JONES PETRIE RAFINSKI

City of Goshen

New South Fire Station

- Goshen Redevelopment Commission
  City of Goshen, Indiana

PROPOSAL

October 12, 2020

www.jpr1source.com

South Bend | Elkhart | Fort Wayne

JONES PETRIE RAFINSKI

Land Surveying • Civil Engineering • Planning • Architecture • Project Funding • GIS • Environmental • Renewable Energy • Landscape Architecture

October 12, 2020

City of Goshen
Redevelopment Commission
204 E. Jefferson Street, Suite 6
Goshen, IN 46528

RE: NEW SOUTH FIRE STATION STUDY RFP

Dear Selection Committee:

The architecture and engineering firm of Jones Petrie Rafinski (JPR) appreciates this opportunity to submit our proposal to the City of Goshen to prepare a New South Fire Station Study. We are confident that our design team offers the necessary design creativity, technical expertise, and experience of similar projects to make this project a success for the Goshen Redevelopment Commission, Goshen Fire Department, and the surrounding community.

JPR understands that the Goshen Redevelopment Committee has initiated a study to replace and relocate their south fire station. JPR has assembled our qualified and experienced team of professional designers, engineers and technical experts to work with the City and make this project successful.

JPR is a professional multidisciplinary architectural and engineering firm that has provided consulting and design services for municipalities throughout the State, including the City of Goshen. We have had the opportunity to serve the City of Goshen in the past and on current projects successfully achieving the project goals and outcome. We have recently completed three vital projects within the downtown area including, the Third Street Improvements, the Jefferson Street Permeable Public/Private Parking Lot and the widening of River Race Drive. In addition, we are currently leading the Goshen River Race District Master Plan effort which will lead to a positive transformation for this crucial area, as well as providing the design and engineering for the North Main Street roadway, storm sewer and bike path improvements.

In addition to the work with the City of Goshen, JPR has a medley of experience that speaks to our fire station design experience, as well as our capacity to execute this project. JPR has worked with the Town of Macy to develop a feasibility study for a new fire station. We have served as the Design Criteria Developer and member of the Technical Review Committee for the Town of Middlebury. The project architect reserved for your project was part of the design team for Fire Station #2 in LaPorte, IN. JPR has also recently worked with the RV Industry Association in Elkhart, IN on a project of similar scope conducting an extensive site location analysis, developing program requirements, and building design for their new RV Technical Institute.

With the experience and qualifications mentioned and included in this proposal, our team is ready and able to deliver our quality services. We thank the City of Goshen for this opportunity and look forward to working with you and achieving your goals.

Respectfully,
Jones Petrie Rafinski

Djamel [Dj] Charmat Jr.
Architecture Department Manager

325 S. Lafayette Blvd.
South Bend, IN 46601
574.232.4388

jpr1source.com

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YOUR SINGLE SOURCE

Our company, Jones Petrie Rafinski (JPR), has earned its well-respected reputation as a highly regarded consulting firm for over three decades. Today, we offer a full selection of professional services to a broad spectrum of clients.

JPR is a service business, focused on the needs of our clients. Our goal is to be your single source for visionary, cutting edge and economical solutions.

To do so, JPR combines its eight services into One Source to meet your needs and realize your vision.

- **Architecture**
- **Engineering**
- **Environmental Services**
- **Geographic Information Systems**
- **Landscape Architecture**
- **Planning**
- **Renewable Energy**
- **Surveying**

From pre-planning to project completion, we tailor our approach to meet client demands. This emphasis on superior client service sets us apart from our competitors and enables us to realize your project on time, on budget, exceeding expectations.

Structure:
Sub-S Corporation (Indiana)

Number of Employees: 60

History:
Founded 1988

Principals:
Kenneth K. Jones, Sr., *President*

Kenneth K. Jones, Jr., *Vice President*

David M. Rafinski, *Vice President*

Organizational Description:
Employee owned, architectural engineering firm with a broad area of practice, emphasis on municipal and development consulting services (Sub-S Corp.)

