



Statement of Qualifications New South Fire Station Study

City of Goshen, Indiana
12 October 2020

KZFD=SIGN
Designing Better Futures



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Ms. Becky Hutsell, Redevelopment
Project Manager
City of Goshen Redevelopment
Commission
204 E. Jefferson Street, Suite 6
Goshen, IN 46258

12 October 2020

Subject: Statement of Qualifications for the New South Fire Station Study

Ms. Hutsell,

Thank you for considering KZF Design for your project. Per your advertisement, please find attached the KZF Team's Statement of Qualifications for the City of Goshen South Fire Station Study. The Unique Benefits and Qualifications of our team include:

Experienced, Engaged, Comprehensive Team – Our core team of multi-disciplinary professionals – planners, architects, engineers, interior designers, and construction administrators are located in one office. This provides clients with a “one-stop shop” among the best in communication, collaboration, coordination and cost control.

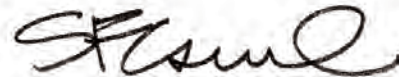
Extensive Fire Station Design Experience - Our experience in fire station design is among the most comprehensive in the region. KZF is currently serving as Public Safety Consultant / Architect of Record for new fire stations for City of Akron and City of Roanoke, VA, and have six fire stations in progress in Ohio, for Deerfield Township, Turtlecreek Township, Hamilton Township, City of Troy, and Bloom Township and City of Lebanon, as well as new stations in Kentucky - including two in Henderson KY teamed with American Structurepoint - and Virginia. In addition, KZF is serving as Designer of Record for a new Fire Station for US Navy Marine Corps Base Quantico, VA. KZF's Public Safety Specialist, Mark Shoemaker, brings experience with over 50 public safety projects, including 35 built fire stations around the country. Mark is a recognized national expert and frequent speaker at fire station design conferences.

Municipal Design Track Record – Staff selected for this project possess decades of experience in municipal facility design of projects of varying sizes and scopes, including administrative, public safety, maintenance, and recreation. We have designed new and renovation projects for counties, cities, villages and townships with excellent results – many of which began with existing facility assessment studies. The professionals of which our team is comprised have been selected due to their design expertise and experience meeting the needs of public clients with multiple stakeholders. American Structurepoint joins us, bringing local knowledge and their expertise in civil engineering and surveying.

Simply put, the KZF Team knows public safety design and what it takes to lead projects to success for public clients. KZF understands the responsibilities that come with stewardship of public funds – every public dollar spent must provide value back to the community. Our team has learned through extensive experience the pitfalls and barriers to anticipate and more importantly how to overcome them. We will not be using your project as a learning experience; we will put our learned experience to work for you.

Thank you for the opportunity to offer these services. I trust the following proposal meets the City of Goshen's needs and desires. If you have any questions, please contact me at your convenience.

Cordially yours,



Scott Csendes, AIA, PMP - Vice President, Civic and Public Safety Group

Who We Are



At KZF Design, we help our clients design better futures. Our team of more than 70 architects, engineers, interior designers and urban planners have created regional landmarks across the country and around the world.

We've built our reputation on thoughtful, award-winning designs and unparalleled technical proficiency in both the public and private sectors, with specific expertise in commercial, workplace, education, transportation, industrial and government projects.

As one of the Midwest's premier design firms, we pride ourselves on fostering an internal culture of continuous improvement and reinvention. This translates to our clients through strong relationships, creativity and independent thinking — factors that have made us a leader in providing value-based design for more than 60 years.

KZF Design is an interdisciplinary design firm whose professionals are dedicated to helping our clients achieve their strategic goals.

RECENT AWARDS

2016 Buckeye Building Award, Institutional Division

Bloom Township Fire Station
Lithopolis, OH

2016 National Frame Building Association, Expert Division, Institutional Building of the Year

Bloom Township Fire Station
Lithopolis, OH

American Institute of Architects, Cincinnati Chapter

2019 Merit Award for Building Architecture—Large Scale >10,000 SF
University of Cincinnati
Lindner College of Business Cincinnati

Design Awards (CDA20)

Smale Riverfront Park

Building Design + Construction

Top 300 Architecture/Engineering Firms #64

Architectural Record

Top 300 Architecture Firms

Honorable Mention for Built Work, American Institute of Architects

Cincinnati Chapter
KZF Design Headquarters,
Cincinnati, OH

FIRM'S AREAS OF SPECIALIZATION

KZF Design provides the following discipline expertise:

- Architecture
- Criteria Architecture/Engineering
- Sustainable Design
- Interior Design
- Mechanical/Plumbing Engineering
- Electrical Engineering
- Planning
- Site/Civil Engineering/Utilities
- Traffic/Transportation Engineering
- Structural Engineering
- Cost Estimation
- Constructability/Construction Administration & Inspection

KZF's project teams specialize in work ranging from small to very large, complex projects—from purely functional buildings to high image, award-winning designs—and from conventional project design to design/build and other project delivery methods. No matter what projects entail, we are fully committed to addressing the particular needs and highest aspirations of our clients. We believe in traditional Midwestern values -- honesty, integrity and a strong work ethic.

KZF has been delivering quality Architectural, Engineering, Interior Design and Planning projects throughout Ohio since 1956 and has been recognized with 70 awards for projects and corporate achievements in the past 10 years.



Similar Projects and References

Left: Lawrenceburg Fire Station
Right: Delhi Township Fire Station



Deerfield Township Station 57

What Our Partners Say

KZF Design takes pride in the many 'return customers' our work garners. Here's what a few say about our work:

REFERENCES

Violet Township Fire Stations

Mike Little, Fire Chief
mike.little@violet.oh.us
(614) 837-4123

Deerfield Township OH (Multiple Projects)

Eric Reiners, Township Administrator
513-701-6958
erein@deerfieldtwp.com

Chris Eisele, MPA, CFO, EFO
Fire Chief
513-701-6958
Reise@deerfieldtwp.com

City of Lebanon (Fire Station 41)

Scott Brunka, Deputy City Manager
513-228-3101
sbrunka@lebanonohio.gov

Bloom Township (OH) New Fire Substation

"The entire process from design through construction went smoothly because of regularly scheduled construction meetings with Mr. Shoemaker and the contractor. The meetings were the key to timely, quality construction, keeping our change orders to 1/2 of 1% the total cost while meeting the construction schedule. During our construction two neighboring fire departments also chose KZF Design. So within a 10 minute radius KZF has three projects ranging from a smaller post and frame station to large steel and masonry stations. I believe KZF treats all their clients, small and large with the upmost professionalism and respect. KZF helped deliver a station that was on time and on budget."

Terry B. Gill, Fire Chief, Bloom Township

Deerfield Township (OH) Fire Rescue Station 57 and Station 59

"I can 100% assure you there will be no surprises working with KZF. This is by far one of the best organizations we have ever had dealings with. In fact, KZF is a part of every project we have going on throughout the township. I was reluctant at first to spend the additional money for a criteria architect, and now I won't bid a project without their services. Long and short – KZF is without a doubt worth every penny...Scott and Mark are incredible to work with."

Chris Eisele, MPA, CFO, EFO, Fire Chief, Deerfield Township

Perrysburg (OH) Fire Station

"From the onset, KZF Design's role was to design a Fire Station that met the needs of the City of Perrysburg as opposed to the Fire Station KZF Design believed we needed. This philosophy was maintained throughout the design process...Mark Shoemaker and his team did an outstanding job in facilitation discussion based on strengths and weaknesses. I highly recommend that any fire department constructing a new fire station use an architect that specializes in fire station design. In my experience, KZF Design is the premier architect in fire station design."

Jeff Klein, Fire Chief (retired)

Madison Township (Groveport OH) Fire Station

"It is my pleasure to recommend to you the firm of KZF Design...They have faced many challenges with our project and offered solutions to those challenges. They have rolled with the challenges graciously. KZF Design was highly recommended by a neighboring township who used their services and I feel we were not lead astray by selecting KZF to work on our new fire station design."

Robert Bates, Fire Chief

University of Cincinnati Lindner College of Business

"I felt we could fully entrust the KZF team, with complete confidence in their capacity to handle the rigorous challenges and manage the project through with the highest degree of planning, design and construction excellence. I...offer my highest recommendation. In my opinion, any project would benefit from having KZF on their team and I would welcome the opportunity to work with KZF again."

Robert Marton Project Manager for the University of Cincinnati

BLOOM TWP. FIRE

Station 551
66 Market Street
Lithopolis, Ohio 43136
Fax: 614-833-9589

Chief Terry B. Gill
Business: 614-837-5530

Station 552
8485 Lithopolis Road
Carroll, Ohio 43112
Fax: 614-834-4205

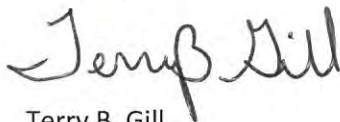
It is with great pleasure that I write this letter as a recommendation for KZF Design. KZF Design was chosen because of Mr. Mark Shoemaker's vast experience in fire station design. Mr. Shoemaker's task was to design a structure to serve as our second fire station, but could be easily enlarged if needed in the future. The finished project is a 6000 square foot, three bay station of post and frame construction. Post and frame construction was chosen to meet our budget.

The entire process from design through construction went smoothly because of regularly scheduled construction meetings with Mr. Shoemaker and the contractor. The meetings were the key to timely, quality construction, keeping our change orders to ½ of 1% the total cost while meeting the construction schedule.

Our station has won two awards. The 2016 Buckeye Building Award, Institutional Division and the 2016 National Frame Building Association, Expert Division, Institutional Division Building of The Year.

During our construction two neighboring fire departments also chose KZF Design. Both of these projects are larger than ours and of steel frame construction. So within a ten minute radius KZF has three projects ranging from a smaller post and frame station to large steel and masonry stations. I believe KZF treats all their clients, small and large with the upmost professionalism and respect. KZF helped deliver a station that was on time and on budget.

Sincerely,



Terry B. Gill



Daniel J. Corey • Christopher Romano • Pete Patterson - Board of Trustees
John Wahle - Fiscal Officer
Bill Becker - Administrator

January 6, 2015

Mr. Scott Csendes AIA, PMP
Senior Vice President
KZF Design
700 Broadway Street
Cincinnati, OH 45202

Subject: Deerfield Township Station 57, Criteria Architect Services

Mr. Csendes,

I would like to take this opportunity to recognize and thank the team from KZF Design for all their hard work on our most recent Design/Build project, for the new Deerfield Township Fire Rescue Station 57. The KZF team acted as our criteria architect on the project and continued with additional construction administration services and inspections throughout the actual build.

The professionalism, attention to detail, and expertise of their organization was clearly evident throughout every step of the project. I can personally say that the project was a success, in part, due to their commitment in ensuring the final building was delivered in a manner that represented Deerfield Township.

I would recommend their team to act in any design capacity, criteria architect role, or construction management role for any future project the Township performs.

Thank you again for your dedication to ensuring that we had a successful project.

Respectfully,

Eric Reiners
Deerfield Township
Director of Public Works



DELHI TOWNSHIP
THE FLORAL PARADISE OF OHIO

FIRE

Douglas S. Campbell, Chief

William F. Oswald, Jr., Trustee
Cheryl A. Sieve, Trustee
Rose K. Stertz, Trustee

James J. Luebbe, Fiscal Officer

Jack Cameron, Administrator

May 26, 2017

RE: Reference for KZF Design

To Whom it may concern,

Please accept my reference for KZF Design on behalf of the Delhi Township Fire Department. KZF was selected by a competitive process in 2015 to contract with us as the criteria architect for a design build project in the Township. They provided advocacy during the design-build firm selection process and continued to monitor and review the construction of our new fire station through completion in May 2017. I found their firm to be attentive and detail oriented as well as committed to our project. The criteria documents that were developed by their firm for our project were a very important part of Delhi getting the facility that they envisioned and the product that was delivered. My experience with them was positive and can simply be described as professional. KZF Design clearly gave our agency a competitive edge in securing a quality and cost effective construction project. Please feel free to contact me for any further information.

