ABONMARCHE

Goshen
THE MAPLE CITY

NEW SOUTH FIRE STATION STUDY

October 12, 2020

ABONMARCHE

October 12, 2020

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

Re: New South Fire Station Study

Dear Ms. Hutsell,

Abonmarche is pleased to submit the attached proposal for professional services for the development of the New South Fire Station Study.

The City of Goshen is fortunate to have a robust system of public service infrastructure and buildings that continues to experience growth. The investment and success of these initiatives improve the lives of its citizens which is vital for the continual evolution of Goshen. The development of the new fire station along with the other investments go hand in hand in the determination of the ISO rating which benefit the entire community. The multi-disciplinary team of design professionals at Abonmarche is focused to provide a comprehensive approach to that endeavor.

We believe that we have assembled a project team with a unique set of qualifications and skills to ensure the project's success. The strength of our team is a combination of our local presence coupled with our multi-disciplined internal resources. Abonmarche's staff of 130 persons, includes engineers, architects, surveyors, planners, and landscape architects, all of whom stand ready to tackle this assignment.

We are thankful that you have trusted us to be a team member on a variety of projects in Goshen such as Pringle Park Splash Pad, Millrace Redevelopment Area/River Race Drive, Lincoln and Steury Avenue, and the Plymouth Avenue Trail. Over our many years of service in Goshen, Abonmarche has developed an understanding and familiarity with the community and are committed to working with the City of Goshen Redevelopment Commission, staff and local stakeholders to define a vision for a new fire station.

On behalf of Abonmarche, we look forward to working with you and helping to define the future of Goshen. If you have any question, please contact us.

Sincerely,

Arvin Delacruz, AIA, NCARB
Senior Architect
adelacruz@abonmarche.com 574.232.8700

Bradley E. Mosness, PE
Vice President/Goshen Office
bmosness@abonmarche.com 574.533.9913

Abonmarche has built in our reputation on trust, passion, reliability, and quality. We work closely with our clients to understand what they need to accomplish and what they hope to achieve. Then we put our expert technical and creative skills to work and help you create great places.

Our business strategy is centered upon building long-term client relationships. During our 40 year history, we have attracted and retained clients by providing superior customer value—in fact, the majority of our work is repeat business from happy clients.

As our client base has expanded, Abonmarche continues to grow, opening additional offices to better meet our clients' needs and carry on the tradition of service upon which the company was founded. In 2016 Abonmarche acquired Brads-Ko Engineering and Surveying headquartered in Goshen. We have occupied the same building and have built upon the long and positive relationship with the City since 1968. With our move to the Hawks this fall, we hope to move into a new chapter expanding our presence in Goshen.

Abonmarche is a premier provider of a wide array of integrated professional services, providing superior customer value, and improving communities for a variety of private and public sector clients.

Our staff of 130 has sufficient and redundant capacity to meet the needs of this project and the expectations of our clients. Our strength lies in our ability to draw upon the diverse knowledge and experience of our principals and staff. This enables us to creatively address design issues when they arise. Our strategy is to form a skilled project team that will add value to your project by providing excellent communication, ingenuity, and customer service paired with knowledge and experience.

Civil Engineers
Architects
Land Surveyors
Marina/Coastal Engineers
Transportation Engineers
Landscape Architects
Structural Engineers
Planners

LOCATIONS

Goshen, IN
South Bend, IN
Valparaiso, IN
Hobart, IN
Fort Wayne, IN
Lafayette, IN

Benton Harbor, MI
South Haven, MI
Portage, MI

Goshen
THE MAPLE CITY

BRADLEY MOSNESS, PE
Vice President
Goshen Office Manager
Principal in Charge

Arvin Delacruz, AIA, NCARB
Project Manager

Architecture
Arvin Delacruz, AIA, NCARB
Jeff Saylor, AIA
Matt Neuerburg, Arch Designer
Troy Homenchuk, Arch Designer

Landscape Architecture
Tom Runkle, PLA, LEED AP BD+C

Planners
Crystal Welsh, AICP

GIS
Jordan Wyatt

Traffic Engineer
Tim Drews, PE, PTOE, RSP, LEED AP

Site Engineering
Bradley Mosness, PE
Karol Gosk, PE

PROJECT UNDERSTANDING

The City of Goshen Redevelopment Commission is requesting proposals for the preparation of the New South Fire Station Study. The proposed new location will serve

The three current City-operated fire stations are strategically located within the City limits. The primary goal of the study is to analyze potential new locations for the existing south station. The analysis will include defining benefits to providing services from the new location along with incorporating the development potential of the selected site. The options will also include a cost analysis of the developed option. The various tasks outlined shall be assembled into one consolidated document that will be applied to move the project into the final design and construction phases.

The main site under consideration is located on Dierdorff Road on the Greencroft campus. If this site is determined to be an unsuitable location then additional sites will be evaluated. Exhibits have been provided which indicates the current fire stations coverage areas and proposed new location coverage areas. The awarded consultant will coordinate and work with the Fire Station Study Committee comprising of the Goshen Fire Department personnel and City staff.

The project is not deemed to be LEED certified. However, the overall design shall take sustainable components under consideration utilizing best industry practices. The architectural presence and aesthetic of the fire station shall fit within the community. Other design components to be addressed include visual buffering from adjacent properties along with mitigating storm water and utilizing best practices in site and landscape design.

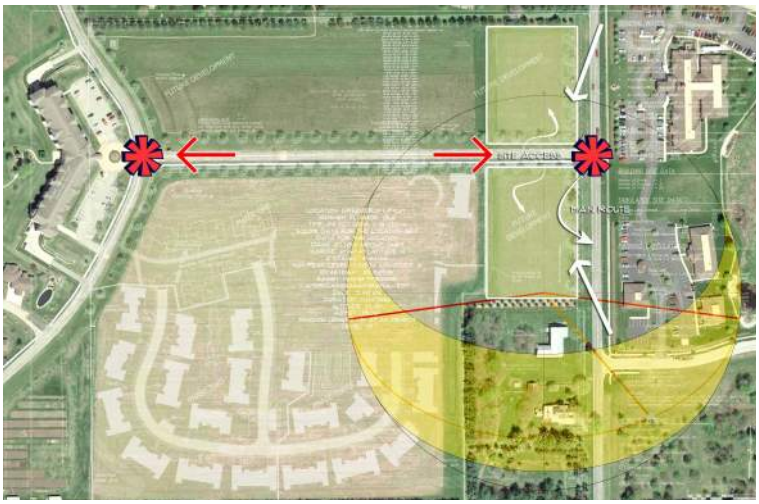
TASK 1: SITE LOCATION ANALYSIS (CONCURRENT WITH TASK 2)

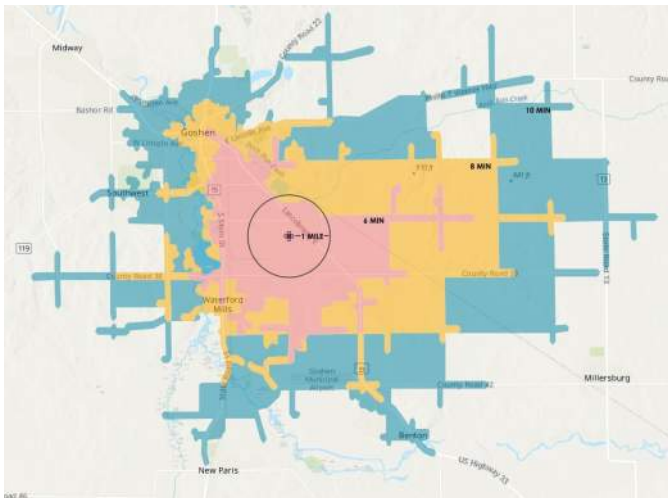
An essential part of analyzing a fire department's fire station performance is comparing its response experience and protocols against established national response standards. The Abonmarche team will conduct a project kick-off meeting with key City of Goshen staff for the purpose of gathering current and historical response data, understanding priority service locations and understanding future land use and growth projections.

After collecting all relevant data, service response times for both the current and proposed fire station location site on Dierdorff Road will be analyzed using the ArcGIS Service Time Analysis tools for coverage area and response times. We will run multiple analyses for the response drive-times of emergency vehicles at varying days and times to accommodate differences in traffic demands and volumes. In addition, historic dispatch and response times will be geocoded to calibrate and validate model results. Completed service response time maps will be analyzed along with service demand maps, population, assessed property valuation, and key service locations to provide a comprehensive site analysis.

The resulting analysis will establish a baseline of current coverage and identify potential gaps or overlaps in service. This data along with the GIS modeling results will provide the information needed for Abonmarche to evaluate if the Dierdorff Road location would provide improved coverage and lessens overlap areas through response time scenarios.

If it is determined that the Dierdorff Road site is not feasible, Abonmarche will explore and identify up to three (3) additional sites. These sites will be evaluated in the same manner outlined for the proposed site.