Locations:
300 Nibco Parkway
Suite 250
Elkhart, IN 46516
P: 574.293.7762

325 S. Lafayette Blvd.
South Bend, IN 46601
P: 574.232.4388

108 Colombia Street
Fort Wayne, IN 46802
P: 260.422.2522

YOUR SINGLE SOURCE

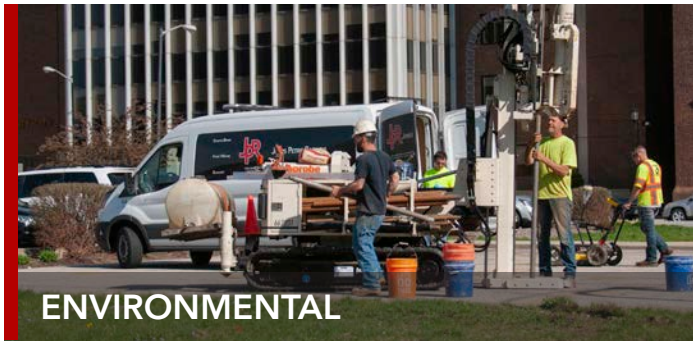
From concept through details, our services are tailored to each project with a unique approach to form, function and cost.

JPR has extensive experience in providing quality complex civil, structural, mechanical and municipal systems engineering services.

The nationwide experience of our staff helps provide creative yet sound, innovative, and realistic solutions for your community planning needs.

From franchise services, sports centers, & institutional structures to steel buildings & historic renovations, our architectural staff is prepared to provide complete & cost effective planning & implementation.

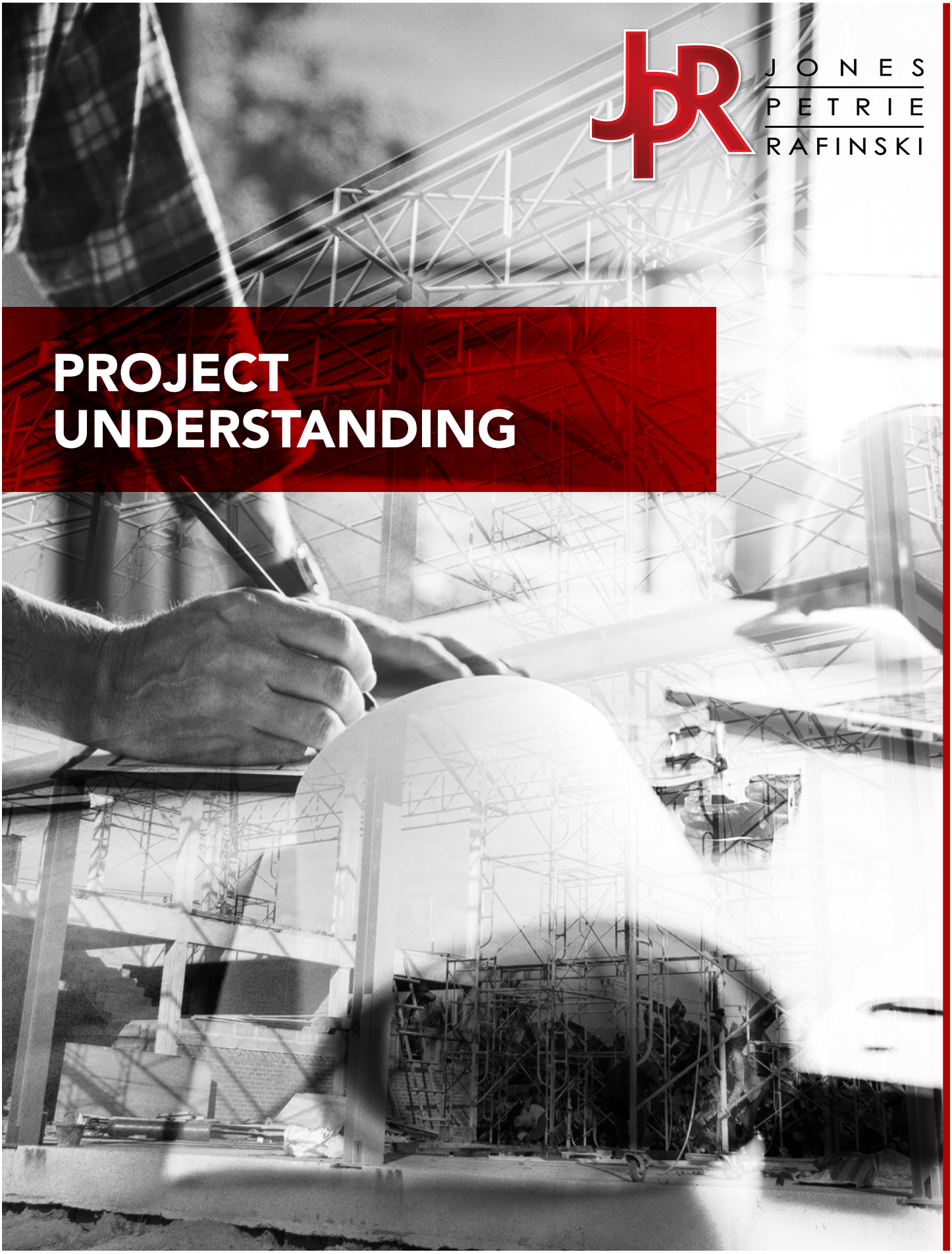
This department can help with utility inventory, highway maintenance, transportation, survey data, parks and recreation, and much more.