Respectfully,

Douglas S. Campbell Jr.

dcampbell@delhi.oh.us



Administration
(513) 722-3400

Zoning
(513) 722-3400

Service
(513) 722-3400



Police
(513) 722-3200

Fire & E.M.S.
(513) 722-3500

www.Goshen-OH.gov

June 4, 2018

To whom it may concern,

In 2016 Goshen Township Fire and EMS started the design-build process to construct our second fire station. Through this process KZF Design (Mark Shoemaker) was selected as our criteria architect. Throughout the next two years I worked closely with Mr. Shoemaker on all aspects of the design build process. Mr. Shoemaker brought many years of experience not only as an architect, but specifically working on similar fire station projects. We asked Mr. Shoemaker to stay on the project as a liaison for the Township once a design-build firm was selected and Mr. Shoemakers input and oversight was critical in the project being completed on-time and under budget.

I would highly recommend KZF Design, but specially Mark Shoemaker for any Fire Station or other Government Building Design Build project. Please do not hesitate to call me directly if you have any specific durations about our project or Mr. Shoemakers qualifications and abilities.

Respectfully,

Stephen N. Pegram

Stephen N. Pegram, Chief
Goshen Fire and EMS
513-722-3400 Ext. 418

6757 Goshen Road
Goshen, Ohio 45122



Madison Township Fire Department
Franklin County, Ohio
4567 Firehouse Lane
Groveport, Ohio 43125

Office: (614) 837-7883 Fax: (614) 836-0716

Robert J. Bates
Chief

May 26, 2017

To Whom it May Concern:

It is my pleasure to recommend to you the firm of KZF Design of 700 Broadway Street, Cincinnati, OH 45202.

We have had a business relationship with them for over one year and have found them to be an excellent firm to work with. They have faced many challenges with our project and offered solutions to these challenges. They have rolled with our challenges graciously.

KZF Design was highly recommended by a neighboring Township who used their services and I feel that we were not lead astray by selecting KZF to work on our fire station design. I see no reason why the Township would consider using the services of another firm in the future, should the situation arise.

If you have any questions, please feel free to contact me.

Sincerely,

Robert J. Bates
Fire Chief

Relevant Experience

KZF DESIGN SAMPLE PUBLIC SAFETY EXPERIENCE



Goshen Township Fire Station 19



Madison Township Fire Station 183



Delhi Township Fire Station

Henderson Fire Station #1 and #2 – Henderson, KY. Architecture, interior design, MEP, structural (ASI) and civil engineering (ASI) for new 20,000 SF HQ fire station and new 12,000 SF satellite station to replace existing facilities. Includes site selection and analysis, GIS mapping of response times, as well as full A/E design.

Cincinnati Fire Training Center Replacement/Renovation – Cincinnati, OH – Criteria A/E for new Cincinnati FD Fire Training Center to consolidate fire training services and expand main Fire Training Center.

Deerfield Township Fire Station 59- Loveland, OH – Deerfield Township, OH – Full A/E for new, 10,000 SF, single-story, 3-bay facility including apparatus bays, 3 living quarters, fitness area, and offices. Budget is \$3.1M, and delivered via CM at Risk.

City of Troy Fire Station #1 – Troy, OH – Architecture, MEP, civil, structural engineering and interior design for new 15,000 SF fire station-budget \$6M.

City of Monroe, OH Police Station–Full A/E for adaptive reuse of former grocery store for new Police Station. 21,000 SF Station contains offices, evidence intake/processing, document storage, interview rooms, and sallyport/vehicle evidence bay.

Goshen Township Fire Station #19 – Goshen Township, OH–Criteria A/E for new 8365 SF,\$1.5M Fire/EMS one-story, three bay fire substation including living quarters and support spaces for full-time fire department.

Madison Township Fire Station 183 • Groveport, OH – Madison Township, OH–Criteria A/E for new 5,000 SF fire station, with 3 bays, office space, kitchen/living quarters to house a 7-person crew, and turn-out gear storage. Budget \$3.6M.

Bloom Township Fire Substation • Lithopolis, OH – Bloom Township, OH – programming and conceptual design, for a new 5400 SF fire substation and full design services under a design/bid/build delivery.

Wyoming Public Safety Facility Study • Wyoming, OH – City of Wyoming–Building Assessment, Needs Assessment and Budget Analysis of the basic functional and programmatic requirements of Police and Fire-EMS Departments.

Fire Station/Crash Crew Facility, NAS Cabaniss, TX – Naval Facilities Engineering Command–Architecture, Civil, Structural, MEP, FP Engineering, Interior Design for new Fire Station/Crash Crew Facility on NAS Corpus Christi TX. A single story, pre-engineered building on structural slab on grade. 3,298 SF included HVAC; emergency power connectivity; utilities connections and site improvements. Compliance with Anti-Terrorism/Force Protection criteria was required. LEED Silver Certified.

Safety Building Feasibility Study & New Fire Station • Lawrenceburg, IN – City of Lawrenceburg–Programming and design for new \$3.2M, 24,000 SF fire station with drive-thru bays for seven emergency vehicles, office area, training room, dormitory, sleeping quarters and kitchen.

Fairfield Township Fire Station • Hamilton, OH – Fairfield Township, OH–Criteria Architect services including programming and development of D-B criteria and bid documents for new 4-bay fire station with living quarters for 10 staff, with administrative space, fitness room, turnout gear storage, EMS supplies, SCBA storage and repairs, decon, and bulk storage.

Harlan Township Fire Station • Pleasant Plain, OH – Harlan Township, OH–Criteria A/E, programming, design, development of D-B RFP. \$350,000, 3,750 SF expansion.

Jefferson Township (Clinton County) Fire Station • Midland, OH – Criteria A/E for a new 6500 SF Fire Station on 10-acre site, with 2 apparatus bays, offices, training room, turnout gear and SCBA areas, and support spaces. Site development includes grading, utility connections, exterior lighting, parking, driveways, sidewalks, curbs/gutters, signage, storm drainage, storm water management (including detention pond), and landscaping. Budget \$900,000.

American Structurepoint Sample Experience



Goshen Pavilion and Ice Rink, Goshen, Indiana

American Structurepoint partnered with the Goshen Redevelopment Commission to provide architecture design services for a multi-use pavilion and ice rink along Goshen's Millrace Canal. We provided schematic design, design development, and construction for a 26,000-sft pavilion to be built on 6 acres of land. During the winter months, the pavilion will house an ice rink. In the warmer months, the pavilion will be used for multiple activities such as roller skating, basketball, parks department classes, festivals, flea markets, and a host of community activities. Our work included designing a separate support building housing public restrooms, a small concessions area, and space for permanent equipment needed for the creation of ice. American Structurepoint provided the City of Goshen with a quality, iconic, and cost-effective pavilion that the community will enjoy for generations to come.



Fire Station No. 3, Purdue Research Park - West Lafayette, Indiana

This state-of-the-art fire station is part of Phase IV of the 22-acre Purdue Research Park development. The development consists of one building, a parking area, and associated infrastructure. The new fire station replaces the former facility, which was housed in a rehabilitated West Lafayette Parks maintenance barn. The upgraded facility is now a source of pride for firefighters and serves as a central hub for community gatherings and emergency response in the area. American Structurepoint provided engineering and surveying services, and our staff led the approval process with the Tippecanoe Area Plan Commission for the special zoning exception of this 2.2-acre complex.



Columbus Ohio Fire Station Nos. 8, 11, and 32

These projects involved the repair and replacement of existing pavement at three City of Columbus Fire Stations. Through our site visits and geotechnical explorations, we were able to identify the underlying causes for the pavement failures, which turned out to be poor subgrade, lack of subsurface drainage, and insufficient pavement composition to support the heavy emergency vehicles. Instead of over-excavating the poor subgrade material and increasing the proposed pavement thickness, we recommended utilizing a GEOWEB stabilization for locations of concrete pavement replacement and a geotextile fabric for locations where full depth asphalt pavement replacement was not required. These recommendations reduced both the overall construction costs and the time that portions of the fire station pavements were out of service. The drainage at Fire Station No. 11 was remediated by a new open culvert system and graded ditch sections to drain both Case Road and the fire station property.



Michigan City Police Station



Vanderburgh County Sheriff's Operation Center

AMERICAN STRUCTUREPOINT FIRE STATION EXPERIENCE

Lawrence IN Fire Station. An approx. 17,000SF 5 bay fire station with additional 5 bay vehicle storage garage. This project will demolish and replace the existing station in the same location. It is designed to service 14 full time employees. Currently completing Schematic Design awaiting City Council Approval in November. - **WITH KZF DESIGN**

City of Troy Fire Station #1 - Troy, OH - **WITH KZF DESIGN**

Studies for Fire Stations #1 and #2 - Henderson, Kentucky - **WITH KZF DESIGN**

Columbus Fire Station Nos. 8, 11, and 32 Professional A/E Services - Columbus, Ohio

TRI Fire Station Stairs 660 Cover Road - Delaware County, Ohio

Fire Station No. 3, Purdue Research Park - West Lafayette, Indiana

Zionsville Fire Station 93 - Zionsville, Indiana

Fire Station No. 4, Washington Township - Indianapolis, Indiana

Brownsburg Fire Station No. 2 - Brownsburg, Indiana

Pepper Construction Fire Station Survey - Indianapolis, Indiana

Veridus Group Pike Township Fire Station - Indianapolis, Indiana

Fire Station Response Area Study - Columbia City, Indiana

Fire Station Response Area Study - Franklin, Indiana

Greendale Fire Station Conceptual Design - Greendale, Indiana

Fortville Fire Station - Fortville, Indiana

Worth Township Fire Station - Boone County, Indiana

Public safety expertise joined with local presence for a new fire station.



HIGHLIGHTS

Project Type

Public Safety Consultant for Fire Station

Location

Perrysburg, OH

Square feet

22,000 SF

Construction Cost

\$7,000,000

Delivery Method

CM at Risk

Services Provided

Programming, Schematic Design, Structural Engineering, Mechanical Engineering, Electrical Engineering

Client Contact Information:

Jeff Klein, Fire Chief (Retired)
Currently Deputy Director, Wood County
EMA
419-354-9269
jklein@co.wood.oh.us

Perrysburg Fire Station

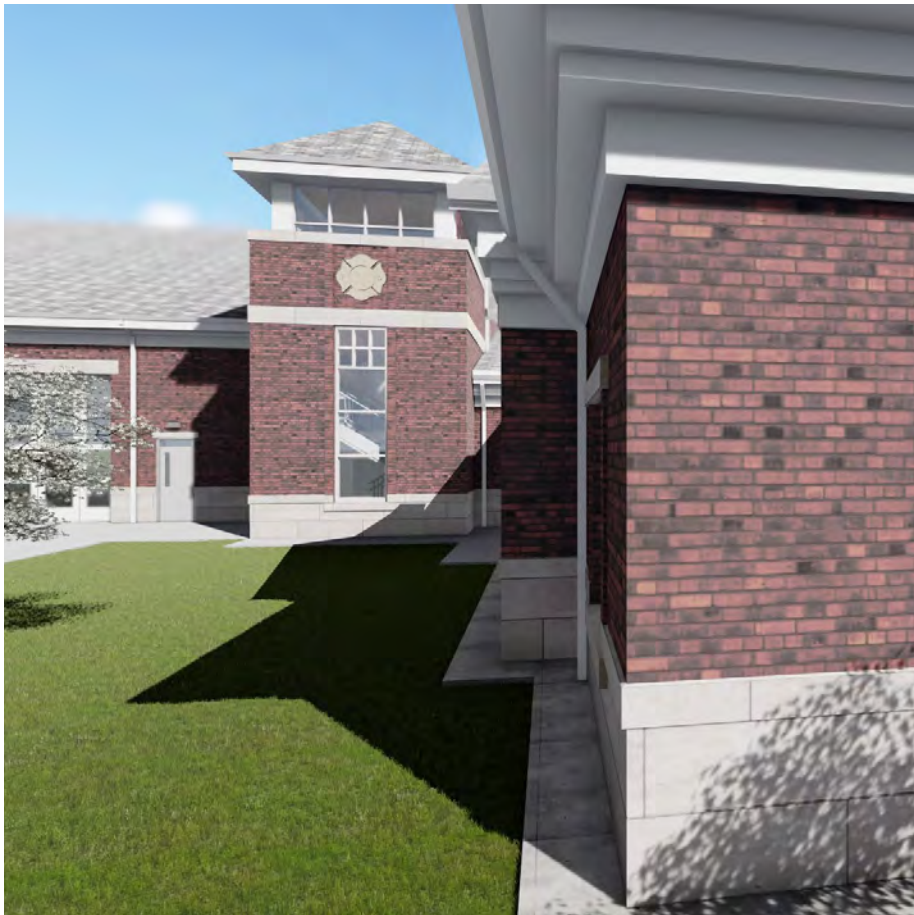
City of Perrysburg, OH

Perrysburg, Ohio is located in Wood County in northeastern Ohio, with a population of over 20,000. The fire department provides fire and emergency medical services, responding to approximately 2500 calls per year.