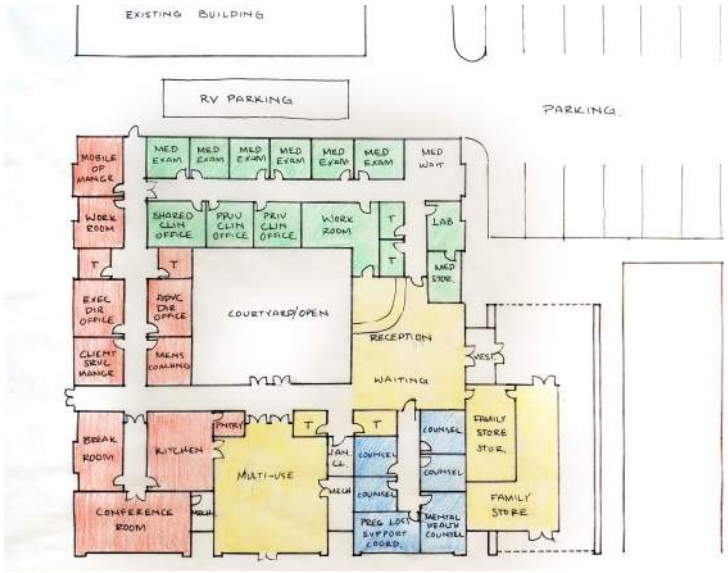


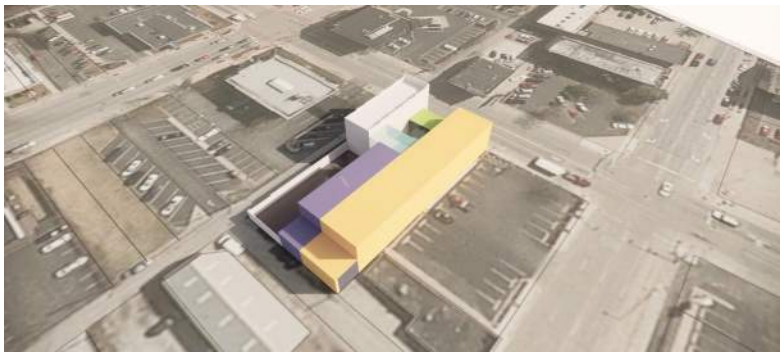


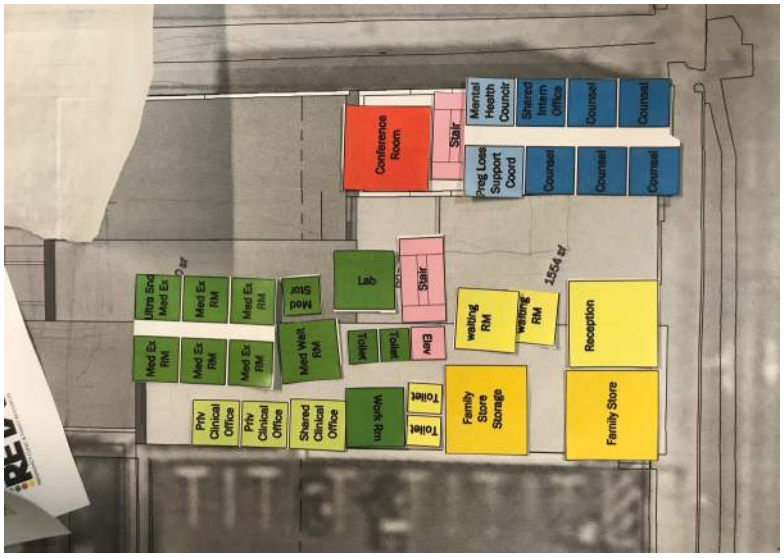
TASK 2: PROGRAM OF REQUIREMENTS (POR)

Concurrent with Task 1, Abonmarche staff will conduct interviews with Goshen Fire Department staff and other key City staff to identify current and future needs for a new fire station. In addition to interviews, members of the Abonmarche team will visit the three existing fire stations to observe how the facilities operate. It is important to determine what features are working well and should be incorporated into the new station, as well as, issues or conditions that should be avoided when designing the new building and site plan. A Program of Requirements (POR) using current NFPA standards for the proposed new stations will be provided as the deliverable for this task.

	AREA (SF)	STAFF	AMMENITIES	ADJACENCIES
Client Parking			Security Lighting & Cameras	Reception
Staff Parking			Security Lighting & Cameras	Garage, Admin Offices
Garage			RV Storage	General Storage
General Storage			AH & Display Storage	Garage
Patio			Memorial Spaces	Reception, Waiting
Roof Deck			Memorial Spaces	Break Room
Family Store	500		Department Style	Reception, Patio, Store Storage,
Store Storage	400		Sorting Area	Family Store
Banquet Room	800		30+ Capacity	Kitchen, Roof Deck
Reception	500	Angie	Beverage Station, Security Cameras	Waiting, Work Room
Public Unisex Bathroom 1	52			Waiting
Public Unisex Bathroom 2	52			Waiting
Waiting 1	150		Kids Play Area, Monitor, Seating	Reception, Patio, Clinical Spaces
Waiting 2	200		Kids Play Area, Monitor, Seating	Reception, Patio, Restrooms
Staff Bathroom 1	56			Administrative Offices, Counseling Spaces, Conference
Staff Bathroom 2	56			Administrative Offices, Counseling Spaces, Conference
Work Room 1	200		Multi-Use	Reception, Clinical Spaces,
Kitchen	200		Sink, Range, Fridge	Break Room
Breakroom	300			Kitchen, Roof Deck
Conference	400		15-20 Capacity	Administrative Offices, Counseling Spaces
Executive Director's Office	200	Roxana	Monitor	Work Room 2, Conference
Advancement Director's Office	160	Rod	Monitor, Conference Table	Work Room 2, Conference
Mobile Operations Manager's Office	160	Rhonda	Monitor	Work Room 2, Conference
Men's Coaching Manager's Office	160	Jeff	Monitor, Conference Table	Work Room 2, Conference
Client Services Manager's Office	160	Joni	Monitor	Work Room 2, Conference
Shared Intern Office	120	Future	Monitor	Work Room 2, Conference
Ultrasound Med Exam	120		Scale, Monitor	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Exam 2	120		Scale	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Exam 3	120		Scale	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Exam 4	120		Scale	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Exam 5	120		Scale	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Exam 6	120		Scale	Med Waiting, Laboratory, Med Unisex Bathrooms, Med Storage, Work Room 1
Laboratory	200		Sink, Casework, Eyewash	Med Waiting, Med Exams, Ultrasound Med Exam, Med Unisex Bathrooms, Med Storage, Work Room 1
Med Unisex Bathroom 1	56			Med Waiting, Med Exams, Ultrasound Med Exam, Med Storage
Med Unisex Bathroom 2	56			Med Waiting, Med Exams, Ultrasound Med Exam, Med Storage
Med Waiting	200		Kids Play Area, Monitor, Seating	Med Unisex Bathrooms, Med Exams, Ultrasound Med Exam, Med Storage
Med Storage	80			Med Exams, Ultrasound Med Exam, Med Unisex Bathrooms, Med Storage, Work Room 1
Work Room 2	200		Multi-Use	Administrative Offices, Counseling Spaces, Conference
Private Clinical Office 1	120	Melody	Monitor	Work Room 2, Conference
Private Clinical Office 2	120	Future	Monitor	Work Room 2, Conference
Shared Clinical Office	160	Darcy, Kim	Monitor	Work Room 2, Conference
Counseling 1	120	Tonya		Work Room 1
Counseling 2	120	Jeff		Work Room 1
Counseling 3	120	Future		Work Room 1
Counseling 4	120	Future		Work Room 1
Counseling 5	120	Future		Work Room 1
Pregnancy Loss Support Coordinator's Office	160	Tonya	Monitor, Conference Table	Work Room 2, Conference
Mental Health Counselor's Office	120	Future	Monitor, Conference Table	Work Room 2, Conference
Prayer Chapel				Patio







TASK 3: SCHEMATIC BUILDING AND SITE DESIGN

A. Initial Building and Site Study
Upon completion and approval of the POR by the City and once the final site is selected, the design team will proceed with site and building concepts. The development of which shall include various options to determine layouts that are best suited for the needs of the proposed fire station. The initial task shall provide basic building and site plans showcasing efficiency and ability to provide layouts to accommodate future additions for consideration.

The design team will consolidate the efforts to provide the necessary items and accurate information for the City to determine the direction of future planning endeavors. The primary goal is to understand the basic size, shape, and general site design of the fire station for City approval prior to next steps of further development.

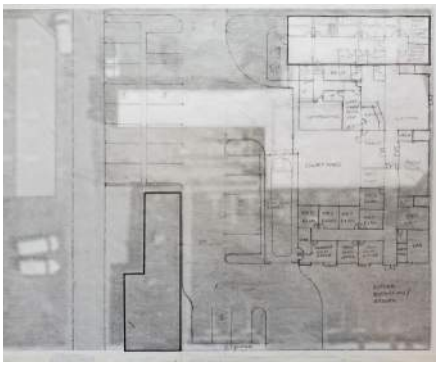
B. Final Schematic Design
Upon completion and approval of the conceptual building and site design by the City, the design team shall develop the initial design. The further development of the preferred option shall include floor plans and site plans. Additionally, 3D studies, site model, exterior elevations and perspectival renderings shall be developed.

The design team will present to the City for feedback. And based on those comments will revise the design accordingly. The design team will present and revise the final schematic design for 2 rounds with the City included in this proposal.

