DESIGN SERVICES PROPOSAL

NEW SOUTH FIRE STATION STUDY

12 OCTOBER 2020

10 W MARKET ST
SUITE 800
INDIANAPOLIS, IN 46204

DKGRAR.COM

October 10, 2020

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

It is with the utmost gratitude that we offer the enclosed response to the RFP for the New South Fire Station Study in Goshen, Indiana. We hope you will find this package informative, comprehensive and, what we hope to be, the first step in what we feel can be a great opportunity for us both.

We at DkGr strive for the highest level of quality not only in our design ventures but also in the relationships we build along the way. We look forward to the next step in the process and are always available to discuss thoughts or answer any questions you may have in your own internal review process.

Sincerely,

Brian C Schubert, AIA NCARB, Principal
DKGR, LLC

FIRM PROFILE

DKGR was founded in 2010 by Brian Schubert, John Albrecht and Anson Keller, all of whom bring extensive experience to the design process from their work in both the public and private sectors on projects in a range of markets.

PROJECT EXPERIENCE

Corporate + Commercial
Civic
Education
Entertainment
Health + Wellness
Hospitality
Interiors
Mixed Use
Residential + Multifamily
Sports + Recreation
Retail + Retail Centers

SERVICES

Architecture
Interior Design
Sustainable Design
Architectural Visualization
Graphic Design
Branded Environments
Planning and Strategy
Preservation + Adaptive Reuse

FOUNDED
2010

2020 CONSTRUCTION
+$140M

EMPLOYEES
12

DKGR is located in downtown Indianapolis overlooking Monument Circle.


EXIT

At DKGR, we have a continuing mission to foster improvement in all facets of our design and delivery processes. Our studio is driven to create the best possible client solution, from pre-design to project delivery

DKGR takes pride in not only taking lessons learned from these projects to improve future design efforts, but to more aptly make us better problem solvers to benefit all future clients and projects. It is this approach that requires a collaborative effort between design team and client to realize a truly successful project.

PROJECT UNDERSTANDING

DkGr and their team understand that the Goshen Redevelopment Commission is requestion that we Prepare a Schematic Site and Building Design and Programming Study for New South Fire Station.

DkGr understands that the City wishes to relocate the Existing South Fire Station to a more suitable location. DkGr will perform a detailed analysis for the new location of the station to meet current and future needs of the public.

DkGr understands that a potential site located along Dierdorff Road is to be evaluated based on the fact that the land could be donated. If this site, based on the analysis performed by DkGr, is found not to be beneficial to the community, DkGr understands that additional sites will be evaluated.

DkGr understands that we will be able to work with the designated Fire Station Study Committee which is comprised of Goshen Fire Department personnel and Other City of Goshen Staff.

DkGr understands the goal of this study is to ultimately provide building and site plans, exterior elevations, building renderings and Opinions of Construction and Project Costs to the City of Goshen in a comprehensive report summarizing all tasks and findings of this study. This report will utilized by the City of Goshen to move the project for approval for Construction Documents and Construction.

PROJECT APPROACH

Task 1 – Site Location Analysis

DkGR and their team will create overlay maps to aide in selecting the best location for the Fire Station. Our overlay maps will include community hazard locations such as wetlands, floodplains, open water, current and proposed land uses (industrial, commercial, office, residential), current and estimated future population densities and access to major roadways. Concurrently, we will be evaluating historical trends from 911 calls and, based on this data, conduct drive time analysis from each site to determine if the FEMA required response time can be achieved which will be added to the overlay map. Once this data is evaluated by our team, we will meet with all pertinent parties to present the map and raw data and make recommendations for the new Fire Station location. We will accept any feedback at this time as well. A scoring matrix will be generated for each site so that each site can be assessed in the final report.

A final package including selection methodology, analysis and recommendations, outline will be submitted to the City of Goshen and Goshen Fire Department for approval of the site selected and the overlay maps and scoring matrix for each site will be included for clarity.

Task 2 – Program of Requirements

Concurrently with Task 1, DkGr and their team will conduct interviews with the Fire Department Staff and other key City Staff to help identify current and future needs to be served by the new Fire Station. DkGr and their team will also tour and evaluate the three existing stations in use in the Goshen Fire Department. DkGr will also bring their knowledge from current Fire Station design trends as they relate to green fire station design, living quarters that are inclusive of all genders, potential for each sites co-location potential with

other city services and the creation of zone (hot, transition and cold) for use in the post-response decontamination process. DkGr and their team will also present current concepts in performance-forward fire station design.

This information, including all feedback, will be utilized to create an initial space program for all interior and exterior spaces including required adjacencies. The initial program will be presented to the user-groups and city officials for feedback. Based on this feedback, a final space program and room data sheets will be generated for the final package. The room data sheets including information related to equipment, mechanical, electrical, plumbing and technology requirements, finish information and any other special requirements. Once approved, this information will be packaged into the final space program and room data sheets.