KZF Design is teamed with the The Collaborative, Inc., a Toledo architectural firm providing full architectural/engineering services for a new 22,000 SF Fire Headquarters Station. KZF provided programming and schematic design services, with TCI serving as the local architect of record. KZF is also providing the structural, mechanical and engineering design services for the project.

The new station includes 4 double-depth drive through apparatus bays, living quarters for 7 full-time crew (with the ability to expand to 12), offices for the department administrative staff and a training room that will also serve as the back-up emergency operations center for the city. This station will include a tornado shelter in accordance with the newly adopted Ohio Building Code. The station is also incorporating the latest trends in fire station design to promote the health, safety and welfare of its users and occupants, including toilet/shower and laundry facilities between the living quarters and apparatus bays to mitigate transfer of contaminants into the living quarters.

The construction cost is approximately \$7 Million and is being delivered through a Construction Manager at Risk process.



Perrysburg Fire Station
Perrysburg, OH

A unique programming process helps the Township maximize value and serve a growing community.



HIGHLIGHTS

Project Type

Designer of Record for Fire Station

Client

Violet Township, OH

Square feet

18,000 SF

Construction Cost

\$6,100,000

Delivery Method

Design/Bid/Build

Services Provided

Programming, Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Civil Engineering, Interior Design

Client Contact Information:

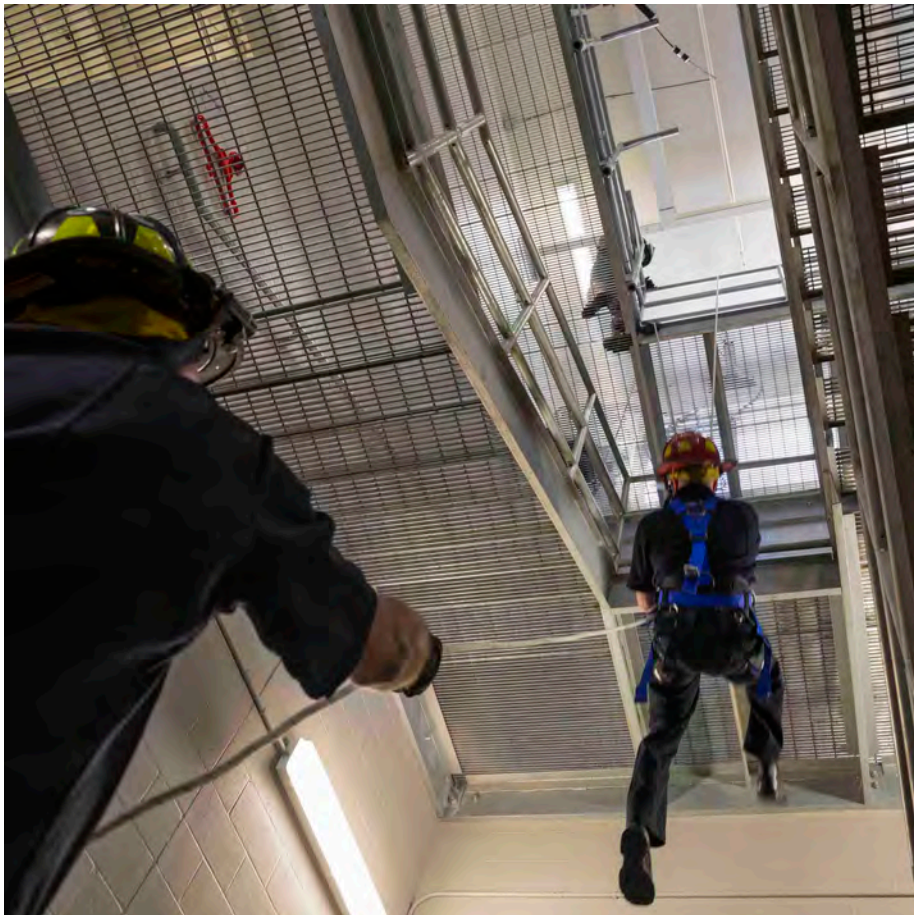
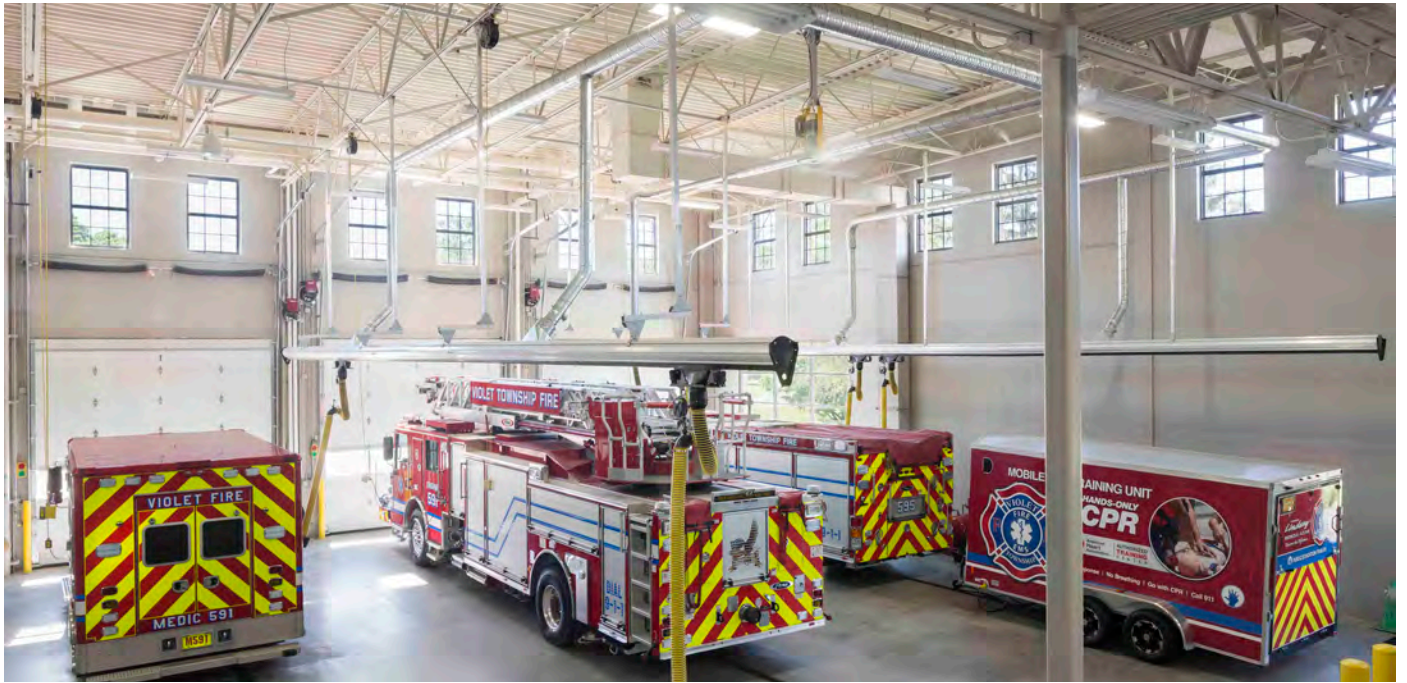
Chief Michael Little
Violet Township Fire Department
614.837.4123
mike.little@violet.oh.us

Violet Township Fire Station 591 Pickerington, OH

Violet Township, located in a suburban area east of Columbus, serves over 38,000 residents, and the Fire Department responds to over 4,000 emergency calls per year.

KZF Design provided a Needs Assessment and full-design Architecture and Engineering services for a new fire station for the Township. The free-standing station will be approximately 18,000 SF, with three apparatus bays, living quarters for eight fire and EMS personnel, a training room, fitness room, and operations support spaces.

To help Violet Township get the best value for their budget, and design a station that will serve a growing community for years to come, KZF utilized a multi-step programming process to evaluate the Department's needs and projected facility use. This process includes questionnaires for end user input, detailed room data sheets and diagrams, and conceptual floor plans. KZF also assisted Violet Township in evaluating multiple sites for the new station. Factors such as program needs, department functions, site circulation, parking, and preliminary costs were presented to the Township to aid in their selection.



Violet Township Fire Station
Pickerington, OH

**New Fire Station
designed to fit
context of historic
downtown district.**



HIGHLIGHTS

Project Type

Fire Station Architect/Engineer

Location

Lebanon, OH

Square feet

19,500 SF

Construction Cost

\$6.9M

Delivery Method

Design/Bid/Build

Services Provided

Architecture, MEP, structural engineering, and interior design

Client Contact Information:

Mr. Steve Johnson
Chief, Lebanon Fire Department
513.228.3850
sjohnson@lebanonohio.gov

Lebanon, New Fire Station 41 City of Lebanon, OH

KZF Design is providing architecture, MEP, structural engineering, and interior design for a new 19,500 SF headquarters fire station for the City of Lebanon, OH. The new station is located adjacent the City's renowned historic downtown district, serving as the district's northern gateway.

Station design includes elements drawn directly from the surrounding historical fabric in its massing, materials, and composition, as well as from the City's original fire station constructed in the late 1800's.

The new state-of-the-art facility contains four apparatus bays, day room, gear room, decon areas, admin offices, public and crew rest rooms, kitchen / dining room, dorm area, locker room, fitness room, training / community / ECC room and associated support areas.

The design also implements the latest in occupant health and wellness features including extensive decontamination areas, staged in a "hot-warm-cold" configuration aimed at minimizing the introduction of carcinogens into the staff living quarters and administrative areas.

The 6-acre project site was master planned to accommodate not only the new fire headquarters, but a future police headquarters, as well as an emergency access route to the County fairgrounds.

The project budget is \$6.9M and is being delivered in a Design-Bid-Build General Contractor model. Construction is underway and scheduled to be completed August, 2021.

Modern fire station designed to blend seamlessly with historic neighborhood.



HIGHLIGHTS

Project Type

Full A/E Design for Fire Station

Square feet

16,625 SF

Construction Cost

\$6,900,000

Delivery Method

Design/Bid/Build

Services Provided

Architecture, MEP, Structural, Civil Engineering, interior Design

Client Contact Information:

Jillian Rhoades, City Engineer
jillian.rhoades@troyohio.gov
937-339-9481

Troy New Fire Station 1 City of Troy, OH

Architecture, MEP, structural, civil engineering and interior design for a new 16,625 SF fire station near historic downtown Troy, OH, which is replacing a functionally obsolete building a block from the new fire station site. The project program includes four apparatus bays, day room, gear room, state of the art decontamination areas, admin offices, public and crew rest rooms, triage room, kitchen / dining room, dorm area, locker room, fitness room, training / EOC room and associated support areas.

Due to the compact urban site bounded by streets on three sides, as well as the need to blend in with the areas historic architecture, a 2-story solution was designed which addressed functional needs, as well as allowed the building massing and detailing to seamlessly blend in with its surrounding neighborhood.

The project also included managing services related to hazardous materials abatement and demolition of an existing turn of the century, four-story apartment building, as well as geotechnical studies for the site which were complicated by the site's past history as part of a canal system in the early 1900's.

Project budget is \$6.9M. Project will be delivered in a Design-Bid-Build General Contractor model. Construction anticipated to commence October 2020.

Fire station expertise helps meet the public safety needs of a fast-growing residential area.