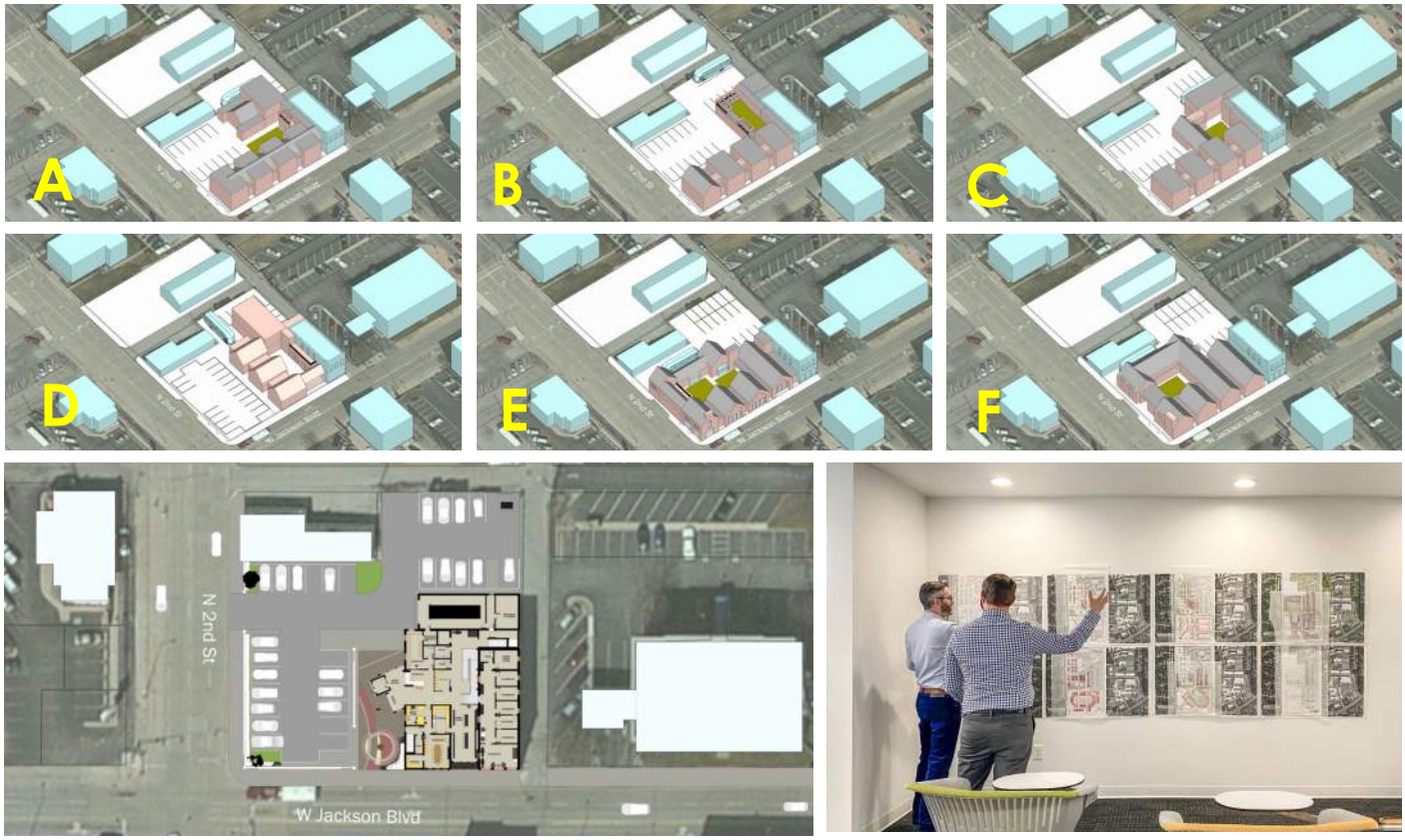
C. Final Building Renderings
Upon completion and approval of the final schematic design by the City, the design team with develop final exterior and building renderings. These computer-generated building concepts will be further developed with additional details and of high quality for public presentations. Additionally, these renderings will be utilized for fundraising purposes along future design development. The design team will present and revise the final building renderings for 2 rounds with the City included in this proposal.








TASK 3: SCHEMATIC BUILDING AND SITE DESIGN — CONTINUED



Above: Exploration of various building schemes and site configurations.

Building and site study as a process

Our design team explores how building designs can relate to their site, and how the site relates to its overall context. Arriving at the ideal design scheme involves resolving a variety of criteria and considerations including:

- Environmental & Climatic factors
- Cost & Budget concerns
- Client driven Design & Programmatic priorities
- Life Safety and Code issues
- Community sensitivity and Historic status
- Maintenance and Services

TASK 4: OPINION OF COST

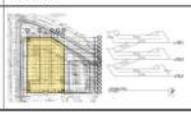
A. Opinion of Probable Construction Cost

Upon City approval of the Schematic Design (Task 3), the design team will develop a Preliminary Opinion of Probable Construction (OPC). The opinion of cost information will utilize the most current industry standard cost per square foot for both site development and building construction for similar fire stations in the region.

B. Opinion of Probable Project Cost

Upon approval of the Opinion of Probable Construction Cost, the design team will develop an Opinion of Probable Project Cost. This information shall include additional non-construction costs such as typical fees and additional project specific costs. This will provide the City with a more comprehensive overall budget for the project.

North-B1 and South-A2

	North-B1	South A2	North-B1 plus South A2
			
Present on-site capacity = 1,289			
NEW CONSTRUCTION			
Spaces in Garage	451	390	841
Spaces in lot next to garage	73	119	192
Spaces in garage plus adjacent lot	524	509	1033
Existing surface lot spaces that remain at north campus	51	--	51
Existing surface lot spaces that remain at south campus	--	59	59
Spaces available on-site during north ramp construction	51 spaces @ ER existing lots	962 spaces @ existing ramp and surface lots	1,013
Spaces available on site during demo and south ramp construction	575 spaces @ new garage and at new and existing lots.	45 spaces at existing lot	620
TOTAL SPACES ON-SITE AFTER CONSTRUCTION OF BOTH STRUCTURES	575	568	**1,143**
AREA/EFFICIENCY			
Area for Garage(s) (sq. ft.)	156,750	125,050	281,800
Area for lot(s) next to garage (sq. ft.)	26,200	36,000	62,200
Total area: garage(s) plus lot(s) next to garage (sq. ft.)	182,950	161,050	344,000
Efficiency (spaces in garage(s)+lot(s) / their area) in sq. ft. per space	349	316	333
COSTS			
Cost in Place Structural System: Cost of garage(s) and adjacent lot(s) (soft costs not included)	$13,774,555	$11,745,616	$25,520,171
Cost per space (spaces in garage and lot next to garage)	$26,287	$23,076	$24,705
Cost per space (spaces in garage and lot next to garage plus existing surface spaces)	$23,956	$20,679	$22,327
Cost per sq. ft. (based on area of garage, only)	$87.88	$93.93	$90.56
Cost per sq. ft. (based on area of garage and lot next to garage)	$75.29	$72.93	$74.19
MISCELLANEOUS			
Covered parking spots	291	290	581
Levels above grade / Elevation above present grade	Top level at grade; parapet 4' above grade; stair/elevator towers 15' to 20' above grade	Top level 12' above grade; parapet 16' above grade; stair/elevator towers 27' to 32' above grade	--

PROS AND CONS	
PROS	CONS
Lowest Total project cost	Poor balance with regard to north vs. south parking space distribution
North garage has minimal impact on massing	Slightly higher cost per space and square foot
Shorter construction duration for North garage	Fewer covered spaces
Lower initial revenue outlay	Lowest on-site capacity during demo and construction of south garage
South garage has larger impact on massing, but footprint of south deck is smaller; therefore, overall better option	New on-site capacity is 146 spaces below present capacity

SPECTRUM HEALTH - BLODGETT
Parking Structure Options
Grand Rapids, Michigan

SUMMARY OF COSTS
REV 1: June 28, 2017

S. Deck	A1	A2	B1	B2	SOUTH SURFACE
N. Deck	$9,620,638	$11,745,616	$17,045,844	$19,905,327	$2,844,267
A1	$19,443,301	$29,063,739	$31,188,916	$36,489,145	$39,348,627	$22,287,567
A2	$24,407,386	$34,027,824	$36,152,002	$41,453,230	$44,312,713	$27,251,652
B1	$13,774,555	$23,394,993	$25,520,170	$30,820,399	$33,679,881	$16,618,821
B2	$17,031,799	$26,652,239	$28,777,406	$34,077,635	$36,937,117	$19,876,057
C1	$16,826,798	$26,447,237	$28,572,414	$33,872,642	$36,732,125	$19,671,065
C2	$21,010,690	$30,631,129	$32,756,306	$38,056,535	$40,916,017	$23,854,957

DECK	Area (sf)	Parking Spaces	sf/Space	$/ sf	$/ Space
North - A1	240,500	750	321	$80.85	$25,924
North - A2	323,800	998	324	$75.38	$24,456
North - B1	156,750	575	273	$87.88	$23,956
North - B2	209,500	743	282	$81.30	$22,923
North - C1	200,750	668	301	$83.82	$25,190
North - C2	270,750	826	324	$77.60	$25,132
South - A1	128,050	458	280	$75.13	$21,005
South - A2	161,050	566	285	$72.93	$20,752
South - B1	195,850	641	306	$87.04	$26,593
South - B2	255,850	826	310	$77.80	$24,098
South Surface	79,150	276	287	$35.94	$10,305

ENTRY UPGRADE OPTIONS		
1.	North Entry Addition, Site Work (all options)	$ 2,365,000
2.	North Entry Canopy Option (3,450 sf.)	$ 575,750
3c.	South Entry Addition/ Sitework Option 1 (Works with South Deck B Only)	$ 4,015,000
3b.	South Entry Addition/ Sitework Option 2 (Works with South Deck B Only)	$ 3,925,000
4a.	Tenant Improvement, "White Box", Option 1 (10,594 sf)	$ 1,050,000
4b.	Tenant Improvement, "White Box", Option 2 (14,089 sf)	$ 1,300,000
4c.	Tenant Improvement, "White Box", Option 3 (3,000 sf)	$ 375,000

Pre-Cast Concrete Deck Option					
5.	N Deck B1 Precast: DEDUCT:	$ 1,160,000	N Deck B2 Precast: DEDUCT:	$ 1,875,000
6.	S Deck A1 Precast: DEDUCT:	$ 700,000	S Deck A2 Precast: DEDUCT:	$ 1,200,000

TASK 5: FINAL NEW SOUTH FIRE STATION REPORT & PRESENTATIONS

Abonmarche will produce a final report for distribution to the Redevelopment Commission, Common Council Members, and the Administration in advance of two public presentations. The report will provide an easy to review executive summary and findings section with graphics and renderings to be used by and shared with interested parties. All of the interim study deliverables along with the detail data and analysis used to reach the final conclusions will also be included for those interested in a deeper dive into the process. This report will be delivered in paper format but also an electronic version that can be uploaded to the City of Goshen's website for easy distribution.