This department offers services such as environmental engineering, geotechnical engineering, and wetland habitat preservation and mitigation strategies.

From point-of-use wind solutions to bio-mass generation, JPR is continuously developing ways for our clients to benefit from the advancements.

From boundary surveys to topographic surveys, from mortgage surveys to right-of-way surveys, the firm's survey history is one of the most impressive in the market.



JONES PETRIE RAFINSKI

PROJECT UNDERSTANDING

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STATEMENT OF UNDERSTANDING

It is understood that the purpose of the proposed study is to compile a comprehensive document that will be utilized to move the fire station project into final design and construction. The report will include evaluation and identification of a proposed site, a schematic level site plan, a written program of requirements along with a schematic level building plan, and associated project and construction cost estimates.

TASK 1 - SITE LOCATION ANALYSIS

The City of Goshen has had preliminary discussions regarding acquisition of a parcel of land on Dierdorff Road. Our design and planning team will analyze the proposed location's suitability based on the criteria outlined by the City. Our team will utilize GIS drive-time simulations to analyze the service areas based on optimum response times and current response times at different times of the day, simulating various traffic volumes, which impact response times. Process may include the following:

1. Geocoding and analyzing historic dispatch data to calibrate the coverage model based on actual response times.
2. Analyzing the current coverage area and response times of existing station locations.
3. Determine predicted coverage areas and response times for the proposed site identified by the City.
4. Prepare a written report including a summary of the analysis, methodology and all associated maps.

The data we collect will establish the baseline of current coverage and identify potential gaps, along with service overlaps based on current station locations that lead to inefficient dispatch loads. We will evaluate the location identified by the City to determine if it provides improved coverage and lessens overlap areas through response time scenarios. Our team will evaluate the suitability based on function and building orientations defined during the early planning concepts (Task 3).

If it is determined that the proposed site is not feasible, JPR will explore and identify up to three (3) additional sites and provide a written report summarizing the analysis, methodology and all associated maps for the additional sites. Analysis of additional sites will be broken out as a separate fee in the proposal as we anticipate that the proposed site will be a viable option.

TASK 2 - PROGRAM OF REQUIREMENTS (POR)

JPR will visit all (3) existing fire stations within the City to evaluate the space plan, operations, and functionality of each location. Ideally, the walkthrough of each site will include key Fire Department and City staff to promote feedback and dialogue to inform the POR. Additional discussion with Fire Station Study Committee will follow the walkthroughs as needed. Once observations and feedback are gathered, a POR draft will be developed and circulated to Fire Station Study Committee for initial input. Based on input provided, the POR will be revised into a final document for approval.

TASK 3 - SCHEMATIC BUILDING AND SITE DESIGN

Once there is an approved POR and site selection, JPR will begin schematic design for the building and site components of the fire station. Initially, up to (3) early planning concepts will be provided for review and evaluation with Fire Station Study Committee. These concepts will include basic floor plan and site

PROJECT UNDERSTANDING

plan diagrams along with preliminary 3D building massing models. The concepts will be presented via in-person meeting or web conference and input will be gathered. Based upon the input received, JPR will develop a single planning concept to be distributed for any additional input and approval.