HIGHLIGHTS

Project Type

Criteria Architect for Fire Station

Location

Loveland, OH

Square feet

20,000 SF

Construction Cost

\$4,500,000

Delivery Method

Design/Build

Services Provided

Criteria A/E, Site Engineering

Client Contact Information:

Mr. Chris Eisele - Fire Chief

Deerfield Township

513-701-6958

reise@deerfieldtwp.com

Deerfield Township Fire Station #57

Deerfield Township, OH

Deerfield Township, located in a suburban area northeast of Cincinnati, has seen a surge in population growth over the past decade. The existing Fire Station 57 was no longer adequate to house and train the equipment and personnel needed to serve the growing community. KZF Design provided Criteria Architecture and Engineering services for the design and development of a new, 20,000 SF fire station and headquarters. KZF was responsible for developing project program and scope items, providing drawings, narratives and specifications to support RFP development, preparing the Request for Qualifications and Request for Proposals, and assisting the Township during the qualification, proposal, and selection process.

Additionally, KZF provided site surveying and site engineering in preparation for the final design and construction package, as well as supplemental stormwater studies to address issues that arose during the criteria evaluation phase. The design is a single story with two mezzanine areas, four drive-through apparatus bays, training area, multimedia training and community room, firefighter living quarters, fitness area, and general firefighter administrative offices. The design delivers a good quality of life for fire fighters and efficient functionality for administrators. Design cues were taken from the surrounding neighborhood to create a government building that blends with the community.

The project budget was approximately \$4.5M, and was delivered through design-build.



Deerfield Township Fire Station
Loveland, OH

Defining needs and expectations for a successful design/build project.



HIGHLIGHTS

Project Type

Criteria Architect for Fire Station

Client

Madison Township, OH

Square feet

11,500 SF

Construction Cost

\$3,500,000

Delivery Method

Design/Build

Services Provided

Criteria A/E

Client Contact Information:

Mr. Robert J. Bates, Fire Chief
Madison Township Fire Department
614-837-7883
rjbates@madisontownship.org

Madison Township Fire Station 183 Groveport, OH

Madison Township, located in a suburban area southeast of Columbus, serves over 23,000 residents. Madison Township provides Fire and EMS services to the unincorporated areas of the Township, as well as to the municipalities of Groveport, Canal Winchester, Obetz, Lithopolis, and Pickerington.

KZF Design is providing Criteria Architecture and Engineering services to Madison Township for a new Fire Station 183. The free-standing station will be approximately 11,500 SF, and include office spaces, living quarters, fitness room, apparatus bays, and related support spaces. Operations support spaces include turnout gear storage, EMS supplies, SCBA storage and repairs, decontamination area, and bulk storage for department supplies.

KZF was responsible for developing project program and scope items, providing drawings, narratives and specifications to support RFP development, preparing the Request for Qualifications and Request for Proposals, and assisting the Township during the qualification, proposal, and selection process.

The project budget is approximately \$3.5M, and is being delivered through design/build.

**Collaboration
with stakeholders
results in a station
that meets needs
and budget.**



HIGHLIGHTS

Project Type

Designer of Record for Fire Station

Client

Lithopolis, OH

Square feet

6,600 SF

Construction Cost

\$1,100,000

Delivery Method

Design/Bid/Build

Services Provided

Programming, Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Civil Engineering, Interior Design

Client Contact Information:

Mr. Terry Gill, Fire Chief
Bloom Township Fire Department
614-837-5530

Bloom Township Fire Station Bloom Township, OH

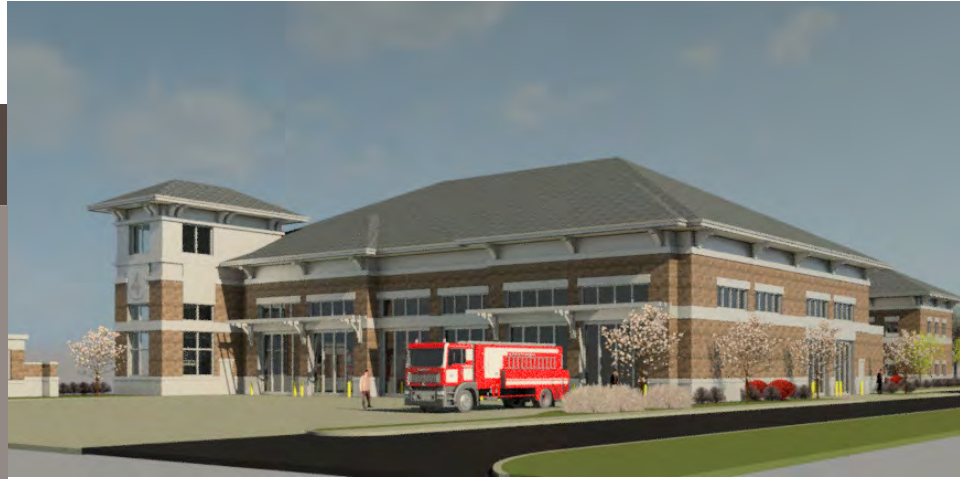
Bloom Township, located in a suburban area southeast of Columbus, serves over 10,000 residents in a 45-square-mile area. The Township sought to add a new fire substation, to establish a central location for emergency response services and bring faster response times to the less-populated areas of the Township.

KZF Design provided full-design Architecture and Engineering services for the new fire substation. The free-standing station is approximately 6,600 SF, with three apparatus bays, office space, living quarters for four fire and EMS personnel, and operations support spaces. Support spaces include turnout gear storage, decontamination area, shop, and radio/report room. The station is being designed with future expansion in mind, and additional apparatus bays can be added as needed.

The project budget was \$1,100,000. KZF originally developed the criteria documents for a design/build project delivery, but converted the project to full design services under a design/bid/build delivery method at the Township's request. Construction was completed on budget and on schedule in 2016.

The Bloom Township Fire Station won the 2016 Buckeye Building Award, Institutional Division, and the 2016 National Frame Building Association, Expert Division, Institutional Building of the Year

Supporting local firms with public safety experience for three new fire stations.



HIGHLIGHTS

Project Type

Public Safety Consultant for Fire Station

Location

Akron, OH

Square feet

14,000 SF (Station #2)

38,000 SF (Station #4)

15,000 SF (Station #12)

Construction Cost

\$4,300,000 (Station 2)

\$8,900,000 (Station 4)

\$4,500,000 (Station 12)

Delivery Method

Design/Bid/Build

Services Provided

Programming, Schematic Design

Client Contact Information:

Mr. Clarence Tucker, EFO
Chief, Akron Fire Department
330-208-7545
ctucker@akronohio.gov

Akron Fire Stations #2, #4, #12 City of Akron, OH

KZF is teamed with local, Akron-area architectural firms to design three new fire stations for the City of Akron.

Station #2 is a 14,000 SF fire station, intended to replace the existing Station #2 on its current site. Hasenstab Architects is the local architect, and the City of Akron paired KZF with Hasenstab to provide a new three-bay station that includes living quarters for firefighters as well as a neighborhood police office for neighborhood outreach and interaction.

KZF is teamed with Mann Parsons Gray Architects to design the new Station #4, that will replace the current Station #4 on a new site. This 38,000 SF two-story facility will include the administrative offices and large training room for the City of Akron Fire Department.

Station #12 is a 15,000 SF, one-story, free-standing fire station, with three apparatus bays, living quarters for 6-8 firefighters, training room, and support spaces with neighborhood police office. DLZ Architecture is the local architect, and the City of Akron paired KZF with DLZ to provide programming and preliminary design, and peer review of the storm shelter element for code compliance.

KZF has provided programming and schematic design services for each project and is continuing as a consultant through the final design development and construction document phases of the projects.

Public safety expertise joined with local presence for a new fire station.



HIGHLIGHTS

Project Type

Public Safety Consultant for Fire Station

Location

Roanoke, VA

Square feet

16,000 SF

Construction Cost

\$4,600,000

Delivery Method

Design/Bid/Build

Services Provided

Programming, Schematic Design

Client Contact Information:

Mr. David Hoback
Chief, Roanoke Fire Department
540-853-2327

Roanoke Fire Station #7

City of Roanoke, VA

KZF Design has teamed with SFCS Inc. in Roanoke to design a new Fire Station No. 7 for the Roanoke Fire Department. This station will replace the current Station No. 7.

Located in the historic Grandin Commercial District, the design of this new station incorporates overall massing, roof design and masonry detailing that emulates the former station and reinforces its location as an anchor to the historic district. The design team worked with the fire department and city administration to overcome community concerns relative to the replacement of the former station, meeting the requirements for a new state-of-the-art modern fire station within the context of its neighborhood.

The new 16,000 SF station includes three drive-through apparatus bays, living quarters for nine full-time crew, a combined training/community/dayroom, and fitness room in addition to operations support spaces. The new station incorporates the latest trends in addressing health concerns of firefighting personnel including toilet/shower/laundry facilities adjoining the apparatus bays to mitigate transfer of contaminants from operations to living quarters.

The project cost for this project is \$4.6 Million and is being delivered through a design-bid-build process. Construction is scheduled to commence Spring of 2019.

Study and design to address current and future space needs for public safety and administrative functions.



HIGHLIGHTS

Project Type

Administration & Police Facilities

Client

City of Monroe

Square feet

21,000 SF

Construction Cost

\$4,100,000

Delivery Method

Design/Bid/Build

Services Provided

Needs Assessment/Feasibility Study, Programming, Conceptual Design, Architecture, Structural Engineering, Mechanical Engineering, Electrical Engineering, Interior Design

Client Contact Information:

Mr. Bill Brock, City Manager
City of Monroe
513-539-7374
brockb@monroeohio.org

Public Safety Facility Study and Design Monroe, OH

The City of Monroe, located in a suburban area between Cincinnati and Dayton, serves over 12,000 residents. The Monroe Police Headquarters no longer meets the needs of the police department due to growth of the department and the service needs of the community. Similarly, the Monroe Fire Department requires a third fire station to service the needs of the community due to recent and anticipated development along the I-75 corridor.

KZF Design provided A/E services for an assessment of the space needs for the Police Department, Fire Department and City Administration, to study the feasibility of either building a new combined Public Safety Facility or separate facilities for each department.

The study included identification of the basic functional and programmatic requirements of the Police, Fire, and Administration Departments; identification of potential future space requirements for said departments; identification of potential space requirements for a combined public safety facility, considering opportunities for shared program spaces; development of conceptual site plan diagrams to evaluate the viability and cost for a new combined facility or separate facilities; and preparation of a final general Needs Assessment Report including the existing space assessment, proposed building program, supporting diagrams, and general cost information for options.

Based on the findings of the report, KZF is currently providing full A/E services for the adaptive reuse of a former grocery store for the new Police Station. The 21,000 Station will contain administration offices, operations areas including evidence intake/processing, document storage, interview rooms, sallyport/vehicle evidence bay, and support spaces.

Study to analyze current conditions and future requirements of suburban community public safety services.



HIGHLIGHTS

Project Type

Needs Assessment for Police and Fire Operations

Client

City of Wyoming, OH

Square feet

6,600 SF

Construction Cost

\$1,100,000

Delivery Method

Study

Services Provided

Needs Assessment/Feasibility Study, Programming

Schedule and Budget

The project was completed on time and on budget.

Personnel

Mark Shoemaker, Ed Stegman, Mark Bukala

Client Contact Information:

Mr. Rusty Herzog, Chief
City of Wyoming Police Department
513-821-0141
rherzog@wyomingohio.g

Wyoming Public Safety Facility Study

Wyoming, OH

The City of Wyoming, located in a suburban area north of Cincinnati, serves over 8,000 residents, with a combined Public Safety Facility for Fire, Police, and EMS operations within the community.

KZF Design provided A/E services for a Needs Assessment of the existing Public Safety Facility. The study included identification of the basic functional and programmatic requirements of the Police and Fire-EMS Departments; identification of potential future space requirements for said departments; development of conceptual diagrams for potential renovations and expansion to meet current and future space requirements; and a basic review of the existing building envelope, and mechanical and electrical systems, based on life expectancy and budgeting purposes relative to potential renovations and expansion.

KZF met with staff representatives from the City departments, conducted a field observation of the existing facility, and developed a report documenting the findings and recommendations of the Building Assessment, Needs Assessment and Budget Analysis. This report includes conceptual plan diagrams of proposed renovations and/or additions indicating proposed utilization of existing spaces and reallocation of spaces for each department.