Task 3 – Schematic Building and Site Design

Initial Building and Site Study - DkGr and their team will utilize the approved building program and site selection to conduct site and building studies. DkGr will develop three initial site and building options for the Owner to provide feedback. This information will be schematic in nature so that the Owner can quickly identify the preferred site and building layouts in this Initial Phase. Efficiency, preferred adjacencies and site ingress and egress will be the goal of this phase. DkGr will deliver scaled schematic floor plan diagrams and scaled site plan diagrams to the Owner for evaluation.

Final Schematic Design and Final Building Renderings – DkGr will utilize the approved Initial Building and Site Study Package to prepare the final building site schematic design package. DkGr will meet with their Civil and MEPT consultants to coordinate all site and building requirements as they relate to those disciplines. DkGr will present up to 3 revisions of the site and building plans for approval by the Owner to be used in the final schematic design package. The options will include scaled floor plans, elevations with proposed materials depicted, building 3d model and site 3d model. Once approval is granted on the information listed above, DkGr and their team will generate the final schematic design package.

The deliverables will include Site Plan, Building Floor Plans, Building Elevations, MEPT, Structural and Civil Narratives, and 3d Exterior Views of basic design concepts. DkGr will generate Final Building Renderings based on the exterior design approval by the Owner. The renderings will be high quality and show building, site and surrounding context.

Task 4 – Opinion of Cost

DkGr will utilize the approved Schematic Design Package to generate a Opinion of Probable Construction Cost. DkGr and their team will utilize their historical knowledge of Fire Station Construction Costs and meet with our Contractor Cost Consultant to generate the Opinion of Probable Construction Cost.

DkGr will generate an Opinion of Probable Construction Cost which will include all professional fees, filing fees with the Authority having Jurisdiction, Furniture Costs and Equipment Costs. DkGr will work with the City and Fire Department to coordinate Owner Furnished equipment and associated costs to be included in the final report.

Task 5 - Final New South Fire Station Report

DkGr and their team will compile all information approved in the above four tasks into a final report to be presented, by DkGr, to the Goshen Redevelopment Commission and the Goshen Common Council to outline the study, the development process and summarize the final conclusions.

PROPOSED PROJECT TEAM

DKGR

Architecture and Interior Design

DKGR has curated a design team of fire station experts for this project specifically. This team has helped many clients create innovative solutions that are sustainable, inclusive, performance-forward and community serving. Our team's mission will be to assist and guide The City of Westfield Fire Department in utilizing this experience as an engine of transformation that will spotlight collaboration and dedication to the WFD mission through safety, protection and responding.

JPS

Civil Engineering, Landscape Architecture and Structural Engineering

The leadership of JPS Consulting Engineers consists of individuals with over 250 years of site, civil, and structural engineering experience. The leaders of this firm all share the common principles of providing quality service and superior solutions to complex design conditions. We approach our clients needs in a honest and trustworthy manner, while creating an enjoyable work environment for our project teams.

Our design group includes structural and civil engineering as well as site planning expertise to help clients complete successful projects throughout the country. Site planning capabilities and experience allow us to provide upfront value to our team and helps our clients to maximize the use of their land and create healthy living environments. With JPS, you get structural engineers who are responsive and knowledgeable about the design challenges inherent to multifamily design. Our experience and attention to detail with wood-framed construction make JPS a valuable partner on any team.

JPS Landscape and Site Planning team designs award winning Play Spaces for children.

ADVANCED ENGINEERING CONSULTANTS

Mechanical, Electrical, Plumbing and Technology Engineering

Advanced Engineering Consultants (AEC) was founded in Columbus, Ohio in 1998 and has since grown into a prominent consulting firm specializing in mechanical, electrical, plumbing, fire protection, and technology engineering design services. Since our founding 20 years ago, AEC now operates regional offices in Cleveland, Ohio, Indianapolis, Indiana and Virginia Beach, Virginia. AEC currently employs nearly 70 engineers, designers, and support staff that has an average of over 16 years of project experience.

As a member of the U.S. Green Building Council, AEC is on the forefront of researching and implementing innovative and sustainable technologies in the design of building systems and services. A significant percentage of our projects are pursuing LEED certification or must meet the strict requirements of the Federal Government's Energy Policy Act (EPACT) of 2005. Working in this environment has made us proficient in the process of designing sustainable facilities for our clients regardless if a LEED Certification of any level is pursued.