The report presentations at the Redevelopment Commission and Common Council meetings will be an important public forum to provide the final report and to review the feasibility study process and data with the community. The new fire station will be a significant financial investment for the City of Goshen on behalf of its residents and business. This public forum will allow local stakeholders to learn more about the project which should help them feel confidence in the process and conclusions while building support for the New South Fire Station project.

The Abonmarche team has several team members with years of experience in managing public meetings. A prepared presentation is essential to ensure the report conclusions and process are shared during the meeting in an organized and detailed manner. The presentation will include graphic and renderings to illustrate the new fire station design, site plan and other key study finding which will assist participants in better understanding the project. In addition, a skilled meeting facilitator is important to keep the meeting moving forward and to make sure participation is shared amongst the audience members and not dominated by any one speaker. Key team members familiar with the process and final design will also be in attendance to answer detailed questions about the project. These three presentation components will result in a well-managed meeting from which the participants will leave feeling informed about the project and that their concerns or comments were heard and respected.

	Task 1 Site Location Analysis	Task 2 Program of Requirements
KEY ACTIVITIES	• Geocoding & analyzing historic dispatch data • Analyzing current coverage area and response times • Determine predicted coverage areas and response times • Prepare a written report	• Conduct interviews with Fire Department staff & key City staff • Prepare Program of Requirements for proposed new station • POR will include interior and exterior space & site requirements & possible expansion options
DELIVERABLES	• Written Report - selection methodology, analysis and recommendations. • Prioritized outline of recommendations for fire station location(s) • Run time scenario maps for identified site and others that may be considered.	• Written Program of Requirements (POR)
TIME	3 WEEKS	
FEE	$4,000	$8,000

	Task 3 Schematic Building & Site Design	Task 4 Opinion of Cost	Task 5 Final New South Fire Station
KEY ACTIVITIES	• Development of several options for building and site plans • Determine basic size, shape, and site layout of a new facility for City approval	• Preliminary Opinion of Propable Construction (OPC) • Opinion of Propoable Project Cost	• Prepare a final report bound in 8.5x11 format. Including deliverables prepared during the development of the Study • Present final report to the Goshen Redevelopment Commission and the Goshen Common Council
DELIVERABLES	• Building Floor Plans to scale • Preliminary Site Plans to scale • Primary Building Elevations to scale • Basic Systems descriptions • 2-3 3D exterior views showing basic design concepts • Final Exterior Building Renderings	• Opinion of Probable Construction Cost • Opinion of Probable Project Cost	• Five (5) coopies of a bound final report and one (1) electronic copy • Comprehensive Presentation to the City of Goshen Common Council in a public forum
TIME	9 WEEKS	2 WEEKS	2 WEEKS
FEE	$24,000	$8,000	$4,000

TOTAL TIME	16 WEEKS
COMPLETE BY	MARCH 15,2021
TOTAL FEES	$48,000

Engineering	
Firm Principal	$220-255
Senior Project Engineer/ Manager/ Group Director	$165-200
Project Engineer / Project Manager	$120-145
Staff Engineer	$90-120
Landscape Architect	$115-120
CADD Technician	$70-100
Senior Construction Technician/Construction Technician/ Office Technician	$65-100
Structural Engineer	$140-160
Senior Urban Planner	$120-135
Architecture	
Lead Architect	$170-175
Senior Licensed Architect/Project Manager	$135-145
Project Architect/Project Manager	$110-135
Architectural Draftsman/Designer	$90-110
Architectural Intern	$75
Surveying	
Senior Surveyor/Project Manager/Group Director	$120-135
Project Surveyor	$100-120
Survey Crew Manager	$100-110
Survey Crew Chief	$70-100
Survey Technician	$60-80
CADD Technician	$70-90
One-Person Crew with Robotic Total Station	$100
Auxiliary Services	
IT Support Technician/Manager	$100-120
Administrative/Executive Assistant/Graphic Designer/Grant Specialist	$70-75
Development Services Professionals	$100-175

Effective 02/01/2020 Rates Subject to Change

MILL RACE CANAL CORRIDOR & HAWKS BUILDING

GOSHEN, INDIANA

Abonmarche and prior staff of Brads-Ko have worked closely with the City of Goshen and Developers on the Redevelopment of the Mill Race Canal Corridor from West Washington Street to Douglas Street to help create adaptive reuse of the Hawk's Building into new residential spaces, new single-family lots in the Co-Housing residential development, the proposed River Art multi-level apartment building, and the new City parking lot by Goshen Brewing Company. Abonmarche provided survey services to the City of Goshen that included boundary, route, topographic, easements, and right-of-way acquisition to allow for River Race Drive and West Washington Street, intersecting streets, and new public infrastructure. Abonmarche also assisted the City will various items during the City-lead design of new streets and utility infrastructure by providing CAD support, engineering earthwork calculations, water main design and permitting for the Hawk's Building.

Abonmarche also worked with City Staff on various surveys and permitting assistance for the demolition of existing buildings and environmental clean-up to provide land for redevelopment. Abonmarche then assisted Developers with land planning services, zoning, architecture, landscape architecture, and site engineering to maximize views to both the canal and downtown Goshen and help obtain City approvals for their projects.

Situated along the Mill Race Canal in Goshen, Indiana, the Hawks project is a prime example of adaptive reuse and a catalyst for development. The addition of a gallery and professional office spaces bring vital energy to the region. Views to both the canal and the City of Goshen respectively provide a variety of amenities within the 16 units that are available. Large expansive windows combined with Juliet balconies and terraces offer natural light and extended outdoor living spaces. An outdoor garden and art gallery provide additional amenities to the development.

RIVER ARTS APARTMENTS

GOSHEN, INDIANA

The River Art Development features three stories of unique spacious European modern apartments in downtown Goshen. The development sits on a dedicated podium parking level with an open courtyard concept facing a new park on the Millrace Canal. Abonmarche provided collaborative design development utilizing renderings, 3D modeling and in house structural design to develop the project.

Quantities scheduling during the development helped to maintain construction cost effectiveness and allowed for unique architectural solutions.

CLIENT:
INSiTE Development

CONSTRUCTION COST:
Not Disclosed

HIGHLIGHTS:

- Dedicated Podium Parking
- Cantilevered Terraces
- Courtyard and Recreational Spaces
- Collaborative Design Development

PRINGLE PARK SPLASH PAD (SURVEY, ENGINEERING, AND LANDSCAPE ARCHITECTURE SERVICES)

The Goshen Rotary Club was celebrating their 100th anniversary and wanted to give back to the Goshen by gifting a new splash pad at Goshen's Pringle Park. Abonmarche worked closely with the Parks Department, Goshen Engineering, Goshen Rotary Club, and DJ Construction, the General Contractor, to lead discussions and design of the splash pad location, sidewalk approaches and pedestrian connectivity, site grading and drainage, utility layout and connections, helped evaluate existing soils with the Engineering Department and designed an under drain system, landscape layout and design, and site amenities with benches. During construction, Abonmarche assisted both the City and General Contractor on construction staking and various questions along the way.

PLYMOUTH AVENUE TRAIL MODIFICATIONS (SURVEY & ENGINEERING SERVICES)

Abonmarche provided topographic survey, conceptual layouts, engineering and storm sewer design to incorporate a safety island for student walkers and pedestrians to safely cross Plymouth Avenue near the Goshen Middle School entrance drive. This work also included cross-walk improvements at Indiana Avenue with new push-button pedestals and posts, a new sidewalk/path along the north side, signage and rapid flasher beacons at the safety island, sanitary sewer extension, easements from adjacent land owners, additional right-of-way, and coordination with INDOT and utility companies.