Project Understanding

*Left: Delhi Township Fire Station
Right: Lawrenceburg Fire Station*

Project Understanding



Good civic architecture reflects the values of a community, both in terms of the history of that community as well as its future growth and aspirations. A facility design must balance functional needs with budget - including initial cost as well as long-term operations - while still providing a building that fits well within its context, both its immediate neighborhood as well as the community as a whole.

The success of a project is grounded in a solid understanding and establishment of goals, expectations and definition of success at the outset. Understanding the current needs and anticipation of future needs, based on community growth and evolving service expectations, is critical to the development of a comprehensive facility program. A careful evaluation of program and budget with considerations for phasing and future expansion allows informed decision-making as a project advances. Site selection is also a critical and highly impactful consideration.

Understanding the relationship public agencies have with their constituencies is critical to designing public facilities that provide safety and security to employees and the public they serve, while also maintaining the appropriate access necessary to meet the public's needs. Whether it is a fire station, police station, or municipal administration building, a level of public interaction is expected and desired. These expectations must be balanced with the need for a safe barrier from functional areas such as staff offices, fire or police operations and living quarters. We understand how to create public facilities that enable high levels of service and safety, while promoting civic trust and interaction.

DESIGN EXPERIENCES FOR FIRE STATION BUILDING PROJECTS

Our staff selected for this project possess decades of experience in fire station and municipal facility design on projects of varying sizes and scopes. We have designed new and renovation projects for counties, cities, villages and townships throughout the Midwest with excellent results. The professionals that comprise our team are knowledgeable and experienced in meeting the needs of public clients with multiple stakeholders.

Fire stations are unique buildings, combining living quarters with offices, operations spaces and vehicle storage facilities. They must be designed to provide secure, comfortable living quarters for the men and women who live and work in them, facilitate public interaction, and be designed for safe/efficient circulation of personnel and vehicles (both inside and out) for quick response to emergency calls. Additional features for training such as classrooms and basic tactical skills training are often incorporated providing an added value to the community by increasing training opportunities while saving training costs. Considerations for accommodating separate staff shifts such as adequate parking for shift changes, separate food storage, appropriate locker facilities to avoid noise/interruption of sleeping personnel need to be well thought out.

Every department is different; understanding the culture of the department for which a fire station is being designed is critical to the success of the project. Additionally, as you know, they must be carefully located to maximize service to the community both now and in the future.



Project Approach

Left: Lawrenceburg Fire Station
Right: Bloom Township Fire Station

Project Approach



PROJECT APPROACH

KZF Design's approach to the Goshen South Fire Station Study project is focused on collaboration. This involves not only collaboration between the firms which comprise our design team, but collaboration between our team and the City and Fire Department.

Your project begins with a kick-off meeting to review the project's objectives and goals, discuss the scope of work, review the list of necessary background information, and plan the schedule of meetings, visits, and deliverables. The kick-off meeting is an opportunity for matters regarding project scope and deliverables, and any last minute contractual issues, to be resolved.

TASK 1: SITE LOCATION ANALYSIS

KZF will assist in the evaluation of alternate site(s) for a new fire station. Our in-house planning and traffic engineering staff can provide GIS mapping evaluation of response times, as well as evaluation and recommendations concerning traffic impacts relative to proposed new locations.

A parcel of land may be configured many different ways. We are familiar with the proper techniques to put together concept drawings. We develop site scenarios that maximize the use of the site while respecting building setbacks, parking setbacks, green space, buffer zones, etc. Several options may work from a code standpoint; however, only one may work based on the client's requirements. Providing multiple scenarios allows the client to work through their decision process.

The selection of a site many times can be the cause of increased costs if proper due diligence is not performed prior to purchase. Geotechnical conditions, utility availability, and site configuration which are not properly investigated and vetted prior to final site selection are factors which can potentially cause clients to spend significant budget dollars "in the ground" and not on their facility. KZF focuses intently on identifying these risks early and considering them in the overall project cost so you can make well informed decisions. One of our primary goals is to drive every budget dollar into the built facility where it provides a specific, tangible benefit to firefighters, operations and the community and not on unnecessary or unforeseen site development costs.

TASK 2: PROGRAM OF REQUIREMENTS

KZF has developed tools which facilitate an interactive process whereby all stakeholders designated by the client have the opportunity to actively engage in the process. The process starts with a questionnaire developed specifically for projects like yours. We encourage that this questionnaire be completed as a group, soliciting input from township administration and Fire Department staff, and returned to KZF prior to our initial programming meeting. We find this facilitates communication among our clients' team members prior to that initial meeting as well as providing important information to our team preparing for the meeting. We are better prepared for the meeting, resulting in a meeting that is more productive and efficient for those client participants who are devoting valuable (and oftentimes personal) time to the process.

Our use of room diagrams and room data sheets facilitate communication between our staff and stakeholders assuring the needs of each functional area are understood on a room-by-room basis. Room sizes are discussed, including specific furniture and equipment requirements for each room, assuring that the size of each space is correct. This translates to an accurate understanding and projection of the total building size,



allowing us to review anticipated project costs at a very early stage and to work with our client to make adjustments and establish priorities at a very early stage – prior to actually starting design. This process is not only strategic from an interactive process, but also becomes a part of the project record. Room diagrams, program summaries, cost projections and room data sheets become a part of the recorded meeting minutes distributed among all team members.

TASK 3: SCHEMATIC BUILDING AND SITE DESIGN

Our design team will take your space and schedule requirements, begin to develop options and measure them against your program requirements. At this early phase, discussions help in reviewing alternatives and establishing a preferred design direction for building and site design and overall image. Our holistic design charrette process is used to facilitate an interdisciplinary response to project requirements at various stages of development. The charrette is more than just a meeting - it incorporates the various disciplines' tools of sketching, modeling, and computer-aided design to visualize solutions to the client's goals and needs. This dynamic communication results in a better, more effective process, which yields the best possible results.

A presentation at the end of Schematic Design phase will be held to review and solidify the design, review the opinion of probable cost, and gain sign-off prior to proceeding with the Design Development phase.

TASK 4: OPINION OF COST

Our team's cost management process is an integral part of the architectural and engineering development of the project. One of our unique strengths is our ability to accurately project cost implications at the earliest phases of a project, even before design work is initiated. KZF will provide estimates of probable cost as the project evolves, beginning with the initial programming phase. Using historical square-foot cost data we can provide an early snapshot to assure we are headed in the right direction. As the project evolves, we can provide more detailed cost projections, using either in-house staff or outside consultants if necessary. We will work with the City of Goshen to determine the desired level of detail necessary to provide estimates of probable cost.

TASK 5: FINAL REPORT

After receiving comments on the draft report, our team will make final changes, perform a final edit, and submit the final report. At this time, we will also schedule a mutually agreeable date for a presentation of the results to whatever audience the City desires. The presentation can be made before or after the report is finalized.

KZF Design understands that one of the most efficient means of assuring the success of any public planning or building project is to have community buy-in from the beginning. Developing and maintaining public support usually involves one or more means of public participation in the planning and design process. KZF can assist our clients with community relations activities such as public meetings, media relations, interest group presentations and stakeholder communications. Our staff uses conventional as well as unique methods to gather input from large public meetings, small focus groups or individual stakeholders. Each public participation exercise is tailored to meet the needs of our client and to respond to the characteristics of the participants.



Project Team

*Left: Bloom Township Fire Station
Right: Rock Island Arsenal Police/Fire Company*

Qualifications of Subconsultants



KZF Design offers a streamlined team of capable A/E's in house. At this time, all major analysis and architectural programming and concept and schematic design tasks will be performed by KZF. For this project, we have teamed with American Structurepoint, to offer Civil Engineering and Survey services. Their Indianapolis office will provide design expertise and bring their knowledge of the locality to our team.

American Structurepoint has proven, recent experience - **including as a member of KZF Design's design team for the City of Troy OH Fire Station, two fire stations in Henderson KY, and projects for the Ohio Department of Rehabilitation & Correction** - providing design for police and fire stations for municipalities. KZF and American Structurepoint are also currently collaborating on six ongoing projects for the State of Ohio Department of Rehabilitation and Correction. We are familiar with each other's personnel and processes, and will 'hit the ground running' as a cohesive, comprehensive team.



American Structurepoint's **Civil Engineering Group** has mastered a proven process to marry the ideal site with careful site design. Their award-winning engineering experts bring deep knowledge and experience to your project, providing you with first-class civil engineering services in site design, hydraulics/hydrology, and permitting and entitlements. Finding the right qualities in a project site can mean the difference between success and failure. Having served a diverse array of industries, American Structurepoint's Civil Group is well equipped to counter any obstacles with innovative solutions.

Land Surveying: Nearly every project begins and ends with a land survey. Using state-of-the-art technology, American Structurepoint has produced thousands of land title, topographic and boundary surveys; hydrographic and route surveys; and many others. They draw from an extensive library of data developed over 50 years, and their tools include the latest in GPS and hydrographic surveying equipment.



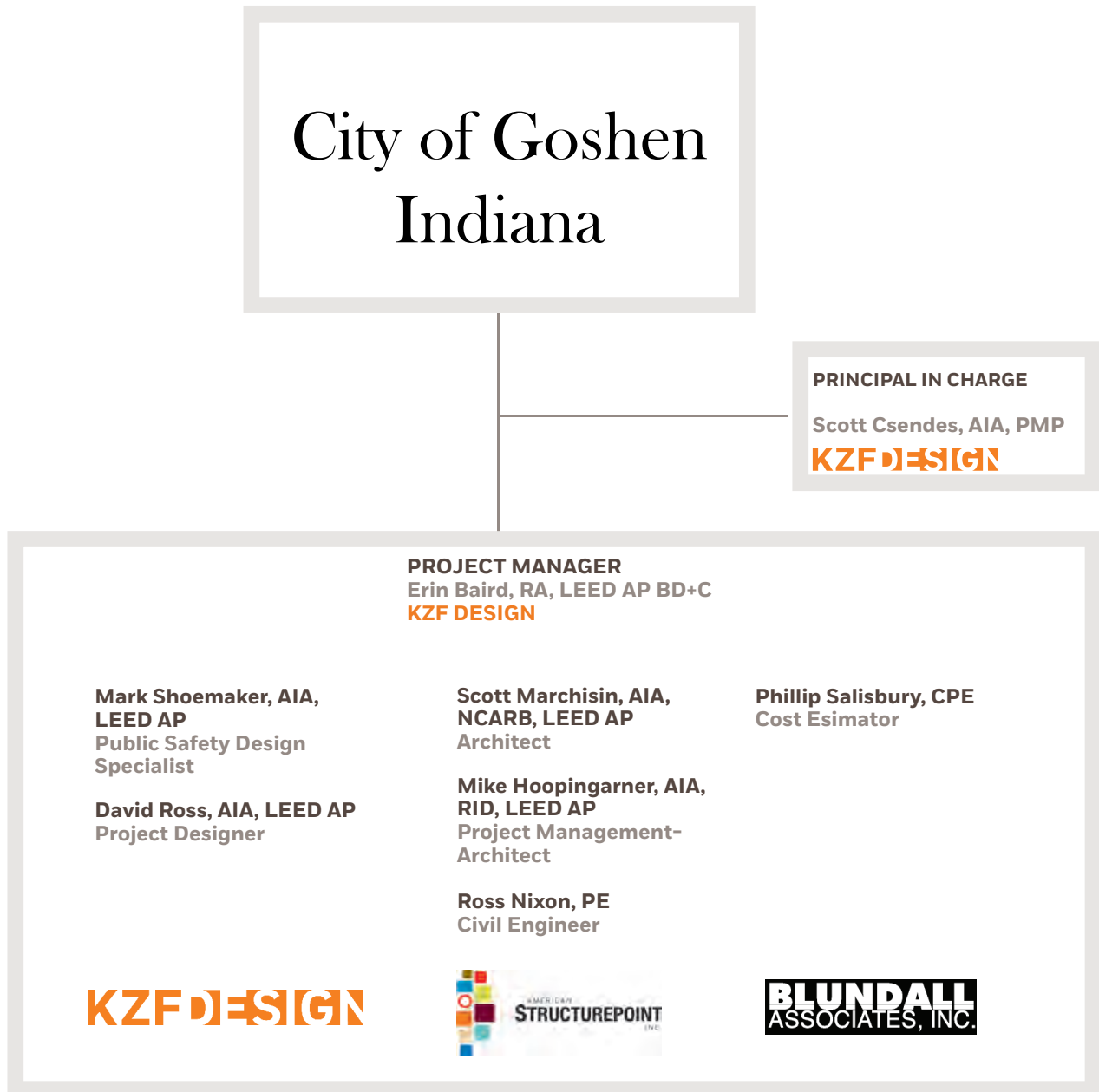
COST ESTIMATORS:

BLUNDALL ASSOCIATES, INC./Construction Cost Consultants

Blundall Associates, Inc., located in Fort Wayne, IN, is in its 41st year of providing cost consulting and project management services for a wide range of commercial, institutional, and industrial clients. In a typical year they prepare estimates for projects in excess of \$2B in total value for clients in multiple states. They have now successfully completed projects in over 35 states - the majority of their work falling from the Midwest to the East Coast.