RTM

Code Consulting

PROJECT EXPERIENCE

Westfield Fire Station 82 [6]
Fishers, Indiana

Fishers Fire Station 91 [1]
Fishers, Indiana

Fishers Fire Station 93 [1]
Fishers, Indiana

Whitestown Fire Station [1]
Whitestown, Indiana

Pike Township HQ and Fire Station 61 [1]
Indianapolis, Indiana

Jefferson Township Fire Station [3]
Blacklick, Ohio

Marysville Fire Station [3]
Blacklick, Ohio

Greenfield Fire Station 22 [2]
Greenfield, Indiana

Indianapolis Fire Department #3 [2]
Indianapolis, Indiana

Indianapolis Fire Department #16 [2]
Indianapolis, Indiana

Columbus Fire Station 2 [3]
Columbus, Ohio

Columbus Fire Station 3 [3]
Columbus, Ohio

Columbus Fire Station 10 [3]
Columbus, Ohio

Columbus Fire Station 18 [3]
Columbus, Ohio

Columbus Fire Station 35 [3]
Columbus, Ohio

Lawrence Police Station [2]
Indianapolis, Indiana

Toano Fire Station [3]
Toano, Virginia

Fire Station 72 and Police Firing Range [3]
Upper Arlington, Ohio

Fishers Police Department [2]
Fishers, Indiana

Yorktown City Hall and Police Station [2]
Yorktown, Indiana

Whitestown Police Station [2]
Whitestown, Indiana

FSSA Neuro-diagnostic Institute [2]
240,000 sf – Indianapolis, Indiana

Washington County Courthouse [2]
Addition and Renovation
20,000 sf - Salem, Indiana

Jackson County Courthouse [2]
40,000 sf – Seymour, Indiana

Fishers City Hall Renovation [2]
Fishers, Indiana

Plymouth City Hall Renovation [2]
Plymouth, Indiana

16Tech HqO Innovation Campus [5]
Indianapolis, Indiana

IU Health ED Expansion [5]
Indianapolis, Indiana

IU Health Urgent Care Downtown [5]
Indianapolis, Indiana

Embassy Suites Room Renovations [5]
Indianapolis, Indiana

Indianapolis Zoo Crocodile Exhibit [5]
Indianapolis, Indiana

800 North Capitol Apartments [4]
Indianapolis, Indiana

USI Fuquay Welcome Center [4]
Evansville, Indiana

Arts for Learning Headquarters [4]
Indianapolis, Indiana

[1] Completed by JPS and AEC: Structural, MEP+ engineering
[2] Completed by JPS: Structural engineering
[3] Completed by AEC: MEP+ engineering
[4] Completed by DKGR: Architectural Design
[5] Completed by DKGR and JPS: Architectural design, Structural engineering
[6] Currently in progress, by DKGR, JPS and AEC: Architectural, Civil, Structural, MEP+ engineering

FISHERS HEADQUARTERS AND FIRE STATION 91

CITY OF FISHERS - FISHERS, IN

AEC is providing engineering designs for the demolition of an existing fire station and the construction of a new fire station and attached headquarters for the City of Fishers Fire Department. The new fire station and headquarters will be roughly 29,650 SQ FT and includes seven apparatus bays, decontamination area and PPE storage, living quarters with kitchen, dining, and sleeping rooms, administrative areas, training and storage areas, and a fitness room. The second floor of the station also houses the Headquarters for the Fire Department. This space includes private and open offices, conference rooms, and storage rooms. AEC is responsible for the design of the mechanical, electrical, and plumbing systems for the new station.

FISHERS FIRE STATION 93

CITY OF FISHERS - FISHERS, IN

AEC is providing engineering designs for the construction of a new fire station to replace an existing one with the City of Fishers. The new station one-story station is 13,277 SQ FT and includes three drive-thru apparatus bays, storage areas, decontamination space, sleeping quarters, day room, kitchen, dining room, exercise rooms, and offices. AEC is responsible for the design of the mechanical, electrical, and plumbing systems for the new station.

FISHERS FIRE STATION 96 - ERV

CITY OF FISHERS - FISHERS, IN

AEC provided mechanical and electrical engineering for design of improvements for the HVAC system at Station 96. Following a current air flow test, AEC prepared construction documents for the installation of a Variable Speed Dedicated Outdoor Air system (DOAS) and an Energy Recovery Ventilator (ERV). The new system will provide all required outdoor air to the building while recovering energy from general building exhaust. The scope also included the removal of existing equipment.

FIRE STATION NO. 3

CITY OF COLUMBUS DIVISION OF FIRE - COLUMBUS, OH

AEC was part of a design team for the new 6 bay, 26,000 square foot fire station. AEC provided mechanical, electrical, plumbing, and fire protection engineering designs for this new station which includes vehicle bay areas, inspections office, training room, dining room, kitchen, dormitory area, showers, locker facilities, and maintenance areas. Construction finished in 2014. The station is **LEED Gold Certified.**

Construction Cost was $8.1M.