OTHER PROJECTS

- Crescent Street Revitalization, Phases 1-3 (Survey and Engineering Services)
- Wilden avenue reconstruction (survey & engineering services)
- 1st Street sewer separation (engineering services)
- Blackport Drive Temporary Drainage (Survey and Engineering Services)
- East Goshen Lincoln Avenue Water Main (Survey Services)
- Lincoln Avenue, Logan Street, and Monroe Street (Survey Services/Assistance with Various Items)
- Reynolds, Douglas, 16th Street (Survey Services)
- Jefferson and Ninth Streets (Survey Services)
- Main Street (Survey Services)
- County Road 27 Utility Extension (Construction Engineering Services)
- Eisenhower Drive North Extension (Construction Engineering Services
- Ninth Street Multi-Use Path (Construction Engineering Services)
- Carter Road South Drainage Improvements (Survey and Engineering Services)
- Plymouth Avenue / Foxbriar Drive Intersection (Survey Services)
- River Race Residential Area / Alley #135 (Survey Services)
- Millrace Farmer's Market (Survey Services)
- CR 38 at SR 15 Intersection (Survey and Engineering Services)
- Hay Park, 9th Street Dog Park, and Dykstra Park (Survey Services)
- Steury/Lincoln avenues (engineering services)
- Fifth street infrastructure improvement (survey & engineering services)
- Topographic Surveys on Various Sites—3rd Street Parking Lot, Alley 119, Lincoln Avenue, Ice Rink, Alley 254

PUBLIC SAFETY BUILDING

BRIDGMAN, MICHIGAN

This 22,000-square-foot police and fire station facility was designed to meet the public safety needs of the Lake and Baroda Township communities for 50 years, consolidating the fire and police departments of both townships, and has expansion capacities built-in for that time. The design features sustainable elements including a geothermal heating/cooling system. The new building was constructed across the street from the former Lake Township Fire Station, which is now used as a Medic 1 ambulance center.

The fire department half of the building includes parking bays for eight trucks, as well as an exercise room, day room, chief's office and two other offices, laundry, and storage. The police department side of the building includes four parking bays, evidence storage, an armory, and an interview room. One general conference room is available for all staff.

CLIENT

Lake Charter Township

CONSTRUCTION COST

$4 million

HIGHLIGHTS

- Geothermal heating/cooling system

FIRE STATION #2 STUDY

MISHAWAKA, IN

Abonmarche performed a building and site feasibility study to determine how effectively a potential property could manage the program requirements for a new fire station in the City of Mishawaka. Considerations included clear visibility and access to major routes, parking requirements for public and first responders, adequate water detention, and site grading suitable for emergency vehicles. Building programmatic requirements included options for up to three apparatus bays, training rooms and living quarters, gear room, and office space accessible by the public. Additionally the study assessed how the site could accommodate dedicated parking for supporting additional first responders.

The station features a prominent entry tower, separate entries for the public and first responders, and an efficient traffic flow that allows apparatus to drive forward through the bays. The study utilized planers and architects to ensure the facilities meets all State and OSHA requirements, while standing as a visible asset to the community.

CLIENT

City of Mishawaka

CONSTRUCTION COST

N/A

HIGHLIGHTS

- New 11,600-SQFT Station
- Three Drive-Through Bays
- General Office Area
- Training Room
- Sleeping Quarters
- Kitchen and Dining Hose
- Tower
- Emergency Generator

FIRE STATION

ST. JOSEPH, MICHIGAN

Abonmarche assisted with a the build of a new fire station on a small corner lot with a severe slope, thus requiring careful placement and grading of drives to and from the apparatus bays without incurring excessive slope. The building included general office space, training room, gear room, an office for the Fire Marshall, and a dispatch room. It was also equipped with sleeping quarters, a full kitchen, and living and dining areas. Three drive-through apparatus bays provide room for modern fire equipment, and each bay has a portable exhaust system.

The station also has a hose tower, which in addition to providing a place for hoses to drain, economically accommodates a large inventory of existing rubber hose. Much of the HVAC equipment is located on the low roof of the building to minimize impact on the available interior space. The building houses a large emergency generator to maintain electrical power throughout the building. The station meets all State and OSHA requirements. Renovations, completed in 2015, included the replacement of the EIFS system with an updated design, as well as the replacement of the station's roof with added insulation for increased efficiency.

CLIENT

City of St. Joseph

CONSTRUCTION COST

$1.7 million

HIGHLIGHTS

- New 11,600-SQFT Station
- Three Drive-Through Bays
- General Office Area
- Training Room
- Sleeping Quarters
- Kitchen and Dining Hose
- Tower
- Emergency Generator

FIRE STATION EXPANSION

HEBRON, INDIANA

Abonmarche assisted in identifying and securing outside funds for the project's financing. The Town bid the project like a typical public works project, but then elected to use a private company to finance and oversee the contractual needs for the construction. The expansion added an additional 3,000 square feet to the existing 5,600-square-foot fire station. Included in the expansion were three additional apparatus bays, two administrative offices, and additional meeting room space. Improvements to the existing building included an ADA-compliant restroom, lighting upgrades, a new HVAC system, and a larger natural gas generator. Site work included a parking lot expansion.

CLIENT

Town of Hebron

CONSTRUCTION COST

$600,000

HIGHLIGHTS

- Three Bays
- Two New Offices
- Expanded Conference/ Training Room
- Bathroom Upgrade
- Site Work

PUBLIC SAFETY BUILDING

SOUTH HAVEN, MICHIGAN

Abonmarche provided preliminary design, construction documents, and project management for this project to improve the South Haven Public Safety Building. This project included the construction of three police/fire area additions and a new maintenance/storage bay. The entire interior of the existing office wing was renovated and tied in with the new additions to create a modern public safety building to meet current and future technology and communication needs. The additions expanded the office areas and created new meeting, locker room, and storage areas. The new maintenance/storage bay allows the fire department staff to house, clean, and maintain the various firefighting vehicles, while keep the main bays ready for action.

CLIENT

City of South Haven

CONSTRUCTION COST

$2 million

HIGHLIGHTS

- Infrastructure Design
- Sanitary Sewer Water Main
- New Elevated Water Storage Tank
- New Roadways
- Construction Management
- Lanes
- Sewer Separation Project

TOWNSHIP HALL & FIRE STATION

HAGAR TOWNSHIP, MICHIGAN

For years, Hagar Township had been sharing fire and emergency services with other nearby small towns and townships. When the decision was made to build their own fire station, Abonmarche was contracted to design and provide construction administration for the project. The $600,000 building encompasses a 6,740-square-foot facility, with four double-depth drive through apparatus bays, a training/meeting room and a support kitchen. The building was built with a highly insulated envelope and radiant floor heating to keep the space protected from the cold winds off Lake Michigan.

Abonmarche also designed $350,000 in renovations to the Hagar Township Hall.

CLIENT

Hagar Township

CONSTRUCTION COST

$ 600,000

SMART PARK MASTER PLAN

PENN TOWNSHIP/VILLAGE OF CASSOPOLIS, MICHIGAN

The purpose of the Master Plan was to develop planning direction for the Southwest Michigan Advanced Research & Technology (SMART) Park which integrates the physical, environmental, economic and cultural conditions established by the target industry study, site analysis and development considerations. The Master Plan describes the overall campus, proposed land uses, covenants and restrictions with design standards, economic framework, and other site elements and solutions. The covenants and restrictions developed act as the land use control standards for the Park. The design standards in the covenants and restrictions were developed to work in conjunction with the existing zoning ordinance for Penn Township but offer an additional layer of review and oversight to ensure the buildings constructed Park support the vision created for the SMART Park. These include permitted uses, design standards, building standards, architectural review, signage, lighting and landscaping requirements.

CLIENT

MEC—Midwest Electric and Communications

HIGHLIGHTS

- Design Standards
- Building Standards
- Developmental Standards
- Public Engagement to Determine Commercial Uses
- Green Stormwater Management
- Creation of a Commerce–Friendly Environment

SR 933/DIXIE HIGHWAY CORRIDOR STUDY

SOUTH BEND, INDIANA

Abonmarche was retained to conduct the State Road 933/Dixie Highway Corridor Study. The purpose of the study was to provide development recommendation for public as well as private section project to spur development in this high traffic corridor.

Utilizing our team of engineers, architects, and planners we provided a study that evaluated conditions of the existing infrastructure, current land use patterns, housing data, socio-economic indicators and market research to develop an authentic and realistic set of recommendations for investment and growth within the Corridor. The study outlines recommendations for creating a cohesive vision for the Corridor to provide a clear feeling of destination and connectivity without diluting what makes the Corridor and its Districts special.

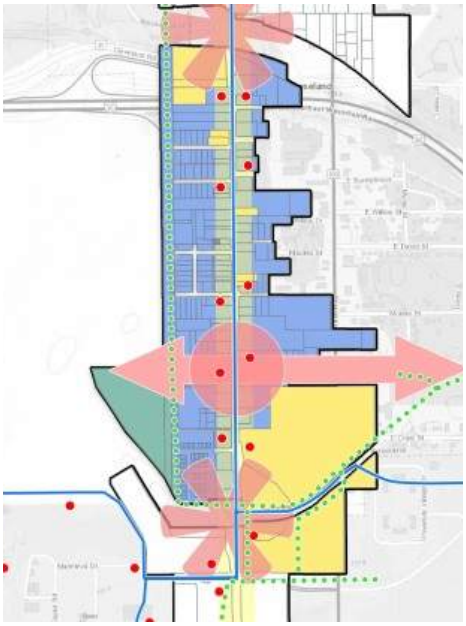
Recommendation are organized n five development themes: Mobility and Infrastructure, Parks, Trails and Cultural Amenities, Marketing and Corridor Identification, Investments and Incentives and Real Estate Development.