Blundall Associates employs six full-time professional estimators, three entry-level estimators/interns, and an office manager/administrative assistant. All senior full-time estimators have relevant college education and at least five years of experience in the construction industry and/or professional construction cost consulting/estimating field. Through the American Society of Professional Estimators, two members of our staff have achieved the designation of Certified Professional Estimator and three have achieved Associate Estimating Professional designation. Blundall is a full service practice; our in-house staff prepares estimates for all architectural and engineering disciplines, including mechanical and electrical trades.

■ Organization Chart





SCOTT CSENDES, AIA, PMP

Principal in Charge/Project Executive

Scott Csendes is a Vice President at KZF, with more than 28 years of experience delivering professional A/E services in the commercial development community. A creative problem solver and effective communicator, Scott has managed over \$1B in commercial projects throughout his career, including civic, retail, office, medical office, manufacturing and industrial uses throughout the country. Scott is a certified Project Management Professional (PMP), a designation which recognizes his high level of skill and experience leading and directing project teams.

EDUCATION

Bachelor of Architecture
University of Cincinnati

PROFESSIONAL REGISTRATION

Registered Architect
OH, KY, IN, FL, IL, MN, PA, WI, NY

Project Management Professional
(PMP) | Project Management Institute

PROFESSIONAL AFFILIATIONS

Member | American Institute of
Architects

Member | Ohio Fire Chiefs Association

Member | International Council of
Shopping Centers

YEARS OF EXPERIENCE

28 years of experience
8 years with KZF

RELEVANT EXPERIENCE *(all as PIC/Project Management Lead)*

Studies for Fire Stations #1 and #2 • Henderson, KY

City of Henderson

KZF Design is providing Project Management, Public Safety Design, architecture and MEP engineering, in with American Structurepoint (civil, structural), for evaluation, programming, and design of two new fire stations in a 2-phased approach. Phase I – currently underway, – consists of Programming, Site / Building Evaluations, Due Diligence, Preliminary Site Design, & Cost Estimates for proposed satellite Fire Station #2 and proposed HQ Station #1. Scope requires both “clean” sites suitable for new construction, as well as “brownfield” sites with potentially adaptable existing buildings be evaluated physically and functionally, performing site due diligence and providing preliminary site plan options. Once sites are selected, Phase II will begin, including full A/E design of Fire Station #2, followed by design for Fire Station #1. KZF’s knowledge and experience with complex, phased strategic building programs provides HFD clear, concise information, in a logical process to maximize early information to allow for informed decisions on future projects with minimized initial costs.

Deerfield Township Fire Station 59 • Deerfield Township, OH

Deerfield Township, Warren County, OH

Full A/E design for new, 10,000 SF fire station. Station is a single-story, 3-bay facility including apparatus bays, living quarters, fitness area, and administrative offices. Project budget is \$3.1M, and delivered via CM at Risk delivery.

Lebanon New Fire Station 41 • Lebanon, OH

City of Lebanon

Architecture, MEP, civil, structural engineering and interior design for new 19,500 SF headquarters fire station with these program elements; four apparatus bays, day room, gear room, decon areas, offices, rest rooms, kitchen/dining room, dorm, locker and fitness room, training/community/ECC room and support areas. Budget \$6.9M.

Cincinnati Fire Training Center Criteria A/E • Cincinnati, OH

City of Cincinnati

Criteria A/E for replacement and development of Cincinnati FD Fire Training Center. Program includes new training tower, training props, office/classroom building, high-bay equipment/apparatus storage building, and site improvements on 7.8-acre site. \$9M project will combine training from three separate locations to single facility.

Monroe Police Station • Monroe, OH

City of Monroe

As a result of study and space needs assessment performed by KZF, KZF provided full A/E design for adaptive reuse of former grocery store for new Station. 21,000 SF Station contains offices, evidence intake/processing, document storage, interview rooms, and sallyport/vehicle evidence bay.



ERIN BAIRD, RA, LEED AP BD+C

Project Manager

Erin Baird is an Architect and Project Manager, specializing in design and management of civic, commercial, industrial, community and education facilities. She has a Masters degree (5-year combined Bachelors/Masters) in Architecture from University of Detroit Mercy, specializing in crime prevention through environmental design. Erin recently acted as Assistant Project Manager for the \$120M new Lindner College of Business at the University of Cincinnati and is KZF's lead Project Manager for Public Safety Projects.

EDUCATION

Master of Architecture
University of Detroit Mercy

PROFESSIONAL REGISTRATION

Registered Architect: OH

LEED Accredited Professional, Building
Design + Construction

YEARS OF EXPERIENCE

13 years of experience
9 years with KZF

RELEVANT EXPERIENCE

Studies for Fire Stations #1 and #2 • Henderson, KY *City of Henderson*

Project Manager. Project Management, Public Safety Design, architecture and MEP engineering, in with American Structurepoint (civil, structural), for evaluation, programming, and design of two new fire stations in a 2-phased approach. Phase I – currently underway, - consists of Programming, Site / Building Evaluations, Due Diligence, Preliminary Site Design, & Cost Estimates for proposed satellite Fire Station #2 and proposed HQ Station #1. Scope requires both “clean” sites suitable for new construction, as well as “brownfield” sites with potentially adaptable existing buildings be evaluated physically and functionally, performing site due diligence and providing preliminary site plan options. Once sites are selected, Phase II will begin, including full A/E design of Fire Station #2, followed by design for Fire Station #1. KZF's knowledge and experience with complex, phased strategic building programs provides HFD clear, concise information, in a logical process to maximize early information to allow for informed decisions on future projects with minimized initial costs.

Lebanon New Fire Station 41 • Lebanon, OH *City of Lebanon*

Project Manager. Architecture, MEP, civil, structural engineering and interior design for new 19,500 SF headquarters fire station with these program elements; four apparatus bays, day room, gear room, decon areas, offices, rest rooms, kitchen/dining room, dorm, locker and fitness room, training/community/ECC room and support areas. Budget \$6.9M.

Troy Fire Station #1 • Troy, OH *City of Troy*

Project Manager. Architecture, MEP, civil, structural engineering and interior design for new 15,000 SF fire station to contain the following elements; four apparatus bays, day room, gear room, decon areas, offices, rest rooms, kitchen/dining, dorm area, locker and fitness room, training/EOC room and support areas. Budget \$6M.

TBS Fire Station • Marine Corps Base Quantico, VA *Naval Facilities Engineering Command*

Project Manager for D/B of new 1-story facility, 25,000 SF, with residential area, offices, apparatus bays, as well as lockers, laundry, fitness, dispatch, training room, testing, and conference rooms. Site features include staff, visitor, and emergency vehicle parking, force protection measures, landscaping and site improvements. Included improvements to a nearby intersection, road widening, turn lanes, traffic signal lights and control arms, signage, traffic controls and relocation of underground utilities.

Violet Township, Station 592 Renovation - Criteria Architect • Pickerington, OH *Violet Township, Fairfield County, OH*

Project Manager. C-A/E for Design-Build renovation of Fire Station 592. Building and site improvements include HVAC system replacement, roof replacement, kitchen renovation and any items deemed necessary and within projected budget of \$2M.



MARK SHOEMAKER, AIA, LEED AP

Public Safety Design Specialist

Mark Shoemaker is Director of Public Facilities at KZF. He is responsible for leading KZF's efforts in delivering professional architectural and engineering services for local government clients. With over 30 years' experience, Mark has completed more than 70 local government projects: administrative buildings, public works facilities and public safety facilities (including more than 50 fire station projects). Mark's responsiveness to client needs, coupled with his ability to facilitate creative solutions and deliver projects on time and within budget, has resulted in many repeat clients over the years.

EDUCATION

Bachelor of Architecture
University of Cincinnati

PROFESSIONAL REGISTRATION

Registered Architect
OH

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Ohio Fire Chiefs Association
International Association of Fire Chiefs

YEARS OF EXPERIENCE

39 years of experience
6 years with KZF

RELEVANT EXPERIENCE

Public Safety Facility Study - Wyoming, OH
City of Wyoming

A/E services for Needs Assessment of existing Wyoming Public Safety Facility. Study included identification of basic functional and programmatic requirements of Police and Fire-EMS; identification of potential future space requirements for departments; development of conceptual diagrams for renovations and expansion to meet current/future requirements; review of building envelope and mechanical/electrical systems. KZF met with representatives from City, conducted field observation, and developed a report documenting findings and recommendations of Building Assessment, Needs Assessment and Budget Analysis. Report includes conceptual plan diagrams.

Perrysburg Fire Station - Perrysburg, OH
City of Perrysburg

Programming, schematic design, structural, mechanical engineering design, teamed with local architectural firm, for new 22,000 SF Fire HQ/Station. Includes 4 drive-thru apparatus bays, living quarters, offices, and training room. Incorporates latest trends in station design to promote health, safety, welfare of occupants. Budget \$8.5M.

Bloom Township - Lithopolis, OH
Bloom Township

Full A/E, including programming and conceptual design, for new 5400 SF substation. A 2-bay station with ability to add future bays, includes living quarters, offices, turnout gear storage, decon, shop and radio/report room. KZF originally developed criteria documents for Design/Build delivery, but provided full design in Design/Bid/Build.

Violet Township Fire Station - Pickerington, OH
Violet Township, Fairfield County, OH

Full A/E as Architect of Record for new fire substation. \$5.3M, 18,000 SF station is a 3-bay satellite station on congested site, with living quarters, training room, fitness room, and support spaces. Assisted Township in evaluating multiple station sites.

Turtlecreek Township Fire Station Criteria A/E - Lebanon, OH
Turtlecreek Township, OH

Criteria Architect, programming and development of Design-Build criteria and bid documents, for new station. Includes approx. 10,000 SF apparatus bay space, turnout gear storage, decontamination room, shop, living/dining/sleep quarters and offices.

Akron Fire Station #2, #4, and #12 - Akron, OH
City of Akron

Design Consultant for three new fire stations. Station #2 is 14,000 SF, 3-bay station with living quarters and neighborhood police office for local outreach/interaction. Station #4 is a 38,000 SF 2-story facility including administrative offices and training room. Station #12 is a new 15,000 SF, 3-bay station, including police office area.

