that listen to all of the issues and collaborate with you to help find your solutions. **We lead – but we do not direct.** We also understand the importance of sound financial planning, a challenge facing every project. We will engage a local construction cost estimator to provide the best possible pricing of the proposed project.

Reaching a successful outcome requires thorough collaboration and input from knowledgeable and experienced team members: from the City, staff and Fire Department, to the designers, engineers and specialty consultants. Our approach, which has a proven record of success, is designed to incorporate the collective expertise of all through meetings and discussions, and to weave all of this varied experience into a complete study, which will provide the City of Goshen with the information it needs to make sound planning and financing decisions.

During this study Alliance/Redstone will work with you to thoroughly discuss operational and physical issues. This information will be utilized to develop a design based on how you will want to operate efficiently and safely. Our design success is based on our ability to work with all of the involved agencies to reach consensus on all of the important issues that need to be addressed. Our experience leads to creative design solutions and successful outcomes.

Fire Station Best Practices

Alliance/Redstone keeps itself abreast of best practices for fire station design and how operations and equipment impact our design role. For example:

Carcinogen Impact on the Health of Firefighters

Until recently, fire stations were designed with little to no understanding of how cancer-producing carcinogens deposited on gear and equipment were impacting firefighter health. In the past few years, there has been a major emphasis in fire station design to contain carcinogen contaminants in an effort to reduce cancer among firefighters.

New fire station design identifies three zones within a building - Red (hot), Yellow (transition), and Green (cold) zones. Our study will minimize the risk of contamination in the living area of the stations ("Cold" or "Green" Zone) by incorporating these best practices.

WORK PLAN

Kick-off Meeting

The Alliance/Redstone Team will meet with members of the Goshen Fire Department and City Staff to review the process and identify expected outcomes. We will jointly develop a tentative schedule for subsequent meetings and activities using input of the participants. Additional information needed by the Alliance/Redstone Team shall be identified.

Following the kick-off meeting, the Team will tour the existing facilities. This will give the Team a chance to observe the existing station's operations.

These discussions and tours will make the Alliance/Redstone Team aware of operational issues and objectives that need to be addressed, and gain an additional, in-depth understanding of those needs.

Task 1 - Site Location Analysis (Concurrent with Task 2- POR)

GIS Mapping.

Alliance/Redstone's GIS consultant, Beckett & Raeder, Inc. ("BRI"), will provide GIS evaluation and mapping for ten (10) years of historical response data vs. NFPA 1710 response time criteria, and vs. ISO fire rating schedule. BRI will meet with the City before conducting analysis to discuss NFPA rules, ISO criteria, and any local conditions that may influence the analysis. Another meeting will be held following the analysis to review results and potential station locations. These meetings will be held as virtual meetings in light of current COVID-19 concerns.

Final products will be GIS graphic "heat maps" for each site option, illustrating graduated response times (NFPA) and driving mileage (ISO).

The City will provide historical response data, GIS background, and identify potential sites under consideration for the new station location. Examples of the reports can be found in the Appendix.

Deliverables:

- Written report detailing selection methodology, analysis and recommendations.
- A prioritized outline of recommendations for fire station location(s).
- Run time scenario maps for the identified site and others that may be considered.

Task 2 - Program of Requirements (POR)

Prior to the programming interviews, we will send questionnaires for key personnel to complete. The questionnaire will allow various members of the City and Fire Department to express their own views on issues pertaining to operations and facilities. These questionnaires would be completed and evaluated by Alliance/Redstone.

Task 2 - Step 1: Programming Interview with Department and Staff

Programming interviews are held to identify stakeholders' goals, objectives, and operation and security issues. Discussion will guide development of the physical requirements of the project.

Operational topics specific to the facility may include:

- Present and future staffing requirements
- Building security and accessibility

- Operational issues
- Space requirements and standards
- Possible planned functions, e.g., Emergency Operations Center
- Deficiencies at other stations that might be located at the new station
- Site requirements
- Identifying security issues
- Special equipment needing (storage) space
- Separation of public and staff
- Parking requirements - secure parking for staff
- Site location(s)
- Budget, including a general discussion of cost allocation concepts
- Timetable

Programming interviews and discussions will allow the Alliance/Redstone Team to become aware of operational issues and objectives which need to be addressed and fully understood. We will also discuss demographic data supplied by the Fire Department which might influence future facility staffing or location.

Task 2 - Step 2: Develop the POR (Space Needs Analysis)

The basic goal of a POR is to identify the physical space requirements of the facility. Based on the programming meetings, we will develop a POR for Station #3 listing the areas needed to accommodate the projected operational requirements. Apparatus and other special equipment are also identified, as well as any special parking and operational needs for special equipment or vehicles.