FIRE STATION NO. 18

CITY OF COLUMBUS DIVISION OF FIRE - COLUMBUS, OH

AEC provided mechanical, electrical, fire protection and plumbing engineering and construction period services for this $4.M, 21,614 square foot project. Mechanical work included HVAC, fire protection, plumbing, temperature control, and carbon monoxide detection systems. Electrical work involved normal and emergency power services, power distribution, lighting, fire alarm, public address/sound system, intercom, data/telecommunication, emergency call, and radio interface.

Facilities in the new fire station include kitchen, shower, locker room, bedrooms, fitness, day rooms, watch/security room, laundry, training/classroom, offices, maintenance and four apparatus bay areas. The kitchens were provided with HVAC systems, range/stoves, chemical hood suppression system, dishwashers and refrigerators.

Additional engineering work included economic analysis and life safety review of equipment and systems, cost estimating, preparation of bidding documents, shop drawing review, and construction administration.

FIRE STATION NO. 10

CITY OF COLUMBUS DIVISION OF FIRE - COLUMBUS, OH

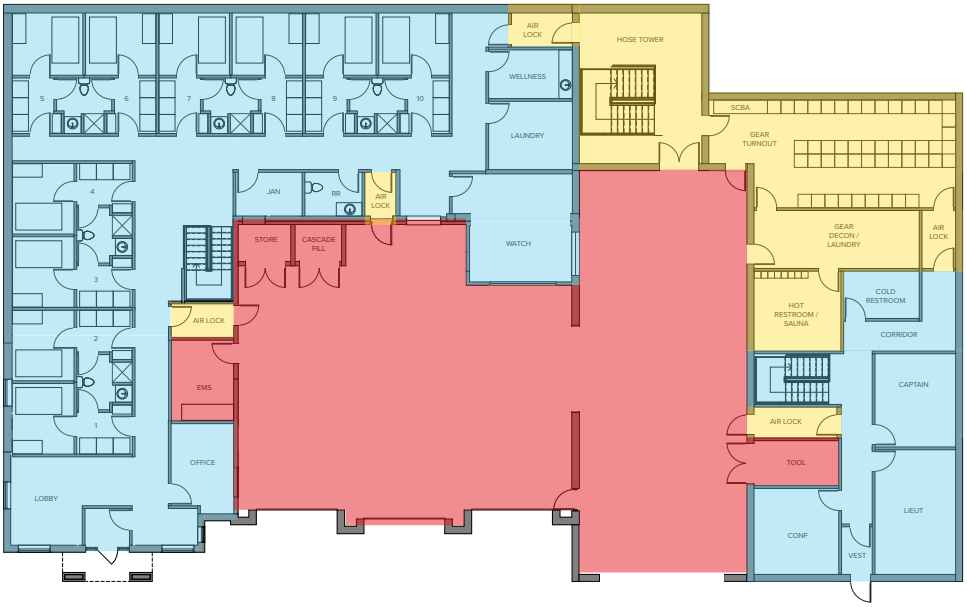
As was part of the design team for this new 4-bay, 19,000 square foot, single-story fire station that replaced the existing Fire Station No. 10. This is the first building project undertaken by the City of Columbus that is **LEED Gold Certified**.

The building includes vehicle bay areas, inspections office, training room, day/dining room, kitchen, dormitory area, showers and locker facilities, and maintenance room. The new fire station also includes a fueling station with an above ground fuel storage tank and a communications antenna.

Electrical work involved normal and emergency power services, power distribution, lighting, fire alarm, public address/sound system, intercom, door access, emergency call, radio interface and data/telephone system. Mechanical design work included HVAC, fire protection, plumbing, temperature control, and carbon monoxide detection systems.

Construction Cost was $4.4M.

RECENT STUDY



Westfield Station 82 Decon Zone Diagram

PROPOSED BUDGET

Task 1
Site Location Analysis - $7,125

Task 2
Program of Requirements – $7,125

Task 3
Schematic Building and Site Design: $19,000

Task 4
Opinion of Cost - $2,375

Task 5
Final New South Fire Station Report – $2,375

Total Fee: $38,000

TIMELINE

Task 1
Site Location Analysis - 6 Weeks (concurrent with Task 2)

Task 2
Program of Requirements – 6 Weeks (concurrent with Task 1)

Task 3
Schematic Building and Site Design - 8 Weeks

Task 4
Opinion of Cost – 2 Weeks (concurrent with Task 5)

Task 5
Final New South Fire Station Report – 2 Weeks (concurrent with Task 4)

Total Timeline: 16 Weeks

CLIENT REFERENCES

DKGR is committed to our clients' success. Every project reflects our clients' priorities, values and opportunities for success.

CLIENTS

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DKGR is an agile design firm, with in-house interior, furniture specification, branding and graphics design teams developing strategy for all project touchpoints.

We look forward to continuing the conversation. Please feel free to reach out to me below with any questions.

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PRINCIPAL

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