CLIENT

City of South Bend
Redevelopment Commission

HIGHLIGHTS

- Implementation Phasing Schedule
- Market Based Development Recommendations
- Housing Recommendations
- Market and Socio-Economic Analysis
- Existing Conditions Inventory
- Funding Recommendations
- Marketing and Corridor Identification Strategy Recommendations



IGNITION PARK

SOUTH BEND, INDIANA

Abonmarche worked with the City of South Bend Engineering and Community Development Departments along with the site developer, Great Lakes Capital Development, to redevelop an old Studebaker manufacturing site.
This project included a sewer separation, road reconstruction and new water main, sidewalk, street lighting and trees on Franklin Street. It also included a new concrete roadway with permeable paver blocks and a subsurface detention bed under the parallel parking lanes. This work further included a master drainage plan for both the City infrastructure and the future development sites.

Abonmarche also provided site planning and site design services for two new 45,000-square-foot light industrial buildings and coordinated the development work and the municipal work between the City officials, developers and contractors. Additionally, the design team of Architects and Engineers provided conceptual building and site design to convey a variety of the development amenities.

CLIENT:
City of South Bend

CONSTRUCTION COST:
$6.2 Million

HIGHLIGHTS:

- Brownfield Development
- Studebaker Redevelopment Site
- Contained Contaminated Soils
- Permeable Paver Blocks in Parking Lanes
- Sewer Separation Project

1 IGNITION PARK CAMPUS
2 NOTRE DAME JET ENGINE RESEARCH FACILITY
3 DATA STORAGE FACILITY
4 SPECULATIVE BUILDINGS

OFFICE SUITE RENOVATION & ADDITION

GRAND RAPIDS, MICHIGAN

The Berkshire Hathaway Home Services addition was designed as the keystone in the company's masterplan to update their corporate image. The updated aesthetic and functionality of the addition led to the renovation of the adjacent property. The focus for the projects was to achieve a highly efficient space to usable workstations ratio while maintaining a collaborative atmosphere. Private offices were located next to exterior walls allowing for an open and modern floor plan in the center of the building. Internal glazing helped to maximize shared light and openness. Systems furniture was utilized to provide enhanced flexibility for growth and team development. Intimate alcove spaces were also implemented to provide areas for private conversations and meeting areas for small groups. Large team spaces including conference rooms with open glazing and a cantilevered break room balcony were included to provide flexible group engagement.

CLIENT:

Berkshire Hathaway Home Services

CONSTRUCTION COST:

Not Disclosed

HIGHLIGHTS:

- New Dynamic Addition
- Open collaborative work space
- Cantilevered Balcony
- Updated materials and furniture
- Site Integration

1 EXTG STRUCTURE
2 NEW ADDITION
3 VESTIBULE
4 RECEPTION
5 WAITING
6 CONFERENCE
7 OFFICE
8 OPEN SPACE

3-D RENDERINGS AND VIDEO ILLUSTRATIONS

Strong and enhanced communication is paramount throughout the collaborative process. The ability to showcase innovative spaces through robust 3-D graphics and animation is a strength that Abonmarche utilizes from the initial concepts through completion of the design. This enables critical feedback from the design team and owner which results in delivering optimal environments and spaces.


FIRE STATION NO. 2

BRADLEY E. MOSNESS, PE

VICE PRESIDENT / PRINCIPAL IN CHARGE

EDUCATION
Purdue University,
Bachelor of Science,
Construction Engineering
Technology

REGISTRATION
Professional Engineer

Licensed Indiana Stormwater Management Operator, State of Michigan

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers (ASCE), Past President of the Indiana North Central Branch

Board of Trustee,
Goshen Public Library

Purdue University Alumni Association

Home Builders Association of St. Joseph Valley, Past Board of Director

Board Member, Greenwood Place Homeowners Association, Goshen

Indiana Onsite Wastewater Professionals

Brad has 20 years of experience in project management and the design of civil/municipal engineering projects, including the design of roadways and intersections, storm water management and treatment, environmental permitting and clearances, sanitary sewer conveyance, water distribution, and site engineering associated with private, commercial, single-family residential, multi-family, and institutional developments.

As Vice President at Abonmarche, Brad manages the Goshen Office and oversees the Fort Wayne Office, and is responsible for supervision of survey and engineering staff, staff development, project management, and business development.

AREAS OF EXPERTISE:

PROJECT MANAGEMENT

Brad approaches each project with a big-picture mindset and a goal of maintaining timely and effective communication with the client. He oversees the project's budget, schedule, and assembles the team, identifying the tasks on hand for design, permitting, approvals, and assigns staff to the appropriate roles and responsibilities.

- US 33 Traffic Study — Fairfield Avenue to Plymouth Avenue, Goshen
- College Avenue Industrial Development Traffic Study, Goshen, IN
- Professional Park Traffic Study and Site Improvements, Goshen, IN
- Plymouth Avenue (SR 119) Trail and Pedestrian Crossing, Goshen, IN
- Steury / Lincoln Avenue Roadway Reconstruction, Goshen, IN
- Fifth Street Reconstruction, Goshen, IN

MUNICIPAL

Brad has extensive experience in project management and the design of civil and municipal infrastructure projects including roadways, traffic improvements, combine sewer separations, sanitary sewer main extensions, stormwater quality and treatment, stormwater permitting, and other in the region and particularly in the City of Goshen.

He also has extensive experience managing municipal survey projects, including route surveys, detailed topographic and utility surveys, bridge surveys, and right-of-way acquisition for over 300 parcels. His focus is on understanding client needs and staying up-to-date on local and industry standards. Brad is solution-oriented, figuring out how to complete a client's vision for a project within site constraints, on time, and on budget.

- US 131 & CR 2 Intersection Improvements, Elkhart County, IN
- Dierdorff Roadway Widening and Turn Lane, Goshen, IN
- First Street Storm Sewer Separation, Goshen, IN
- Eisenhower Drive North Extension / CR 17 Utilities Construction, Goshen, IN
- Crescent Street Stormwater Study and Revitalization, Goshen, IN
- Main Street (SR 15) & CR 2 Intersection Improvements, Goshen, IN

EDUCATION
Andrews University
Bachelor of Architecture

REGISTRATION
Registered Architect
Licensed:
Michigan, Indiana, Wisconsin, Illinois

PROFESSIONAL AFFILIATIONS
National Trust for Historic Preservation - Member since 2006

Michigan Library Association - Member since 2005

Council for New Urbanism - Member since 2012

PROFESSIONAL MEMBERSHIP
American Institute of Architects, Southwest Michigan Chapter - Member since 2005

Northern Indiana Chapter - Member since 1997
NCARB Certified

ARVIN R. DELACRUZ, AIA, NCARB

ARCHITECT

Arvin is a highly-qualified design professional with extensive experience in architectural design, project management, and construction. Arvin believes the creative process develops best when a collaborative environment between client, designer, builders, and engineers is nurtured, and his unique ability to foster cooperation among multi-organizational entities facilitates teamwork to ensure the best potential outcome.

AREAS OF EXPERTISE:

PROJECT MANAGEMENT & DESIGN

Arvin approaches each project with a big-picture and a three-part goal of maintaining timely and effective communication with the client, keeping the project on budget, and the project on schedule. As Lead Architect, Arvin oversees the design process and is instrumental in meeting with clients and internal team members. He communicates actively with all stakeholders insuring the design objects and deliverables are met.

COMMERCIAL AND LIGHT INDUSTRIAL

- Mishawaka Fire Station Study, Mishawaka, IN
- Cassopolis Fire Station, Cassopolis, MI
- Mishawaka, Fire Station 3, Mishawaka, IN
- Angola Mixed-use Development Master Plan, Angola, IN
- Everence Financial LEED Gold, Goshen, IN
- Silver Beach Pizza Dining Pavilion Addition, St. Joseph, MI
- Soft Touch Car Wash, St. Joseph, MI
- Ironworks Mixed-use Office Building, Mishawaka, IN
- Ignition Park Development, South Bend, IN
- Berkshire Hathaway Headquarters, Grand Rapids, MI

MEDICAL AND ASSISTED LIVING

- Spectrum Health - Blodgett Master Planning, Grand Rapids, MI
- Spectrum Health Adult Diabetes & Endocrinology, Grand Rapids, MI
- Fairhaven OB/GYN Clinic, Goshen, IN
- Fairhaven Birthing Center, Goshen, IN
- Hubbard Hill Estates, multiple renovations and additions, Elkhart, IN
- Spectrum Health - Pediatrics Suites, Grand Rapids, MI
- Spectrum Health - Urgent Care Suites, Grand Rapids, MI
- Beacon Pointe Memory Care, St. Joseph, MI

COLLEGE AND UNIVERSITY

- Southwestern Michigan College, Dowagiac, MI
  - Comprehensive Campus Facilities Master Plan
  - Cherry Grove Road Entrance and Central Plaza Master Plan
  - O'Leary Science Building and Classroom Renovation
  - Niles Campus Renovation Phase I & Phase 2
  - Science & Academic Building Renovations
- Lake Michigan College Napier Academic Hallway , Benton Harbor, MI
- University of Notre Dame, Mendoza College of Business Suite, Notre Dame, IN
- Anabaptist Mennonite Biblical Seminary—Residential Master Plan, Elkhart, IN

JEFFREY M. SAYLOR, AIA, LEED AP

ARCHITECT

EDUCATION
Ball State University,
Bachelor of Architecture

Bachelor of Science,
Environmental Design

REGISTRATION
Registered Architect
Licensed:
Indiana, Michigan, Illinois

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS
American Institute of Architects

Michigan Society of Architects

Southwestern Michigan Chapter AIA

National Trust for Historic Preservations

United States Green Building Council (USGBC)

USGBC, Southwestern Michigan Chapter

Jeff Saylor has over 30 years of experience in the fields of architectural design and construction management. Jeff has been with Abonmarche over 25 years and has served as the Vice President of the Architectural Division for the past 22 years. Jeff is responsible for client relations, overall project design, and project management for all projects.