JPR will then develop the approved planning concept into a schematic level building and site design. The initial schematic design will include:

- Building floor plans to scale
- Building elevations to scale
- Site plan to scale
- Up to (3) preliminary 3D exterior model views
- Basic system descriptions for mechanical, electrical, plumbing, and structural systems.

An initial schematic design meeting will be conducted via in-person meeting or web conference to present the initial design and obtain input. JPR will revise the initial design accordingly based on the input gathered and conduct a second schematic design meeting to present the revised design. At the conclusion of the second schematic design meeting, JPR will make any final revisions to the design and circulate the documents for final review and approval. Once the schematic design is approved, final renderings will be developed from the preliminary 3D model views.

TASK 4 - OPINION OF COST

JPR will provide a schematic design level cost estimate to include both construction cost and total project cost. This estimate will be based on the approved schematic design. JPR typically works with Blundall Associates (Fort Wayne, IN) to develop comprehensive cost estimates due to their extensive estimating experience, relationship with area contractors, and knowledge of market trends.

TASK 5 - FINAL REPORT

Upon completion of all previous tasks, a bound 8-1/2x11 format final report will be prepared for the proposed South Fire Station. The report will include all information compiled from previous tasks and will be presented to the City of Goshen. Five (5) hard copies and (1) electronic copy will be provided upon completion.

JONES PETRIE RAFINSKI

KEY PERSONNEL & TEAM ORGANIZATION

KEY PERSONNEL & TEAM ORGANIZATION

CITY OF GOSHEN

PROJECT MANAGER

Djamel (Dj) Charmat Jr., AIA, NCARB
Senior Architect
Client Contact, Contract Negotiations, Project Management, Quality Control

PROJECT TEAM

Ed Kowalczyk, AIA, NCARB
Senior Architect
Project Architect, Programming, Building Design

Andrew Cunningham, PLA, LEED AP
Senior Landscape Architect
Site Analysis, Site Design

Claire Eltzroth
Engineering Associate
Site Documentation, Site Rendering

Konnely Santana Wilson, Associate AIA - Architectural Associate
3D Visualization, Architectural Support

SUB CONSULTANTS

Blundall Associates
Cost Estimating

Progressive AE
GIS Analysis

Our design approach will include a 'dedicated assignment' of key team members. This project management technique will assure project progress is continuous and cost effective.

"The JPR team is highly experienced in all aspects of building and site design. Design, planning, utility infrastructure analysis, and public input meetings, our staff has the necessary experience to make your project a reality."

The present workload of the assigned individual team members provides the necessary capacity for the team to begin services upon Notice to Proceed and to proactively focus on your needs and requirements.

The following resumes provide an overview of our staff and their expertise.

Djamel (Dj) Charmat Jr., AIA, NCARB
Senior Architect

Education

Ball State University

- B.S. Architecture
- Masters in Architecture, Concentration in Sustainability

Professional Registration

Indiana #AR11500122

Florida #AR99536

Pennsylvania #RA408693

Oklahoma #A7433

New Jersey #21AI02147200

Wisconsin #12960-5

Professional Affiliations

American Institute of Architects

National Council of Architectural Registration Boards

Mr. Charmat uses his sustainability-focused educational background and experience to design multiple building types in order to develop client's needs into creative and successful solutions. He brings experience in all phases of design, including conceptual design, detailed construction documents and integrated project management. A dedication to good design enables Dj to constantly recognize and address the environmental, economic and social challenges unique to every project.

Mr. Charmat has been involved in a variety of project types including mixed use, urban design, healthcare, retail, industrial, commercial, athletic and community-focused projects. Dj served as project designer and project manager for the $13 million Cooley Law School Stadium Renovations in Lansing, MI, and leads the Studebaker renovations at the Renaissance District development in South Bend, IN, both of which require close coordination with a variety of in-house disciplines at JPR.