Our approach is to identify the square footage requirements for each function and then apply an internal "gross up factor" to account for internal circulation in the functional areas of the facility. This allows us to develop future block diagrams that are representative of each space/function.

The net departmental requirements are then totaled, and a second gross up factor is applied to account for building structure, external and internal walls, circulation spaces between departments and agencies, as well as mechanical and electrical spaces. The total of this process provides the Projected Gross Square Footage for the identified needs.

Redstone has developed illustrated "space standards" that we utilize with our clients to help you better understand what specific spaces look like, and how much space for each function is required. Examples are shown in the Appendix.

Task 2 - Step 3: POR Review Meeting with Client

The initial POR is reviewed and discussed with the Fire Department to confirm that all known needs have been addressed, and to adjust for items which may have been omitted or misunderstood.

Task 2 - Step 4: Final Review and Acceptance of POR

After revisions are complete, a final review is requested to confirm the analysis. Once accepted, the Program of Requirements becomes the basis for determining the building and site adequacy of the new Fire Station #3.

Deliverables:

- Written Program of Requirements (POR).

Task 3 - Schematic Building and Site Designs

Task 3A - Initial Building and Site Study (BLOCK DIAGRAMS)

Task 3A - Step 1: Develop Conceptual Block Diagrams

Using the approved POR, Alliance/Redstone will develop block diagrams for a new Station #3 on the Dierdorff Road site. Conceptual (block) Floor Diagrams will be developed to create efficient workflows, provide a good working environment, and properly separate functions. Conceptual Site Diagrams will show the proper traffic patterns, apparatus paths, staff and public parking, as well as any storm water issues which may need to be addressed.

Task 3A - Step 2: Conceptual Block Diagram Progress Meeting

The Conceptual Block Diagrams are reviewed and discussed with the Fire Department and City staff.

Task 3A - Step 3: Building Floor and Site Plans to Scale.

We will take the approved block diagrams and develop them into basic floor plans to confirm the layout and overall area. We will develop a similar Preliminary Site Plan which defines the site layout and overall area. We anticipate one or two options being presented.

Task 3A - Step 4: Review Meeting with Client

Building and site plans are reviewed by the team. Modifications are made as needed.

Task 3A - Step 5: City Approval to Proceed with Final Schematic Design Phase

Deliverables:

- Building Floor Plans to scale – basic diagrams to define the basic plan size and layout.
- Preliminary Site Plans to scale – basic diagrams to define site layout and overall area requirements. Site plan shall be based on City provided information or available GIS data.

Task 3B - Final Schematic Design

Task 3B - Step 1: Prepare scaled floor and site plans and a basic 3D building and site model, along with exterior color renderings and perspectives.

The approved basic floor and site plans will be further developed into “final” schematic plans. Utilizing REVIT360, Alliance/Redstone will work seamlessly on the same building database model. Alliance will lead the aesthetic efforts including exterior materials, colors and massing.

Task 3B - Step 2: Review Meeting with Client

Alliance/Redstone will present layouts and images to the City Team for discussion and review.

Task 3B - Step 3: Revise Layouts as Required (Two Revisions Included)

Task 3B - Step 4: Provide Outline MEP Specifications (No Engineering Required)

The Alliance/Redstone Team will work with the City and Fire Department to develop an outline of Mechanical, Electrical and Plumbing (MEP) systems which best serve the new station.

Task 3B - Step 5: Provide 3-D Exterior Views

The best views of the station will be determined by the Team, City, and Fire Department for the purposes of presentation, marketing, and future design development. Once these views are selected, final high-quality renderings will be made.

Deliverables:

- Building Floor Plans to scale.
- Primary Building Elevations to scale.
- Preliminary Site Plans to scale – based on owner-provided information or available GIS data.
- Basic systems descriptions for mechanical, electrical and plumbing based on typical fire station requirements. No detailed MEP design is included in Task 3.
- Two to three (2-3) 3D exterior views showing basic design concepts.
- Final Exterior Building Renderings – These renderings will be taken from the 3D model used to develop the Schematic Design.

Task 4 - Opinion of Cost

Task 4A - Construction Costs

Using the plans, elevations, MEP narratives, and other materials from the investigation, the Cost Estimator will determine a projected construction and project cost from current market conditions.

Task 4B - Soft Costs (Non-Construction Costs)

Task 4C - Review Meeting

The Team will meet with the City and the Fire Department to review the probable cost estimates.