He has been responsible for the design and management of over $150 million dollars of new construction projects and renovations. In addition to managing the Architectural Division, Jeff's responsibilities include primary client contact/ communication, and coordination of a multi-disciplined team of staff and consultants. His expertise includes design, programming, budget analysis, and project scheduling.

Jeff is an artist in his personal life, as well as his professional life – he is an accomplished potter who instructs and exhibits at the Krasl Art Center in St. Joseph.

AREAS OF EXPERTISE:

MUNICIPAL

- City of St. Joseph, MI
  - St. Joseph Fire Station
  - Silver Beach Center and Whirlpool Compass Fountain
  - John and Dede Howard Ice Rink
  - Kiwanis Park Bathroom Renovations
  - Public Restrooms on the Bluff
  - Lions Park New Restroom Facilities
- City of Benton Harbor, MI
  - Benton Harbor Police Department
  - Department of Public Works
  - Jean Klock Park Band Shell
  - Jean Klock Park Bathroom renovation
  - City Hall Renovations
- Hagar Township, MI
  - Township Fire Station, Riverside, MI
  - Township Hall, Riverside, MI
- City of Kalamazoo, Mayor's Park New Bathroom Facility
  - Public Safety Building, Lake Charter Township, Bridgman, MI
  - Berrien County Courthouse Renovations, St. Joseph, MI
  - Bloomingdale Township Hall and Library, Bloomingdale, MI
  - Town of Demotte Bath House Renovations, Demotte, IN

TRANSPORTATION FACILITY

All but one of the projects below is a new, freestanding facility. Jeff was the designer and project manager for each project.

- Berrien Bus Renovations, Berrien Springs, MI
- Berrien RESA Bus Garage, Berrien Springs, MI
- Benton Harbor Area Schools Bus Garage, Benton Harbor, MI
- Lakeshore Public Schools Bus Garage, Stevensville, MI

EDUCATION
University of Notre Dame
Bachelor of Architecture

MATTHEW D. NEUERBURG

ARCHITECTURAL DESIGNER

Matthew offers over a decade of experience and responsibilities related to programming, design, code research, construction documents, bidding, and construction administration. He has extensive software experience including transitioning MPA Architects from 2D CADD into 3D-based Building Information Modeling. He has also developed and implemented 3D presentations and AVI capabilities.

Matthew also uses Revit Building Information Modeling, DATACAD, SketchUp and Photoshop to help streamline the project development process and allow owners to work with accurate area and quantitative information.

AREAS OF EXPERTISE:

MUNICIPAL

Matthew has been involved in numerous public projects with varying scope and complexity.

- Cass County, MI
  - Central Cass Interlocal Fire Station
- City of South Bend, IN
  - Department of Public Works Fire Station #5
- City of DeMotte, IN
  - Police Storage/Garage
  - Spencer Park Community Center
- Porter County, IN
  - Public Works Garage Project
- City of Grand Haven, MI
  - Community Center Renovations
  - City Hall Entry

EDUCATIONAL

Matthew has designed several improvements to educational facilities; including renovations, expansions, and new construction.

- Goshen College, Goshen, IN
  - Remodeling of Miller Hall
  - Connector addition to Kratz, Miller and Yoder Halls
- Ivy Tech Community College- South Bend Campus
  - Parking Lot Expansion
  - ITOSS Parking Lot replacement
- Mishawaka High School, Mishawaka, IN
  - Traffic Safety Improvement Project
- St. Joseph High School Robotics Facility, St. Joseph, MI

OFFICE

Matthew has designed office facilities for a variety of clients. Project scope has varied from multiple buildings at a single location to several branch offices for businesses and credit unions.

- Abonmarche Office/Hawks Bldg., Goshen, IN
- MDC Goldenrod, Goshen, IN

EDUCATION
Andrews University
Bachelor of Architecture

University of Notre Dame
Masters of Architecture & Urban Design

TROY HOMENCHUK

ARCHITECTURAL DESIGNER

Troy is a highly-gifted design professional with extensive experience in architectural design, renderings, and conceptual visualization. His various roles involves collaborating during schematic design, marketing initiatives, and coordination with the project managers and team members to visualize the design intent. Troy's unique ability to foster collaboration among multi-organizational entities facilitates teamwork to ensure the best potential outcome in a variety of fields. Troy is a member of the on-going Cassopolis Street Windsor Avenue to County Road 4 Streetscape segment project. He is located in the South Bend office.

AREAS OF EXPERTISE:

VISUALIZATION

Troy specializes in the visualization and illustration of architectural, civil, urban, and landscape design. His understanding of client needs comes from over 20 years of working with a variety of clients, specialized software packages, and different types of projects. In both illustration and design Troy seeks to find a solution that best suites the clients vision within the clients budget. Utilizing hand drawings to 3d computer modeling and animation, he has helped produce visual aides for projects ranging from urban design schemes and streetscapes to exterior and interior architectural design. Among projects for which Troy has been part of design and visualization:

- State Road 19, Elkhart, IN
- Southwestern Michigan College, Dowagiac, Michigan
- School City of Mishawaka, Mishawaka, Indiana
- Ignition Park, South Bend, Indiana
- Life Action Ministries, Buchanan, Michigan
- Spectrum Health, Blodgett Campus, Grand Rapids, MI
- South Bend International Airport, South Bend, IN
- The Haven Condominium Association, South Haven, MI
- McKinley Commons Square, South Bend, IN
- SR-19 Corridor Enhancements, Indiana
- SR-933 Corridor, Michigan & Indiana
- Portage Gateway, Portage, IN
- Blackthorn Reserve, South Bend, IN

SITE PLANNING AND SPATIAL DEVELOPMENT

- Mishawaka Fire Station #2, Mishawaka, IN
- Jefferson Street Office Building, South Bend, IN
- MEC Smart Park, Cassopolis, MI
- Great Lakes Capital, Grandview, Mishawaka, IN
- RETA Pregnancy Clinic & Family Resources, Elkhart, IN
- Main Street Commons, Mishawaka, IN
- Saxon Partners, Fort Wayne, IN & Mishawaka, IN

EDUCATION
Master of City Planning
Georgia Institute of Technology

Bachelors of Science in Agriculture in Natural Resources and Environmental Science

CERTIFICATIONS
Certification from American Institute of Certified Planners

Certified Housing Development Finance Professional

PROFESSIONAL AFFILIATIONS
American Planning Association

Indiana Planning Association

CRYSTAL WELSH, AICP

SENIOR URBAN PLANNER

Crystal has nearly 20 years of experience in planning and municipal government and has recently moved to become part of the Abonmarche team. She act as planner and project manager for a variety of redevelopment and neighborhood activities. She has years of experience working with neighborhood association, residents, local businesses, and city staff on planning and redevelopment efforts. Crystal has coordinated with federal and state community development agencies on local projects. She developed and Implemented the City's Economic and Redevelopment Plans and facilitated and promoted quality development through planning and interaction with developers and the public.

AREAS OF EXPERTISE:

PLANNING AND PLACEMAKING

- Member of the Elkhart County Vibrant Communities Initiative—Elkhart County's Placemaking Development Strategy
- River District Plan—City of Elkhart downtown planning initiative
- Downtown Elkhart Redevelopment Plan
- SoMa– Supporting Our Main Assets Downtown Plan
- Civic Plaza Redesign Initiative
- Downtown Arts and Placemaking Projects
- Regional Cities Initiative
- Downtown Housing Projects
- Main and Cassopolis Street Streetscape
- SR 933 Corridor Study (South Bend) and SR 19 Corridor Plan (Elkhart)
- MEC SMART Park Master Plan

ECONOMIC AND REDEVELOPMENT PLANNING—TAX INCREMENT FINANCING MANAGEMENT

- City of Elkhart Economic Development and Redevelopment plans.
- Budgeting and financial management for the City of Redevelopment Commission
- Complete required progress and financial reports
- Exit 92 promotional initiative
- Opportunity Zones

COMMUNITY DEVELOPMENT

- Managed and administered the City of Elkhart Community Development Block Grant program for 17 years
- Developed the 2005, 2010 and 2015 Consolidated Plans
- Developed the Neighborhood Revitalization Strategy Area Plans
- Developed the Analysis of Impediments and Fair Housing Plans since 2005
- Acted as Neighborhood Planner and City Liaison with the community
- Neighborhood Stabilization Program

EDUCATION
Ball State University
Bachelors of Urban Planning and Development

CERTIFICATIONS
Certification Candidate from the American Institute of Certified Planners

PROFESSIONAL AFFILIATIONS
Indiana Planning Association

JORDAN WYATT, AICP CANDIDATE

URBAN PLANNER / GIS SPECIALIST

Jordan has 3 years of experience in planning and municipal government and has recently become part of the Abonmarche team. Most of his experience is in zoning administration, zoning ordinance creation, and administration of the plan commission and board of zoning appeals. Nonprofessional experience includes neighborhood and master plan development and community engagement. He has a focus in environmentalism and sustainable development.