PROJECT EXPERIENCE

RV Technical Institute - Elkhart, IN

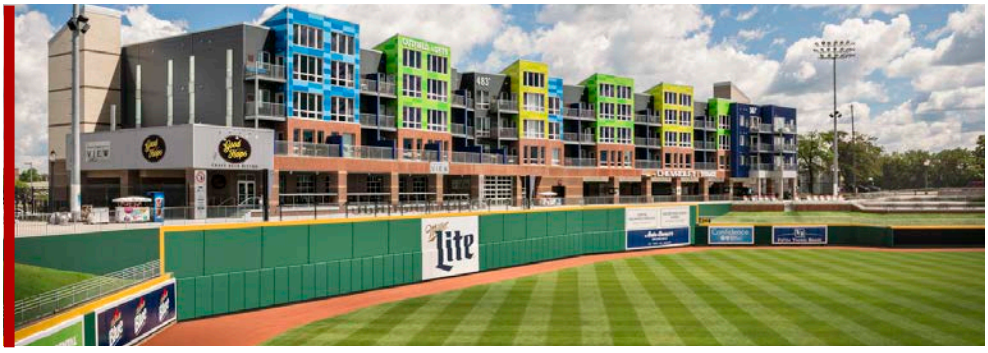
Assisted in an extensive site location analysis for various potential projects sites including empty parcels and existing buildings. Worked with the client and stakeholders to develop space program requirements for this new facility based on a brand new concept and curriculum.

Macy Community Center - Macy, IN

Managed the programming, conceptual design through design development, contract documents and construction administration for this complex project. Due to the higher than usual contractor bids as a result of the remote area of the site, worked with the design team and client to find cost reduction opportunities while still maintaining the identity of the community center design.

Renaissance District Master Plan - South Bend, IN

As the project manager provided oversight as well as direct design and engineering for the master plan which led to construction documents and implementation. This complex project demanded a high level of coordination with multiple stakeholder organizations, consultants and permitting agencies.



Ed Kowalczyk, AIA, NCARB
Senior Architect

Education

Alfred State University

– A.S. Architectural Engineering

State University of NY at Buffalo

– B.S. Architecture

Professional Registration

Indiana #AR11700117

Ohio #ARC1817563

New York #NY034218

Florida #AR99104

Professional Affiliations

American Institute of Architects

Professional Certifications

INDOT Certified Site Manager

National Council of Architectural Registration Boards

Ed began his career at The Troyer Group in 1999 where he worked on many Architectural projects and a wide variety of building types. In 2014, Ed joined Jones Petrie Rafinski, and has worked on several project sorts ranging from restaurant remodels to large baseball stadium remodels. Ed has been involved with construction administration on almost all of his projects and has worked with the client as well as contractor to create a smooth working environment during the construction process. In addition, Ed has been involved in programming and design phases and excels in details of building design. His hands on experience in the construction environment is a big plus when it comes to architectural design.

Ed's other areas of expertise include project set up, construction documentation, design development, and program development and refinement. He is also knowledgeable in conceptual and schematic floor plan development, exterior design, costs estimating, and three dimensional modeling and massing.

PROJECT EXPERIENCE

Fire Station #2 - LaPorte, IN

While at his previous firm, Ed assisted with programming, drawing development, and final design documents for the new fire station. As a member of the integrated design team, his involvement in overall project coordination helped to bring the project in on time and on budget.

Fire Station Feasibility Study - Macy, IN

As project manager, Ed worked closely with the Town of Macy to assess their needs for a new fire station and develop initial space program information and design studies for the new facility.

Fire Station Design Criteria Developer - Middlebury, IN

Ed assisted the Town of Middlebury in developing design criteria to be utilized in a public Request for Proposal issued for a new fire station. In addition, he was asked to be part of the Technical Review Committee to assist in evaluating the final proposals.

Andrew Cunningham, PLA, LEED AP
Senior Landscape Architect

Education

Ball State University

– Bachelor of Landscape Architecture, 2010

Professional Registration

Indiana #LA21300012

Professional Affiliations

American Society of Landscape Architects

Indiana Parks and Recreation Association

United States Green Building Council, LEED Accredited Professional

As a design director at JPR, Mr. Cunningham adds a fresh and exciting approach to the design team. With experience in project types of all scales ranging from trail and streetscape design, athletic complex, park and recreation, to large scale community master plans, he keeps a close eye on the details bringing them together to achieve the end product and desired results.