MARK SHOEMAKER

CONTINUED

ADDITIONAL RELEVANT DESIGN EXPERIENCE

Broward County Everglades and Pembroke Pines Fire Stations
Centerville OH Public Works Facility
Cuyahoga Falls OH Fire Station 5
Deerfield Township OH Fire Station #59*
Fairfield Township OH Fire Station 212*
Goshen Township OH Service Department Facility Study*
Green Township Fire Station 54
Hamilton Township Administration & Police Building
Hamilton Township Fire Station*
Hamilton Police and Municipal Court Facility Study*
Harlan Township Fire Station 81 Addition*
Isle of Palms Public Safety Building and Fire Station 2
James City County Fire Station 4
Jefferson Township (Clinton County, OH) Fire Station*
Lebanon, OH New Fire Station 41*
Liberty Township Fire Headquarters
North Oldham Goshen Station Fairfield Station 33
Marysville Station 271 - Fire Headquarters
Miami Valley Fire District Station 51
Medfield Safety Building
Monroe OH Public Facility Safety Study*
Orange Township Fire Headquarters
Parma OH Fire Stations 1 & 2
Plainfield Fire Station 123
Roanoke Fire Station 1 Headquarters
Roanoke Stations 3 & 5
Roanoke Fire Station 7*
Salisbury Fire Headquarters & Station 16
Springfield White Street Fire Station 3
Sylvania Township Headquarters & Station 4
Sylvania Township Station 2
Sylvania Township Station 3
Toledo Fire Stations 3 & 12
Troy Fire Station #1*
Turtlecreek Township Fire Station*
Upper Arlington Fire Station 72
West Chester Fire Station 72
WPAFB Consolidated Fire Crash Facility

**indicates projects with KZF.*

**Bloom Township Fire Substation
Lithopolis, Ohio**





DAVID ROSS, AIA, LEED AP

Project Designer

David Ross is a Director of Design at KZF, with over 35 years of experience designing public facilities, schools, multi-family housing, office and mixed-use facilities. His extensive local government work includes nearly 100 public projects such as fire stations, police facilities and administration offices. His award-winning success is attributed to his ability to lead design teams in listening, solving problems, and developing creative solutions to fulfill project objectives.

EDUCATION

Master of Architecture

Miami University

Bachelor of Science

Architecture

Lawrence Technological University

PROFESSIONAL REGISTRATION

Registered Architect

OH

PROFESSIONAL AFFILIATIONS

American Institute of Architects

YEARS OF EXPERIENCE

35 years of experience

5 years with KZF

RELEVANT EXPERIENCE

Public Safety Facility Study • Wyoming, OH

City of Wyoming

A/E services for Needs Assessment of existing Wyoming Public Safety Facility. Study included identification of basic functional and programmatic requirements of Police and Fire-EMS; identification of potential future space requirements for departments; development of conceptual diagrams for renovations and expansion to meet current/future requirements; review of building envelope and mechanical/electrical systems. KZF met with representatives from City, conducted field observation, and developed a report documenting findings and recommendations.

Perrysburg Fire Station • Perrysburg, OH

City of Perrysburg

Programming, schematic design, structural, mechanical engineering design, teamed with local architectural firm, for new 22,000 SF Fire HQ/Station. Includes 4 drive-thru apparatus bays, living quarters, offices, and training room. Incorporates latest trends in station design to promote health, safety, welfare of occupants. Budget \$8.5M.

Lebanon New Fire Station 41 • Lebanon, OH

City of Lebanon

Project Manager. Architecture, MEP, civil, structural engineering and interior design for new 19,500 SF headquarters fire station with these program elements; four apparatus bays, day room, gear room, decon areas, offices, rest rooms, kitchen/dining room, dorm, locker and fitness room, training/community/ECC room and support areas. Budget \$6.9M.

Deerfield Township Fire Station 59 • Deerfield Township, OH

Deerfield Township, Warren County, OH

Full A/E design for new, 10,000 SF fire station. Station is a single-story, 3-bay facility including apparatus bays, living quarters, fitness area, and administrative offices. Project budget is \$3.1M, and delivered via CM at Risk delivery.

Troy Fire Station #1 • Troy, OH

City of Troy

Architecture, MEP, civil, structural engineering and interior design for new 15,000 SF fire station to contain; four apparatus bays, day room, gear room, decon areas, offices, rest rooms, kitchen/dining, dorm, locker and fitness room, training/EOC room and support areas. Budget \$6M delivered Design/Bid/Build General Contractor model.

Akron Fire Station #2, #4, and #12 • Akron, OH

City of Akron

Design Consultant for three new fire stations. Station #2 is 14,000 SF, 3-bay station with living quarters and neighborhood police office for local outreach/interaction. Station #4 is a 38,000 SF 2-story facility including administrative offices and training room. Station #12 is a new 15,000 SF, 3-bay station, including police office area.

DAVID ROSS

CONTINUED

ADDITIONAL RELEVANT DESIGN EXPERIENCE

Amberly Village Hall, Administration, Fire, and Police Building
Broward County Everglades Station
Broward County Pembroke Pines Fire Station
City of Cincinnati Fire Station 9
City of Akron Fire Station #4*
City of Dayton, KY, New City Building Design*
City of Hamilton, OH, Police Department Facility Study*
City of Troy, OH, Fire Station #1*
Columbus Fire Training Center
Cuyahoga Falls Fire Station 5
Evendale Municipal Building and Fire Station
Goshen Township Administration and Police Building
Groton Center Fire Station
Isle of Palms Fire Station 2
Isle of Palms Public Safety Building
James City County Fire Station 4
Joplin Fire Stations 2 & 6
Liberty Township Fire Headquarters
Miami Township Administration Building
Miami Township Public Works Facility
Miami Valley Fire District Station 51
Monroe Municipal Building
Monroe Fire Headquarters & Station 2
North Oldham Goshen Station
Orange Township Fire Headquarters
Parma Fire Stations 1 & 2
Plainfield Fire Station 123
Plaistow Public Safety Building
Salisbury Fire Headquarters & Station 16
Sciutate Public Safety Building
Spring Lake Fire Station #1
Springfield White Street Fire Station 3
Sylvania Township Headquarters & Station 4
Sylvania Township Stations 2 & 3
Toledo Fire Stations 3 & 12
Troy Fire Station #1
Upper Arlington Fire Station 72
Whitefish Emergency Services Center
WPAFB Consolidated Fire Crash Facility

**Violet Township Fire Station 591
Pickerington, Ohio**

**indicates projects with KZF.*



Key Personnel

QUALIFICATIONS AND EXPERIENCE OF PERSONS

With 500 experts working in-house across 11 disciplines, American Structurepoint's award-winning team understands how to successfully move your project from concept to completion. We provide a wealth of experience and resources dedicated to helping you make your vision a reality. Since opening our doors in 1966, our mission has been to improve quality of life through our commitment to communities.



Scott Marchisin, AIA, NCARB, LEED AP - Architect

- Fire Station #38 Renovation and New Design, Lawrence, Indiana
- Newton County Fire Department Study, Thayer, Indiana
- Pike Fire Station 114, Indianapolis, Indiana
- Michigan City Police Station, Michigan City, Indiana
- Marion County Community Justice Center – Sherriff's Building, Marion County, Indiana
- Marion County Community Justice Center – Central Utility Plant, Marion County, Indiana

Scott's responsibilities include leading projects and managing the design team to keep projects on schedule, while selecting and coordinating with other disciplines so the project has one complete vision for the client. He is responsible for managing budget throughout, helping the client make proper decisions and assisting to use their money wisely. Scott has worked on many different project types and project delivery types throughout his career.

Mike Hoopingarner, AIA, RID, LEED AP - Project Management-Architect



- Goshen Pavilion and Ice Rink, Goshen, Indiana
- Fire Station No. 10 Addition, Indianapolis, Indiana
- Fire Station #38 Renovation, Lawrence, Indiana
- Greendale Fire Station Conceptual Design, Greendale, Indiana
- Fortville Fire Station, Fortville, Indiana
- Public Safety Building, Brownsburg, Indiana

Mike is an architect with 40 years of experience. He began his career with ASI in 1991. Currently, he leads the Architecture Group and serves as a mentor to newer staff and oversees project design and production documentation. His primary role is threefold - managing the A/E effort to complete the construction document phase, bidding phase, and construction administration phase.

Ross Nixon, PE - Civil Engineer



- Fortville Fire Station, Fortville, Indiana
- Marion County Community Justice Campus, Indianapolis, Indiana
- Fire Station No. 3, Purdue Research Park, West Lafayette, Indiana
- Vanderburgh County Jail Addition, Vanderburgh County, Indiana
- Battle Creek Fire Station, Battle Creek, Michigan
- White County Highway Department Campus Consolidation, Reynolds, Indiana
- Allen County Sheriff Department K-9 Academy, Fort Wayne, Indiana

As group leader for the Civil Engineering Group, Ross's experience in site development, utility, roadway, master planning, stormwater management, erosion control, and sustainable low-impact designs have been used on our most important development projects. Ross is a creative civil/site engineer able to inspire an innovative approach meets clients' needs while also navigating the complex permitting and regulatory environment. He served as project engineer for the first LEED Gold-certified building in Indiana.



BLUNDALL ASSOCIATES, INC.
Construction Cost Consultants
PHILLIP SALISBURY, CPE
Estimator

Experience: 20+ years of experience performing quantity take-offs, value engineering and estimate preparation for architecture, engineering, and site development at every design level.

Education: Indiana University-Purdue University, Fort Wayne; BS Construction Engineering Technology/Construction Engineering; AD Architectural Engineering Technology

Certifications: LEED AP, Certified Professional Estimator (American Society of Professional Estimators)

Memberships: American Society of Professional Estimators, USGBC, The Consulting Estimators Roundtable (President); ASPE Chapter 65 "Old Fort" (Director)

Relevant Project Experience:

Brimfield Township Fire Station/Administration Bldg. (addition/renovation), Kent, OH
Cleveland Fire Station No. 26 (new); Cleveland, OH

Cleveland Township Fire Station/Trustee's Office (new), Elkhart, IN

Columbus Fire Station No. 16 (new); Columbus, OH

Deputy Volunteer Fire Station (new), Deputy, IN

Fishers Fire Station Nos. 91 and 93 (new, conceptual), Fishers, IN

Gary Fire Station No. 5 (new), Gary, IN

Mifflin Township Fire Station No. 132 (new), Gahanna, OH

Noblesville Fire Station No. 74 (addition/renovation); Noblesville, IN

Warsaw Indiana Fire Territory – South Side Fire Station (new), Warsaw, IN

QUALIFICATIONS AND EXPERIENCE OF PERSONS

KZF has an in-house multi-disciplinary staff of architects, engineers, interior designers, and constructability professionals, and branding/graphic design professionals, along with BIM 3-D computer modeling and interactive web professionals. KZF also has 18 LEED AP accredited professionals across six disciplines to meet your sustainable design needs.

Though only basic MEP and structural services are anticipated to be included in the scope of services for this phase of the project, the KZF/ASI team will also be supported by an engineering team with considerable fire stations experience including the individuals profiled at right.

Additional Personnel



**Artie Spaw, RA, LEED AP
BD+C**

Architect

- Deerfield Township Fire Station 59
- Turtlecreek Township Fire & EMS Station



**Ed Stegman, PE, LEED AP
BD+C**

Electrical Engineer

- Perrysburg Fire Station
- Violet Township Fire Station
- Bloom Township Fire Station



**Jason Park, PE, CEM,
LEED AP**

Mechanical Engineer

- Perrysburg Fire Station
- Hamilton Township Fire Station
- Turtlecreek Township Fire Station



Melissa Kelly, NCIDQ, CID

Interior Designer

- Violet Township Fire Station
- Cabaniss Fire/Crash Crew Facility



**Mark Bukala, PE, LEED AP
BD+C**

Structural Engineer

- Perrysburg Fire Station
- Violet Township Fire Station
- Delhi Township Fire Station



Steve DeSalvo, FAIC, CPC

Construction Administrator

- Perrysburg Fire Station
- Monroe Public Safety
- Hamilton County Crime Lab

Lawrenceburg, IN Fire Station





Itemized Budget

*Left: Cheviot Municipal Building
Right: Magoffin County Courthouse*

October 9, 2020

Ms. Becky Hutsell
Redevelopment Project Manager
City of Goshen Redevelopment Commission
204 East Jefferson Street, Suite 6
Goshen, IN 46258

Subject: Fee Proposal
Professional A/E Services
New South Fire Station Study

Ms. Hutsell,

KZF Design, Inc. (KZF) is pleased to provide the City of Goshen, IN (Client) this proposal for professional services for the above referenced project.