Deliverables:

- Opinion of Probable Construction Cost.
- Opinion of Probable Project Cost.

Task 5 - Final New South Station Report

The Final Study Report draft will be presented to the City and Fire Department for review.

Once any revisions have been made the City will be presented with the Final Report. Alliance Architects will present the final report to the Goshen Redevelopment Commission and the Common Council during the public forum.

Deliverables:

- Five (5) copies of a bound final report and one (1) electronic copy.
- Comprehensive presentation to the City of Goshen Common Council in a public forum.

ADDITIONAL SERVICES

The City of Goshen is currently seeking proposals to study the cost and feasibility of constructing one new fire station. However, the City currently has three stations.

Design, safety, and knowledge of harmful carcinogens to firefighter health have all advanced since these stations were built. In as much as the City is potentially replacing one of the stations at this time, it may consider renovating the other stations to better serve the community and improve firefighters' health and safety.

The Alliance/Redstone Team would be happy to discuss options for possible improvement of these stations. Should the City wish to explore ideas, we would provide a proposal for an additional study or expanding this study.

PROJECT TEAM

NEW SOUTH FIRE STATION STUDY
Goshen Redevelopment Commission
City of Goshen, Indiana

October 12, 2020

**GOSHEN
FIRE STATION
STUDY COMMITTEE**

CHRIS HARTZ, RA, AIA and BILL LAMIE, RA, AIA
ALLIANCE ARCHITECTS
Co-Project Managers
Client Contact

TEFFERA KOWALSKA, AIA
REDSTONE ARCHITECTS
Design Team

DANIEL REDSTONE, FAIA
REDSTONE ARCHITECTS
Design Team

ROWAN BRADY
BECKETT & RAEDER
GIS Mapping

BRIAN BARRICK, PLA, ASLA
BECKETT & RAEDER
GIS Mapping

PAT BROWN, PLA, ASLA
SITESCAPES, INC.
Site Design

BRAD WHITE, PE
ALLIANCE ARCHITECTS
ME Design

MARTYN BLUNDALL
BLUNDALL ASSOCIATES, INC.
Cost Estimator



Chris Hartz RA, AIA LEED AP Project Manager

Education:

Master of Science in Architecture
University of Michigan
Ann Arbor, MI

Bachelor of Architecture
University of Notre Dame
Notre Dame, IN

**Notre Dame Rome Studies
Program**
Rome, Italy

Professional:

American Institute of Architects,
Member

LEED Accredited Professional
BD + C

NCARB
Certificate Holder

**Leadership South Bend/
Mishawaka,**
Program Graduate

Chris will be a Co-Project Manager and Designer on the project. He is a Principal and leader of the Educational Studio in the firm. With over 20 years of experience, Chris understands the complex nature of consensus building, design and construction. Several recent projects Chris has been involved with are comprehensive renovations to large academic and multi-family buildings.

Selected Project Experience:

MENDOZA COLLEGE OF BUSINESS SPACE REUSE PLAN | UNIVERSITY OF NOTRE DAME

As project architect, participated in a major reorganization of the space within the College of Business. After two months and 60 interviews with faculty, staff and students, several objectives were identified, and multiple design options were provided. A multi-year renovation project followed, touching nearly every space in the 175,000 SF building.

NEW BOATHOUSE | UNIVERSITY OF NOTRE DAME

As project architect, worked closely with Notre Dame Athletics, the City, and consultants to design a new home for the rowing teams. The new 15,000 SF building features boat storage, team rooms, locker rooms and training space. The building takes advantage of its location to the St. Joseph River with expansive views, an observation deck, and easy access to the water.

MORRIS INN INTERIOR RENOVATIONS | UNIVERSITY OF NOTRE DAME

As principal-in-charge, led a team of engineers and interior designers to “re-imagine” the primary restaurant at Notre Dame’s Morris Inn. The restaurant now features an extensive bar set in a warm, light-filled environment. The \$3M project was set to open in May, 2020.

NEW ROGER B. FRANCIS LIBRARY | ST. JOSEPH COUNTY PUBLIC LIBRARY

As project architect, worked closely with the Library and consultants to study the space and program needs and determine a course of action. Ultimately, it was decided that a new, 24,000 SF Library was needed. The new Library desired to optimize staff efficiency, increase visibility throughout the building while being responsive to the rural context of the building site.