Throughout his career Andrew has had the opportunity to manage and play a key role in many design projects such as community revitalization, transportation design and infrastructure improvements, stadium and athletic complex engineering, educational campus design, monument design, public space, plazas, and more. His background fuses the technical with the aesthetic aspects to produce a functional yet innovative design. Attaining an efficient and sustainable design is integral in Andrew's design process. In order to better achieve this goal, he became a LEED Accredited Professional.

PROJECT EXPERIENCE

Bethany Christian Athletic Complex - Goshen, IN

As the project manager, provided oversight of the preparation of the athletic complex master plan and design improvements. This project effort required balancing the needs and coordinating multiple stakeholders including the school system, City of Goshen, Norfolk-Southern Railroad and adjacent land owners. The Master Plan delivered a successful and implementable strategic approach that provides dynamic and economical solutions.

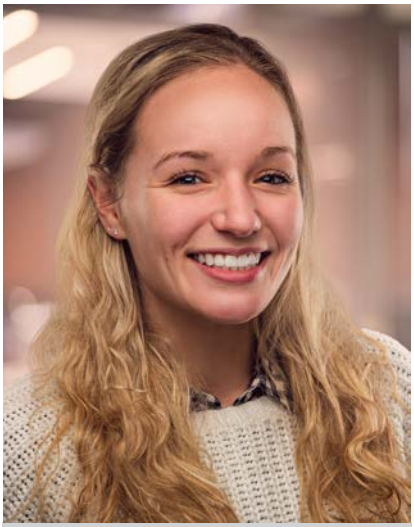
Auburn Downtown Revit. & Streetscape - Auburn, IN

As the principal in charge, managed the master planning through design development, contract documents and construction administration for multiple projects including streetscape renovation, utility infrastructure improvements, land acquisition, public plaza space, and public parking.

UPMC Park Stadium Renovation - Erie, PA

As the project manager, provided oversight as well as direct design and engineering for the master plan which led to construction documents and implementation. This complex project demanded a high level of coordination with multiple stakeholder organizations, consultants and permitting agencies. The existing infrastructure required detailed engineering of the proposed improvements.

Claire Eltzroth
Engineering Associate



Education

Ohio Northern University

– B.S. Civil Engineering

Professional Affiliations

American Society of Civil Engineers

Claire Eltzroth graduated with a Bachelor of Science in Civil Engineering from Ohio Northern University. She began her career as a Civil Engineering Intern at the Ohio Department of Transportation and worked as a bridge design engineer after graduation.

In 2018, Claire began working for Jones Petrie Rafinski as a Graduate Staff Engineer. Claire's experience at JPR includes managing site design projects in addition to analyzing, master planning and engineering complex utility systems. Claire is on track to obtain her Professional Engineer's license in 2021.

PROJECT EXPERIENCE

The Wanted Baseball Stadium - Jefferson City, MO

Contributed to the conceptual design of the 35-acre site for a new stadium development located in an existing stone quarry. The site has an elevation change of over 30 feet and includes a proposed mixed use development, stadium and parking lot.

Bell Tower West - Merrillville, IN

Project Engineer responsible for assisting with the site design of a six-building skilled nursing facilty. Helped with the stormwater management, which incorporated the use of best management practices. Assited with the sanitary sewer design as well as utility layout.

Recycling Works - Elkhart, IN

Project Engineer assisting with the hard design for a recycling and waste facility on an 82-acre site. Contributed to the stormwater design, which included storm pipe network, detention basin, and weir design.

Fairfield Community Schools - Goshen, IN

Assisted with the masterplan of the site reconfiguration to provide a safe, efficient, and awe-inspiring campus for students, faculty, and visitors. The masterplan consisted of a new bus drop-off location and route, a centralized outdoor athletic complex including tennis courts, softball and baseball fields, and a proposed indoor student activity center. As-built drawings and site reconnaissance were used to develop a logical configuration within the small, topographical challenging site.