Project Scope

This proposal is based on information provided by the Client in the “Request for Proposals – New South Fire Station Study” and KZF’s understanding of the project scope and program which is as follows:

- The Client wishes to study and evaluate potential properties as the site for relocation of an existing fire stations to serve as the new South Fire Station in Goshen, IN.
- In addition to leveraging GIS mapping to qualify sites, the Client also plans to consider site level functional considerations in their evaluations, requiring the development of conceptual site plans, building layout and site development costs for review and consideration.
- The primary proposed site on Deardorff Road will be the initially evaluated site. If this site is determined to not be feasible for development for the New South Fire Station, the Client additional sites will be considered and evaluated, up to three additional sites may be identified, this proposal has listed a per additional site fee that would be added to the Basic Service fee proposed should this work be necessary.
- KZF will work closely with the Fire Station Study Committee to develop an execution plan, schedule, criteria review standards and formats for deliverables, and lead the committee through the process.
- The New South Fire Station Study is understood to be completed in 16 weeks or less from the date of authorization to proceed.
- This proposal presumes that the program developed for the project will limited to core fire station operational spaces.
- This proposal presumes that the civil engineering studies and designs will be based on publicly available GIS information for property lines, topography and utilities. KZF has offered an optional additional service to prepare a site topographic survey for a selected site, which is highly recommended to be completed prior to completion of the schematic design phase.

Basic Services

Outlined below is the scope of Basic Services that KZF Design proposes to provide for the successful completion of this project. Prior to the initiation of Task 1 services KZF will perform the following tasks in preparation for a successful implementation plan for the project:

- Review Client provided items, previously completed documents, programs, etc., including existing site / building drawings.
- Prior to initial Kick-off Meeting, provide KZF's Fire Station Questionnaire to Client to be completed and returned to KZF prior to meeting.
- Attend project kick-off meeting with Client's key stakeholders to discuss/review/verify overall project goals, schedule, and expectations.
- Field observation of existing South Fire Station facility to review existing equipment and operations, and field observation of the Deardorff Road site.

Task 1 – Site Location Analysis

- Review Client provided GIS call mapping report and exhibits, and subsequently provide feedback on any identified irregularities or inconsistencies noted in the provided data.
- Prepare computer modeled GIS call mapping study (Esri/ArcGIS based) for the three existing Goshen Fire Stations (as a baseline) as well as a preliminary mapping study for the identified new project site. Tasks include analysis of historical call data, traffic information / road capacity, population, anticipated growth, staff criteria, response time expectations, as well as mapping generation, and providing a predictive recommendation on the feasibility of the identified site for the new facility.
- Review initial model outputs with Client for review, discussion and comment.
- Complete updates to the initial models based on feedback from the Client, then issue Final Report including methodology, analysis and prioritized recommendations and supporting mapping information.
- Review anticipated project utility requirements and confirm availability of water, sewer, electric and gas with local utility providers
- Perform zoning code due diligence review and analysis to identify any required variances or limitations which may negatively affect the proposed project.
- Review anticipated site engineering, layout and / or traffic flow requirements and their application to the proposed site to identify any operational or regulatory limitations which may negatively affect the project.

Task 2 – Program of Requirements (POR)

- Collect and analyze KZF's Fire Station Questionnaire responses.
- Meet with Client's project team to review specific requirements for the project utilizing data collected from the Questionnaire, Room Diagrams and Room Data Sheets to determine space

requirements, as well as to review existing program functions and to collect additional data regarding the spatial requirements for their functions.

- Based on all collected data, prepare and issue a preliminary program document that identifies all major functional areas including uses and space requirements, general layout and room data information.
- Review preliminary program document with Client for review, discussion and comment.
- Complete revisions to the preliminary program document based on feedback from the Client, then issue a Final Program document.

Task 3 – Schematic Building and Site Design

A. Initial Building and Site Study

- Based on the POR and Site Analysis information developed in previous phases, conceptual site and building plans will be developed to determine the validity of constructing the proposed facility on the selected site. It is anticipated that no more than three options each for the site and building will be necessary.
- Review concept site and building plan options with Client for review, discussion and comment.
- Complete revisions to the concept site and building plan options based on feedback from the Client, then issue Final Concept Site Plan and Final Concept Building Plan documents

B. Final Schematic Design

- Based on the approved Concept Plans from Task 3A, continue development of the project into Schematic Design including the design strategy for the site, building layout, shell / envelope, and primary MEP systems considering and consistent with the Clients budget, program and schedule.
- Prepare Preliminary Schematic Design Documents for architectural and civil scopes consisting of drawings and other documents including site plan, preliminary building plans, sections and elevations; and may include some combination of studies, perspective sketches, or digital representations. Additionally, include basic narratives for the primary building systems including structural, mechanical / plumbing, and electrical. Also includes development of the building massing and elevations leveraging 3D Revit software to allow both 2D and 3D deliverables.
- Review Preliminary Schematic Design Documents with Client for review, discussion and comment.
- Complete revisions to the concept site and building plan options based on feedback from the Client, then issue Final Schematic Design documents package including plans, elevations, narratives and basic 3D exterior views.

C. Final Building Renderings

- Based on the approved Schematic Design exterior elevations and materials presentation quality 3D renderings / model will be prepared. Two views for final renderings will be selected, and subsequently rendered to the level of detail that for public format presentations viewers can clearly understand building massing, fenestration, materials, and color.

- Prepare Preliminary Schematic Design Documents for architectural and civil scopes consisting

Task 4 – Opinion of Probable Cost

- Prepare a preliminary opinion of probable construction costs (OPCC) based on the Final Schematic Design Package. OPCC will be a volumetric (square foot) based estimate and will include breakdowns to isolate and identify hard construction costs for the building, as well as overall project development costs including recommendations for soft costs, contingencies and FF&E.
- Review preliminary OPCC document with Client for review, discussion and comment.
- Complete revisions to the preliminary OPCC document based on feedback from the Client, then issue a Final OPCC document which includes supplemental overall project development costs.

Task 5 – Final Report

- Upon completion of Tasks 1 through 4, KZF will prepare a Final Report which includes the deliverables for each of the previously completed tasks, as well as supplemental conclusions / recommendations and executive summary.
- Attend one (1) meeting to present the Final Report to the Goshen Redevelopment Commission and the Goshen Common Council, as well as address questions or comments.

Items Not Included In Basic Services - Exclusions

1. Geotechnical investigation and report services.
2. Traffic studies or reports which may be required by the local authorities having jurisdiction.
3. Historical emergency call data in a compatible electronic format for us in GIS mapping tasks.
4. Environmental investigations, studies or remediation plans /programs.
5. Any identified environmental remediation services which may be required by any AHJ (i.e. “blue line” stream, wetlands, protected species, etc.).
6. Detailed inventorying / surveying of existing equipment or furnishings to be reused.
7. Relocation, modification or upgrading of any public site utilities, roadways, or similar infrastructure is not included.
8. Re-platting, easement creation, access agreement or other similar civil engineering services.
9. Additional rendering views, models or similar presentation documents unless specifically noted otherwise herein.
10. Preparation of additional design iterations or deliverables in excess of those listed herein.
11. Attendance at additional meetings, presentations, and / or open houses not specifically defined herein, or in excess of those noted herein including the Goshen Redevelopment Commission and the Goshen Common Council.
12. Revisions to the deliverables inconsistent with previous instructions or approvals by the Client, and/or resultant to Client’s (or client’s Consultants) failure to render decisions in a timely manner.

Basic Service Fees

| | |
|---|----------------------------|
| Task 1 – Site Location Analysis | \$ 12,700 (Stipulated Sum) |
| Task 2 – Program of Requirements (POR) | \$ 5,000 (Stipulated Sum) |
| Task 3 – Schematic Building and Site Design | \$ 19,600 (Stipulated Sum) |
| Task 4 – Opinion of Probable Cost | \$ 4,200 (Stipulated Sum) |
| Task 5 – Final Report | \$ 2,400 (Stipulated Sum) |
| Total Basic Service Fees: | \$ 43,900 (Stipulated Sum) |

Additional Services

The scope of services listed above is expected to be sufficient to complete the identified phase(s) of the project. If in the course of developing the project other services are required or a modification to the scope of services identified above is necessary, KZF Design will submit a proposal for additional services. Whenever possible, the change in service will be identified prior to the performance of the service, and we will obtain Clients written approval prior to proceeding. Any Basic Service time required in excess of any noted Allowances will be billed on an hourly basis upon written authorization. Hourly rates shall be per the attached Hourly Rate Schedule.

At the request of the Client, KZF Design has provided separate fee proposals for optional additional service items. These options are not included in the Basic Service Fees, however can be authorized individually by the Client as needed.

Optional Additional Service #1 – Additional Site Evaluations:

As a continuation of Task 1 related to site evaluations for the South Fire Station, KZF Design proposes to provide additional site evaluations (as requested by the Client) for additional undeveloped site (no building evaluation included).

Cost of Optional Additional Service #1 \$ 4,500 / each additional site

Optional Additional Service #2 – GIS Call Mapping Services Additional Sites:

As a continuation of Task 1 related to site evaluations for the South Fire Station, KZF Design proposes to complete GIS call mapping studies for each additional identified project sites, tasks include analysis of historical call data (provided by the Client in compatible format), traffic information / road capacity, as well as mapping generation (to present expected response times), and provide a recommendation on feasibility of each additional site.

Cost of Optional Additional Service #2 \$1,750 / each additional site

Optional Additional Service #3 – Site Topographic Surveying:

As a supplemental service related to site evaluations for the South Fire Station, KZF Design proposes to complete field work and prepare a site topographic survey in electronic format for the identified Deardorff Road project site (presumed to be 2 to 4 acres).

Cost of Optional Additional Service #3 \$ 8,000 to \$10,000

Reimbursable Expenses Estimate

Expenses including travel mileage, in-house / out-of-house printing and plotting, overnight shipping, permit review fees, or similar are not included in the Basic Service Fees and will be billed at cost plus 10% administrative charge. Based on KZF Design's experience with projects of this type, scale and scope, we estimate that the total for reimbursable expenses for this project will be \$500 - \$1,000.

Client Provided Items

KZF requires that the following items be provided as required in a timely manner in order to complete the scope of services as defined herein per the noted schedule.

1. Survey or plat documents for proposed site(s).
2. Completion of KZF's Program Questionnaires.
3. General program information for the proposed functions to be housed in the proposed project.
4. GIS Call Mapping Analysis or Reports (previously completed by Others).
5. Geotechnical investigation and reporting services.
6. Detailed information including specifications, design requirements / criteria and coordination for specialized equipment to be housed in the proposed project.
7. Access to the project site for review and observation of conditions.
8. Traffic, environmental or other similar investigations / reports which may be required.
9. Project budget clearly defining hard and soft cost expectations for the project.
10. Environmental and / or hazardous materials investigations (ESA Phase 1 or 2) and reports as necessary for any existing sites / buildings.

Thank you for the opportunity to offer these services to the City of Goshen, IN, we look forward to the opportunity to assist you in achieving your goals.

Sincerely,
KZF Design Inc.



Scott F. Csendes, A.I.A., P.M.P.
Vice President – Director, Civic and Public Safety Division



Erin Baird, RA, LEED AP BD+C
Project Manager

KZF DESIGN, INC. – 2020 HOURLY RATE SCHEDULE, BY CATEGORY

| CATEGORY | RATE |
|-----------------------------------|-------------|
| Senior Principal | \$250 |
| Principal | \$215 |
| Senior Project Manager | \$175 |
| Project Manager | \$165 |
| Senior Project Designer | \$165 |
| Project Designer | \$160 |
| Senior Architect | \$170 |
| Architect | \$150 |
| Junior Architect/Designer | \$125 |
| Senior Engineer | \$185 |
| Engineer | \$165 |
| Senior Interior Designer | \$150 |
| Interior Designer | \$125 |
| Senior Planner | \$150 |
| Community Planner | \$120 |
| Specifications Writer | \$150 |
| Senior Construction Administrator | \$170 |
| Construction Administrator | \$140 |
| Graphic Artist | \$100 |
| Senior CADD Technician | \$120 |
| CADD Technician | \$105 |
| Clerical/Junior Technician | \$90 |

Rates Effective through 12/31/2020.



Proposed Timeline

*Left: Madison Township Fire Station 183
Right: New Smyrna Beach Police Station*

Partner with Us

Let us demonstrate how KZF Design can help you design a better future.

KZF DESIGN

Designing Better Futures

KZF Design Inc.

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