Bill Lamie RA, AIA Project Manager

Education:

Bachelor of Science, Management
Purdue University,
West Lafayette, IN

Associate Applied Science, Technology,

Purdue University,
West Lafayette, IN

Student Center Development Program

Harvard Design School,
Boston, MA

Professional:

American Institute of Architects,
Member

Professional Architect,
National Council of Architectural
Registration Boards

Bill will be the Co-Project Manager and Primary Contact. He is Principal and discipline leader for the firm's Municipal Studio where he oversees the planning/design process and project management. With more than 30 years of experience, Bill understands the positive impact that a comprehensive planning and design process can have on a community. An advocate for adaptive reuse and urban infill, Bill has designed several award-winning projects that have been recognized as being a catalyst for future economic development.

Selected Project Experience:

HOWARD PARK REDEVELOPMENT | SOUTH BEND, IN

As principal-in-charge, led a diverse team of engineers and designers, working closely with the City of South Bend, to redesign the 13-acre urban public park. Amenities included a 14,500SF Community Center with a Café, 4,500SF Park Support Facility, 16,000SF Ice Pond/Trail, Playground and connecting shared-use pathways throughout the Park. The \$18M project was completed in November 2019. The project is projected to be LEED v4 GOLD certified.

ENGINEERING, TECHNOLOGY AND INNOVATION CENTER | ELKHART, IN

As principal-in-charge, directed the design process for the 45,000 SF Elkhart Community School facility became an expansion to the Elkhart Community Center that provided programming spaces for high-tech educational functions. The building's design aesthetic promotes student collaboration and conveys forward thinking. Large, multi-use spaces that were programmed allow for continual use by the community as well as students. The \$9M project was completed in July 2020.

TRIANGLE NEIGHBORHOOD DESIGN GUIDELINES | SOUTH BEND, IN

As principal-in-charge worked closely with members of the Northwest Neighborhood Revitalization Organization (NNRO) and surrounding neighbors to plan and then develop covenants, PUD, master plan, and architectural guidelines for this unique 12-acre mixed-income, traditional neighborhood infill development.

PERMANENT SUPPORTIVE HOUSING | SOUTH BEND, IN

As principal-in-charge, worked closely with the City of South Bend and South Bend Heritage Foundation, to plan and design the first permanent supportive housing for our communities chronically homeless population. The 2-story, 32-unit, 36,000SF development had been recognized as one of the finest in Indiana and was certified NGBS Emerald for energy efficiency and sustainability.

A second similar project with South Bend Heritage Foundation is currently in the planning stages.



Daniel A. Redstone, FAIA, NCARB, LEED AP

Redstone Architects - Law Enforcement & Public Safety Specialist



For the past 30 years Mr. Redstone has led the programming and design efforts for numerous law enforcement, justice and public safety agencies. As Principal-in-Charge, Dan works directly with architects, agencies and command staffs throughout the country. He has gained valuable insight on the spectrum and variety of police services offered nationally, as well as having worked with a variety of public-safety, organizational structures.

Mr. Redstone acts as a catalyst in defining project issues, which results in the development of quality space facility programs that incorporate the long-term needs of the client agency, forming the basis for a successful outcome.

Relevant Public Safety Project Experience (*Current Project: 2019)

Education

University of Michigan-MBA
University of Michigan-B. Arch

Professional Registration

Michigan plus 12 states
NCARB Certificate Holder

Professional Associations

MI Board of Professional Surveyors
2003-2011
MI Board of Architects
1992-2002, 2003-2011
Zoning Board of Appeals,
West Bloomfield, MI 2015-18

Int'l. Assoc. of Chiefs of Police
Int'l Assoc. of Fire Chiefs
MI Assoc. of Chiefs of Police
MI Assoc. of Fire Chiefs
SE Michigan Assoc. of Chiefs of Police
SE Michigan Assoc. of Fire Chiefs

American Arbitration Association,
Panel Member
Nat'l Architectural Accrediting Board
Accreditation Team Member(8)
Team Chair: 2010-2013, 2016

Conferences

AIA Academy of Architecture for Justice,
2006-2010; 2015
Law Enforcement Track Leader 2006
AAJ Jurist 2017
IACP Annual Conf. and Exposition
1993-2016; Exhibitor 2002-2019

Honors

2007 AIA Detroit, Gold Medal
2002 Fellow (FAIA), American Institute
of Architects
1995 AIA Michigan, Robert Hastings
Award
1992 AIA Board Member of the Year

EXPERIENCE

*Pontiac Housing Commission, Commission Architect
*Fire, Township Hall, DPW Study, Grand Blanc, MI