Bethany Christian Schools - Goshen, IN

Contributed to the design of a 18-acre outdoor athletic complex consisting of a new track facility, high school and middle school soccer fields, softball field, entrance plaza and concessions building. Calculated and designed the utility layout, stormwater storage system and extensive site grading to ensure maximum drainage was maintained.

Konnely Santana Wilson, Associate AIA
Architectural Associate

Education

Andrews University

- B.S. Architecture
- Masters in Architecture

Professional Affiliations

American Institute of Architects

After graduating from Andrews University Konnely began her Architectural career in Sao Paulo, Brazil. Konnely has been involved in projects including schools, churches, mixed use and healthcare facilities.

In 2018, Konnely began working for Jones Petrie Rafinski as an Architectural Associate. Konnely's responsibilities at JPR include assisting the architects and project managers to complete detailed construction drawings and conceptual design presentations.

Konnely has a vast interest in Interior Design and plans to continue her professional growth by learning more about it and applying her knowledge as much as possible.

PROJECT EXPERIENCE

UPMC Park Stadium Renovation - Erie, PA

Architectural assistance with detail drawings, architectural renderings and selection of interior finishes for this complex project renovation/addition project which tied in existing ballpark improvements with adjacent hockey arena addition.

LP Frans Stadium Renovations - Hickory, NC

Assisted in construction administration for new locker room renovation and expansion. Included coordinating interior finishes and locker specifications.

RV Technical Institute - Elkhart, IN

Contributed by assisting the project manager with the conceptual design study for proposed renovations. Provided architectural renderings and layouts for space reconfiguration.

Nicholas LaCroix, PE, PTOE

Senior Transportation Engineer
lacroixn@progressiveae.com
Phone: 616.447.3411

Nicholas has more than 18 years of experience in transportation engineering analysis and design with focus on projects including transportation planning, traffic signal systems, traffic impact studies, corridor studies, work zone mobility, parking studies, campus transportation, traffic calming and walkability, and non-motorized facilities.

Nick has extensive experience utilizing multiple traffic engineering modeling software packages, including Synchro/SimTraffic, VISSIM and Transmodeler.

Education
Michigan State University
Bachelor of Science, Civil Engineering

I-94/Portage-Kilgore Interchange Analysis, Kalamazoo, MI
Lead traffic engineer for an interchange feasibility study at the I-94/Portage-Kilgore interchange. Several alternatives were developed to improve the interchange, including a Diverging Diamond Interchange (DDI), Single Point Urban Interchange (SPUI), and roundabouts. The analysis included developing detailed microsimulation models of the interchange alternatives using VISSIM software. Conceptual plans and cost estimates were also developed for each alternative for consideration by MDOT Southwest Region.

Woodward Avenue Widetrack Loop Two-Way Conversion Study, Pontiac, MI
Lead traffic engineer for a comprehensive traffic analysis to examine the conversion of the existing Widetrack Loop surrounding downtown Pontiac to two-way operation in order to improve connectivity between the CBD and adjacent neighborhoods. Tasks included the development of a detailed Transmodeler microsimulation model to project the shift in traffic patterns after the conversion to two-way operation. O-D data surrounding the study area was collected using wireless technologies to aide in calibrating the existing conditions Transmodeler microsimulation model. Using the model outputs and capacity analyses, conceptual geometrics were developed, capital and operational improvements were identified, cost estimates were developed for the preferred alternatives, and the results were summarized in a final report and presented to stakeholders.

I-96/Cascade Road Interchange Study, Grand Rapids, MI
Traffic engineer for the interchange feasibility study for the replacement of the existing bridge carrying Cascade Road over I-96. Two interchange configurations were analyzed, including a partial cloverleaf and a Diverging Diamond Interchange (DDI). Conceptual geometrics for both options were developed, including a comprehensive traffic analysis, traffic simulation with VISSIM software, and cost estimates. MDOT selected the DDI concept, which will be the second DDI in Michigan. The preferred concept utilizes two bridges to carry Cascade Road over I-96 providing for better geometrics at the crossovers as well as construction staging benefits as one bridge can be constructed over I-96 while the existing bridge is maintained.