AREAS OF EXPERTISE:

ZONING AND GOVERNMENT

- Authored numerous amendments and additions to the St. Joseph County, Indiana zoning ordinance including but not limited to:
    - Established agritourism regulations to give farmers the ability to diversify income and strengthen agricultural as a key sector of the county economy;
    - Replaced the sign regulations with code that is easier to understand because of plain-English provisions and graphic elements;
    - Established regulations for solar energy systems;
    - Replaced the parking regulations to significantly reduce the required parking and require bicycle parking; and
    - Established requirements for development to connect to sidewalks and the St. Joseph County trail system.
- Administered the Area Plan Commission and Area Board of Zoning Appeals.
- Ensured the St. Joseph County Division of Planning and Zoning operated in compliance with federal, state, and local laws.
- Supported developers by guiding them through the zoning ordinance requirements and permit process
- Worked with developers to ensure projects would meet the goals of the county and benefit its residents.

SUSTAINABILITY

- Established regulations for solar energy systems in St. Joseph County that are a first-of-its kind in Indiana. Solar energy systems are allowed by-right in most areas. Pollinator-friendly solar is required, a first in Indiana, to provide pollinator and animal habitat, increase panel efficiency by creating a microclimate that cools the solar panels, prevent erosion, and increase organic matter in the soil so the land can easily, and in a better state, return agriculture.
- The established solar regulations will grant St. Joseph County SolSmart Gold, the highest ranking in the SolSmart program. SolSmart is a United States Department of Energy program that recognizes government policy that encourage best practices and makes the process easier for solar development.
- Served as a member of the Juday Creek Task Force which is a board that reviews development plans and makes recommendations to the St. Joseph County Drainage Board to ensure the protection of this creek.

EDUCATION
Michigan State University
Master of Science,
Civil Engineering

Bachelor of Science,
Civil Engineering

REGISTRATION
Professional Engineer
Licensed:
Michigan, Indiana, Illinois

Professional Traffic Operations Engineer (PTOE)

Road Safety Professional (RSP)

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS
Institute of Transportation Engineers (ITE)

National Society of Professional Engineers (NSPE)

Michigan Society of Professional Engineers (MSPE), President, Blossomland Chapter of MSPE, 1997-1998

American Public Works Association
(APWA)

TIMOTHY R. DREWS, PE, PTOE, RSP, LEED AP

VICE PRESIDENT/PROJECT MANAGER

Tim is a licensed professional engineer with 28 years of experience with public agencies and consulting firms. He is responsible for Abonmarche operations, quality assurance and quality control, project management, design and construction administration for municipal and private development projects.

Tim is a Professional Traffic Operations Engineer (PTOE) and Road Safety Professional (RSP), one of the few in the United States. He is also an accredited professional in Leadership in Energy and Environmental Design (LEED AP) and strives to enhance projects through sustainable design practices. His expertise includes traffic and transportation engineering design, analysis and studies, roadway safety, geometrics, and infrastructure design, non-motorized trail design, residential development planning, design and approvals, and commercial site planning, design ,and approvals.

AREAS OF EXPERTISE:

PROJECT MANAGEMENT

Tim assures the project meets the objectives set by the client while staying on schedule and on budget and oversees quality control and quality assurance to achieve client satisfaction.

- Harbor Shores Development, Benton Harbor and St. Joseph, MI
- SAW Projects in the cities of Benton Harbor, South Haven, and Paw Paw, MI
- North Shore Drive, South Haven, MI

MUNICIPAL ENGINEERING

Tim designs roadways, water main, sanitary sewer, storm sewer, intersection geometrics, horizontal and vertical alignments, pavement design and grading for municipal clients. He has completed combined sewer overflow projects, intersection safety improvements, roadway resurfacing, reconstruction, and new construction projects, utility upgrades, and numerous boulevard projects using local, state, and federal funding.

- South Westnedge, City of Portage, MI
- Wallace Avenue, City of St. Joseph, MI
- Williams Street, City of South Haven, MI

TRAFFIC STUDIES

Tim has completed a variety of traffic studies including traffic impact studies, safety studies, driveway analyses, and traffic signal warrant and progression analyses. He is able to provide design concepts that allow flexibility within the limits of the law.

- Beechtree Corridor Study, Grand Haven, MI
- Mixed-Use PUD, Valparaiso, IN
- Centre Avenue and Portage Road Corridor Analysis, Portage, MI
- Love's Travel Stop, Traffic Impact Study, Angola, IN

TRAFFIC SIGNAL DESIGN

- Portage Road and Centre Avenue Traffic Signal Interconnection and TOC (14 intersections), City of Portage, MI
- Paterson Street Corridor (six intersections), City of Kalamazoo, MI
- Napier Avenue traffic signals, Berrien County Road Commission

EDUCATION
Purdue University
Bachelor of Science,
Civil Engineering

REGISTRATION
Professional Engineer
Licensed:
Indiana

KAROL GOSK, PE

STAFF ENGINEER

Karol has over four years of experience, and he has worked for Abonmarche since graduating from college. His experience includes permitting, grading and drainage design, subdivision and road work. He is skilled in preparing exhibits and drawings and conducting analysis. Karol is meticulous and takes pride in his work.

AREAS OF EXPERTISE:

DRAINAGE DESIGN

Karol insures that project sites can properly manage and drain stormwater. He has experience designing storm sewer systems, retention and detention basins and ponds, and infiltration systems utilizing drywells and perforated pipes.

- FedEx Freight, South Bend, IN
- Cruiser RV, Howe, IN
- Park 33 Apartments, Goshen, IN
- Grand Design RV Plants 8 & 9, Middlebury, IN

SUBDIVISION, ROAD WORK

In his work on roads and subdivisions, Karol has completed roadway profiles, balanced earthwork, and completed permitting, while remaining conscious of project costs. He's adept at working with local governments to acquire project approvals, staying one step ahead of their requirements to keep the approval process moving efficiently.

- Newbury Pointe, Section 4, Osceola, IN
- Crescent Oaks, Section 4, South Bend, IN
- Park 33 Apartments, Goshen, IN

RESIDENTIAL SEPTIC SYSTEM DESIGN

Karol has experience designing septic systems for residential single-family uses.

PERMITTING

Karol has experience developing Stormwater Pollution Prevention Plans (SWPPP), Construction in Floodway Permits, IDEM Section 401 permits, and ACOE Section 404 permits. Each permit is comprised of several components which include completing the application, preparing exhibits and drawings, analyzing the project's impact to the area, and communicating with local and government agencies, Some of the permits may require hydraulic modeling as well as notifying adjacent property owners.

IDEM Rule 5/SWPPP Permit
Sammlung Platz Event Center, Nappanee, IN

- Greencroft Whispering Pines, Goshen, IN
- Grand Design RV Plants 9 & 10, Middlebury, IN
- Fed Ex Freight Facility, South Bend, IN
- Newbury Pointe Subdivision, Osceola, IN
- Park 33 Apartments, Goshen, IN
- Grace Church Building & Parking Expansion, Goshen, IN

TOM RUNKLE, PLA, LEED AP BD+C

LANDSCAPE ARCHITECT

Tom has over 16 years of experience in landscape architecture as a designer, project manager, and construction administrator. He has worked with public and private clientele in the commercial real estate development, education, multifamily residential, parks and recreation, healthcare, senior living, municipal, and transportation industries. Tom approaches projects holistically; balancing client needs, creative design solutions, budgets, and constructability with each respective project solution.

EDUCATION
Ball State University
Bachelor of Landscape Architecture, Minor in Sustainable Land Systems

REGISTRATION
Professional Landscape Architect
Licensed:
Illinois and Michigan

LEED Accredited Professional in Building Design and Construction - U.S. Green Building Council

Healthcare Garden Design Certificate of Merit - Chicago Botanic Garden

AREAS OF EXPERTISE:

MUNICIPAL STREETSCAPES, TRANSIT, PARKS, AND PLACEMAKING

- New Buffalo Waterfront Master Plan, New Buffalo, MI
- Center Street Reconstruction, South Haven, MI
- St Joseph River Water Taxi Station 3, St. Joseph, MI
- Angola Downtown Streetscape and Public Square Improvements, Angola, IN *
- Riverside Drive Promenade, Elgin, IL *
- 22nd Street Median Improvements, Oak Brook, IL *
- Veterans Memorial Park, Glendale Heights, IL *
- Lake Manor Park, Addison, IL *
- Prairie Lakes Park Expansion, Des Plaines, IL *

COMMERCIAL, CORPORATE, AND MULTI-FAMILY RESIDENTIAL REAL ESTATE DEVELOPMENT

- Lansing Redevelopment Ready Community Site Development Planning, Lansing, MI
- Geneva Commons Amenity Area, Geneva, IL *
- Chicago Premium Outlets Expansion, Aurora, IL *
- LaGrange Road Commercial Development, Orland Park, IL *
- Navistar World Headquarters, Lisle, IL *
- Elk Grove Technology Park, Elk Grove, IL *
- Tapestry Naperville Apartments, Naperville, IL *
- Elan Yorktown Apartments, Lombard, IL*
- Village Place Apartments, Romeoville, IL *
- Montgomery Place Apartments, Montgomery, IL *

HEALTHCARE AND SENIOR LIVING

- Sherman Hospital, Elgin, IL *
- Smith Crossing Rehabilitation Expansion, Orland Park, IL
- Langlade Hospital, Antigo, WI *
- Clare Oaks Retirement Community, Bartlett, IL *
- Tabor Hills Supportive Living Community, Naperville, IL *
- Avidor Glenview Active Adult Apartments, Glenview, IL *
- Avidor Evanston Active Adult Apartments, Evanston, IL *
- Overture Yorktown Active Adult Apartments, Lombard, IL *

* Project completed prior to joining Abonmarche

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