FIRE

*Central Fire Station, Monroe, MI
Fire Station #4 Replacement, Troy, MI
Public Safety Facility, Bridgeport, WV
Police/Fire Administration Building, Troy, MI
Fire Station Study, Battle Creek, MI
Central Fire Station, Waterford Township, MI
Fire Department Headquarters, Taylor, MI
Central Fire Station, Chesterfield Township, MI

POLICE & COURT

*Police Department, Warrington, PA
*Justice Complex Study, Lincoln Park, MI
*Police Headquarters, Cape Girardeau, MO (Law Enforcement Consultant)
*Police Headquarters, Battle Creek, MI
City Hall and Police Department, Bridgeton, MO (Law Enforcement Consultant)
Police Headquarters, Medford, OR (Law Enforcement Consultant)
Police Department Expansion, Bedford, NY (Law Enforcement Consultant)
Police Headquarters, Buffalo, NY (Law Enforcement Consultant)
Police Headquarters Study, New Garden Township, PA
Police Department Headquarters, Town of Mt. Pleasant, SC
Police Department and City Hall, Saline, MI
Tri-City Post, Michigan State Police, City, MI
Police Headquarters: Waterford Township, MI
Marshall Regional Law Enforcement Center, Marshall, MI
Police Headquarters Study, Carbondale, IL
Ingham County Sheriff's Department Study, Mason, MI
*Police and Court Study, Lansing MI
Police and Court Building, Inkster, MI
Justice Facility (Police and 62-B District Court), Kentwood, MI
Police Headquarters & Subsequent Addition, West Bloomfield, MI
Firearms Training Center, City of Novi, MI
Police Headquarters, Oklahoma City, OK
63rd District Court, Kent County, MI
23rd District Court, Taylor, MI
Police Headquarters Study, University City, MO
Police Headquarters Study, Milford, DE
911-EOMC, Harrison County, WV
Police Headquarters, Ponca City, OK
*Police Headquarters, Crescent City, CA
Center for Public Safety, Jacksonville, NC
Public Safety Building, Springfield, MI

Teffera Kowalske AIA, CDT, LEED Green Assoc., NCARB

Project Architect / Project Manager



Teffera has been with Redstone Architects for over 6 years and is involved in design, code analysis, interior architecture, specifications and leading the architectural development of public service projects from Programming through the Construction Administration Phase.

Experience from previous management positions makes Teffera ideal for managing projects which includes coordinating with all disciplines, meeting job schedules, and project budgets.

Her background in professional photography has given her an eye for detail.

Teffera is passionate about architecture and dedicated to providing the public safety community with functional and secure facilities from which to serve their communities.

Education

Bachelor of Architecture
Lawrence Technological University

Masters of Architecture
Lawrence Technological University

Professional Registration

State of Michigan Registered Architect
NCARB Certificate Holder

Professional Credentials

LEED Green Associate
Construction Documents
Technologist (CDT)

Professional Affiliations

American Institute of Architects (AIA)
Construction Specifications
Institute (CSI)

Relevant Public Safety Project Experience (*Current Project: 2020)

FIRE

*Fire station Renovation/Consolidation Study, Port Huron, MI
Fire Station Study, Cascade Township, MI
Fire Station, Warr Acres, OK
*Fire Station, Upper Providence Twp, PA
Fire Station, Cedar Springs, MI
Central Fire Station, Monroe, MI
Fire Station #4 Replacement, Troy, MI
Fire Station Study, Long Lake, MI
Fire Station Study, Battle Creek, MI

POLICE & COURT

Public Safety Building, Clive, IO
Police Station and DPW Study, Orchard Lake Village, MI
Police Station, Sauk Prairie, WI
Police Station, Warr Acres, OK
Sheriff Department Study, Livingston County, MI
Justice Center, Lincoln Park, MI
Police Station, Warrington, PA
Department of Public Safety, Westchester, NY
*Police Headquarters, Ponca City, OK
Police Headquarters, Vineland, NJ
Police Headquarters, Battle Creek, MI
Police Study, New Garden Township, PA
Marshall Regional Law Enforcement Center, Marshall, MI
Police Station Renovation, Livonia, MI

EXPERIENCE

Fire, Township Hall, DPW Study, Grand Blanc, MI
White Lake Township, MI Police and Fire Study
*Pontiac Housing Commission MSHDA/HUD Renovation
POTW Complex Study Revision, (2019) Delhi Township, Holt, MI
Pontiac Housing Commission Renovations, Pontiac, MI
POTW Complex, (2017) Delhi Township, Holt, MI

Brian Barrick, PLA, ASLA
Principal, Landscape Architect



Brian Barrick is a Principal with Beckett & Raeder (BRI) and provides leadership in landscape architecture, campus planning, site planning, placemaking, historic preservation, and site budgeting to the firm’s clients. Brian has an innate ability to capture his client’s desires, anticipate their needs, and implement their visions in ways that exceed their greatest expectations. His creative design solutions capture a sense of place and intuitively facilitate user needs within their unique character. His 20 years of work experience has included a breadth of project types including urban and downtown design and planning; parks, open space and trails projects; office, commercial, institutional and industrial projects; destination athletic and entertainment facilities; green infrastructure and environmental restoration; and municipal master planning projects.



EDUCATION

Bachelor of Landscape Architecture
 Minor in Natural History
 Ball State University
 Muncie, Indiana

REGISTRATIONS

Licensed Landscape Architect
 States of Michigan, Illinois, Ohio

 Michigan DEQ Certified
 Stormwater Operator
 (Management/construction Site) 2000

AFFILIATIONS

National Complete Streets
 Michigan Complete Streets

 Michigan Recreation & Parks Association

 American Society of Landscape Architects

SELECTED EXPERIENCE

Charlevoix, MI DDA
 Charlevoix Downtown Park and Marina*

Eastern Michigan University
 Mark Jefferson Science Complex*

Grandville, MI DDA
 Chicago Drive Streetscape

Pfizer Global Research & Development
 Materials Handling Facility Development
 B10/20 Courtyard Improvements
 Campus Parking Master Plan & Implementation
 Millers Creek Improvements
 Campus Stormwater Master Plan & Implementation
 Huron Parkway Pedestrian Tunnel

MSHDA Downtowns of Promise
 Master Plans for 7 Communities including: Flint, Saginaw, Benton Harbor, Muskegon Heights, Highland Park, Hamtramck, and Joy/Southfield in Detroit

Terra State Community College
 Campus Master Plan

University of Michigan
 Campus Landscape Master Plan
 Fuller Road Intermodal Station
 Law School South Hall*
 Thompson Street Parking Structure Addition
 Wall Street Parking Structure*
 North Quad Residential & Academic Complex*
 Rackham Green Renovation*
 Moore Music Building
 Dearborn Science Building
 Munger Graduate Residences*

Ypsilanti, MI DDA and CVB
 Ypsilanti Wayfinding and Signage
 Depot Town TIF and Development Plan

White Lake Township, MI
 Bloomer Park*

*Award Winning Project

Rowan Brady
 Project Professional, GIS Technician



Rowan joined Beckett & Raeder, Inc. (BRI) as an Intern in 2018. After finishing his undergraduate degree in the Spring of 2019, Rowan remained at Beckett & Raeder, Inc. and is pursuing a Master's degree in Urban and Regional Planning at the University of Michigan-Ann Arbor. Rowan is a Geographic Information System (GIS) specialist and contributes data input, analysis, and mapping to many of BRI's community planning projects.

EDUCATION

In Progress: Master of Urban and Regional Planning
 University of Michigan
 Ann Arbor, Michigan

Bachelor of Arts
 Environmental Science
 University of Michigan
 Ann Arbor, Michigan

AFFILIATIONS
 American Planning Association

SELECTED EXPERIENCE

Michigan Economic Development Corporation, Project Rising Tide

Michigan Economic Development Corporation, Economic Development Board Training Curriculum

City of Warren Master Plan

City of Warren Zoning Atlas Digitization and Update

Michigan Department of Health and Human Services, Climate Health Adaptation Interactive Mapping Platform

City of Lincoln Park Master Plan

Clam Lake Township Zoning Ordinance

Clam Lake Township Master Plan

Farmington Hills Parks and Recreation Plan

Eaton Rapids Parks and Recreation Plan

Banks Township Master Plan

Hayes Township Master Plan

Village of Kalkaska Zoning Ordinance 2019 Update

Lake City Master Plan

Traverse City and Garfield Township Recreation Authority Public Visioning

Sugar Island Township Zoning Ordinance

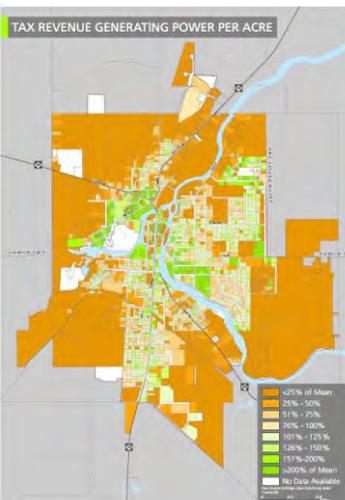
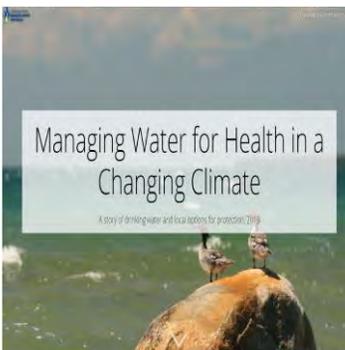
City of Ypsilanti Sustainability Plan

Grand Blanc Township Master Plan

Village of Ellsworth RRC Certification

Charter Township of Filer Master Plan

Michigan Department of Natural Resources
 General Management Plans



SiteScapes, Inc.

RESUME

PATRICK S. BROWN, ASLA, LEED-AP

Landscape Architect

EDUCATION

Graduated with Bachelor of Science Degree in Landscape Architecture, May 1978, Purdue University
International Landscape Architecture, study and tour of Europe, Summer 1977, Purdue University

REGISTRATION/CERTIFICATION

Registered Landscape Architect in the States of Indiana and Michigan.
LEED-AP Accredited Professional, Green Building Certification Institute
Certified Stormwater Pollution Prevention Plan Designer/Inspector

PROFESSIONAL EXPERIENCE

President, SiteScapes, Inc. - Landscape Architecture & Planning, Mishawaka, Indiana. 1988 to present.
Property Manager, Owners' Association at Blackthorn, Inc. - Blackthorn Corporate Park, South Bend, Indiana. 1997
to present
Landscape Architect/Associate, The Troyer Group, Mishawaka, Indiana. 1978 to 1988.

DESIGN EXPERIENCE

Urban design and planning
Park and recreation planning / design
Land use / environmental / master planning
Site planning, design, and construction documentation
Residential, commercial and institutional landscape design

PROFESSIONAL MEMBERSHIPS / COMMUNITY INVOLVEMENT

American Society of Landscape Architects, 1979 to present.
Indiana Chapter, American Society of Landscape Architects, 1979 to present.
(Past Chapter Secretary and Executive Board Member)
Mishawaka Breakfast Optimist Club, 1985 to present.
(Past President 1988-89, 1990-91, Treasurer 2002-05, 2012 to 2016)

BLUNDALL ASSOCIATES, INC.

MARTYN R. BLUNDALL

President and Principal-In-Charge

Experience

Over forty-five years construction estimating/management experience in North America and Europe, as summarized below.

1980-Present: President of Blundall Associates, Inc. a construction cost consulting/project management company with clients throughout the Midwestern and eastern United States, providing design cost control services to the commercial construction industry. Services include estimates at each design level from schematic to construction documents, value engineering and life cycle cost studies, preparation of schedules of quantities, change order evaluations and construction cash disbursements projections. Services provided for new construction and for rehabilitation of existing building.

1974-1979: Construction Cost Consultant/Project Manager responsible for estimating, scheduling and project administration on a wide range of commercial, industrial, and institutional projects. Assistant Project Manager for a \$50M health sciences complex and a \$10M regional civic building (1975 costs).

1967-1974: General Contractor's Estimator/Project Manager responsible for the financial control of construction contracts with an individual value of up to \$5M (1970 costs)

Education

England: Five years' professional education in Construction Management, Estimating and Quantity Surveying, Value Engineering and Life Cycle Costing: 1967-68 Hall Green Technical College, 1968-71 Birmingham Polytechnical College, 1971-72 Stanford University Technical College.

COST PROPOSAL/TIMELINE

NEW SOUTH FIRE STATION STUDY
COST PROPOSAL / TIMELINE
 Goshen, Indiana

Step	Task	Duration	Meetings	Redstone	Redstone	Alliance	Alliance	Notes:
Task 1- Site Location Analysis (Concurrent with Task 2- POR)								
	Kick-Off Meeting with Goshen	Week 1	Team/City	2	10	2	2	DR- Virtual; TK in-person
	GIS Mapping (4 virtual meetings included)	Weeks 1-4	Team/City		8	4	4	BRIA GIS Mapping Fee of \$8,000 listed below under "Consultants"
GIS mapping Hours				2	18	6	6	\$3,660
2020/2021 Professional Rate				\$180	\$110	\$110	\$110	
GIS Mapping Total				\$360	\$1,980	\$660	\$660	
Task 2- Program of Requirements (POR)								
Step 1	Programming Interviews and Station Tours	Week 1	Team/City		7	7	7	Meeting to be combined with Kick-Off Meeting
Step 2	Develop POR	Week 2-3		2	16	1	1	
Step 3	POR Review meeting with Client	Week 3	Team/City	1	1	2	2	Redstone Virtual
Step 4	Final Review, revisions, and Acceptance of POR	Week 4		1	4	1		
Programming Hours				4	28	11	10	\$6,110
2020/2021 Professional Rate				\$180	\$110	\$110	\$110	
Programming Total				\$720	\$3,080	\$1,210	\$1,100	
Task 3- Schematic Building and Site Design								
Task 3A	Initial Building and Site Study							
Step 3A 1	Develop Conceptual Block Diagrams	Week 5		2	16	1	1	
Step 3A-2	Conceptual Block Diagram Progress Meeting	Week6	Team/City	1	1	2	2	DR-TK Virtual Meeting
Step 3A-3	Conceptual Building Floor and Site Plans to Scale	Week 7		2	40	16	8	
Step 3A-4	Review Meeting with Client	Week8	Team/City	2	10	2	2	DR- Virtual; TK in person
Step 3A-5	City Approval to proceed with Final Schematic Design Phase	Week 8				2		

REDSTONE Architects
 Bloomfield Hills, MI
 October 12, 2020

NEW SOUTH FIRE STATION STUDY
COST PROPOSAL / TIMELINE
 Goshen, Indiana

ALLIANCE Architects
 South Bend, IN

Step	Task	Duration	Meetings	Redstone	Redstone	Alliance	Alliance	Notes:
Task 3B.	Final Schematic Design							
Step 3B-1	Prepare scaled floor and site plans, basic 3D building and site model, along with exterior color renderings and perspectives.	Week 9-10		2	60	24		
Step 3B-2	Review Meeting with Client	Week 11	Team/City	2	10	2	2	DR-Virtual; TK in person
	Complete Schematic Design Plans	Week 12		2	24	2		
	Schematic Design Meeting	Week 13	Team/City	2	2	3	3	DR-TK virtual
Schematic Design Hours				15	163	54	18	
2020/2021 Professional Rate				\$180	\$110	\$110	\$110	
Schematic Design Total				\$2,700	\$17,930	\$5,940	\$1,980	\$28,550
Task 4- Opinion of Cost								
Task 4 A	Construction Costs	Week 9-12	Team/City	2	2	2		Estimator Fee of \$2,600 listed below under "Consultants"
Task 4 B	Soft Costs	Week 9-12		1	1	1	1	
Task 4-C	Project Cost Review Meeting	Week 13	Team/City	2	2	3	3	DR Virtual
Task 4 Hours				5	5	6	4	
2020/2021 Professional Rate				\$180	\$110	\$110	\$110	
Task 4 Total				\$900	\$550	\$660	\$440	\$2,550
Task 5- Final New South Fire Station Report								
	Compile Report; send to City for Review			2	8	12	2	Redstone support effort
	Finalize and Publish		Team	2	2	2	2	
Task 5 Hours				4	10	14	4	
2020/2021 Professional Rate				\$180	\$110	\$110	\$110	
Task 5 Total				\$720	\$1,100	\$1,540	\$440	\$3,800

REDSTONE Architects
 Bloomfield Hills, MI
 October 12, 2020

NEW SOUTH FIRE STATION STUDY
COST PROPOSAL / TIMELINE
 Goshen, Indiana

ALLIANCE Architects
 South Bend, IN

Step	Task	Duration	Meetings	Redstone	Redstone	Alliance	Alliance	Notes:
			Architectural Total					\$44,670
Consultants								
	BRIA- GIS Mapping Dierdoff Street Site	\$8,000						\$8,000
	Site Design/ ME Engineers	\$2,500						\$2,500
	Cost Estimator	\$2,600						\$2,600
						Total Fee Proposal		\$57,770
Additional Services								
				Hourly Rate Schedule - Additional Presentations				
	Additional GIS Sites (per site) Redstone and BRIA	\$3,200			Principal:			\$200/hr
	Architectural - Additional Site Investigation (per site)				Project Mgr.:			\$150/hr
	Repeat Task 3A-1 and 3A-2	\$3,650			Project Architect:			\$125/hr
					Project Engineer:			\$125/hr
					Admin. Support:			\$65/hr
	Final Schematic Design Revisions beyond Two	Hourly			Note: Base hourly rates for Study have been discounted.			
	Involvement in existing Station improvements	Hourly						
	Additional In-Person meetings (+ reimbursable expenses)	\$1,250						
Estimated Reimbursable Expenses								
	Mileage (3 trips @350 Miles)	\$1,050						
	Hotel/Meals	\$200						
	Printing	\$250						
	Not-to-Exceed	\$1,500						