University of Michigan Pathology Route Evaluation, Ann Arbor, MI
Project Manager and lead traffic engineer for evaluating various vehicular routes between the UM University Hospital and the North Campus Research Complex. As the testing of the specimens being transported between the facilities was time sensitive, UM desired to determine the quickest routes between the facilities at different times of the day. The northbound and southbound route were evaluated independently while taking into consideration both peak-hour vehicular traffic flows and peak pedestrian time periods.

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RELATED PROJECT EXPERIENCE

La Porte Fire Station #2 |

La Porte, Indiana

PROJECT COST:	**$1.6 Million**
CLIENT CONTACT:	**Chief Andrew Snyder** **LaPorte Fire Department** **219-362-4376**
PROJECT MANAGER:	**Ed Kowalczyk, AIA, NCARB**

While employed with the Troyer Group, Mr. Kowalczyk worked on the City of LaPorte Fire Station #2 Project. The new fire station is located on 2.5 acres of previously undeveloped land on the City's north side. The two story structure was built with a partial basement. The first floor and apparatus bays are constructed of CMU block with brick face, the second floor is constructed of wood stud walls and trusses with cement siding and asphalt shingles. Glazed block on the first floor interior walls was chosen for durability.

The living quarters on the first floor include a kitchen, dining room, dayroom, watch desk, office, bathroom, mechanical room and storage area. The second floor features five dorm rooms, a shower/bathroom, and a storage/mechanical room. The two apparatus bays accommodate four vehicles and include vehicle exhaust and water fill systems for each vehicle.

Site design includes drive-through apparatus bays, parking, sidewalks, patio, lighting, drainage, utilities, and landscaping.

Bristol Municipal Complex

Bristol, Indiana

PROJECT COST:	**$3.8 Million**
CLIENT CONTACT:	**Jeff Beachy**
	574-848-4853
PROJECT MANAGER:	**Ed Kowalczyk, AIA**

The Town of Bristol hired JPR to design a new state of the art town hall/police station. JPR worked closely with both town and police personnel to devise a plan for an addition and remodel of the existing facility.

This included the vacation of a street to make room for additional parking and site amenities. The new facility will house police station operations and evidence storage as well as police vehicle storage.

The town hall side will have space for public meetings as well as the town clerk, town manager and public records. The building is approx 13,000 SF not including a partial basement.

PROFESSIONAL SERVICES:

- Architecture
- Engineering
- Interior Design
- Landscape Architecture
- MEP Design
- Programming

Goshen Central Garage

Goshen, Indiana

PROJECT COST:	**$750,000**
CLIENT CONTACT:	**Carl Gaines, Fleet Manager**
	574-534-4288
PROJECT MANAGER:	**Kenneth K. Jones, PLS**
	Steve Vandenburg, RA

The City of Goshen hired Jones Petrie Rafinski (JPR) through a competitive selection process to conduct a detailed programming schematic design study of a proposed reuse of an existing 20,000 SF building. The City vehicle maintenance facility had completely outgrown their space in the former City water works building.

The City needed an efficient, well-planned facility designed to serve all of the vehicles owned by the City including police and fire vehicles, plow trucks, loaders, and even lawn care equipment.

The planning phase included many planning sessions with City staff and a careful approach to accommodating all expected needs. The plan led to a decision to remodel the building and double its size to accommodate growth and expansion of the fleet and services. Following the planning phase, detailed designs and contracts prepared by JPR led to a successful bidding and procurement of a very qualified local contractor.

PROJECT FEATURES:

- Adaptive reuse of an existing building
- Waste oil heating system
- New fire protection system
- New stormwater features

Transpo Maintenance & Operations Center

South Bend, Indiana

PROJECT COST: $19 Million
PROJECT MANAGER: Chris CHockley, RLA LEED AP

Jones Petrie Rafinski (JPR), in association with Forum Architects, LLC, provided the design of a new 160,000 square foot bus maintenance and operation center for the South Bend Public Transportation Corporation (TRANSPO). The project incorporates sustainable design and construction strategies including alternative best management practices such as bio-retention basins, storm water sedimentation basins, pervious pavements, and wetlands utilizing native plant material. Signage was placed throughout the site to educate the public on the various environmental systems utilized throughout the site.

The project was constructed on a brownfield site where the former Studebaker Stamping Plant was located. This 24-acre parcel, being a past industrial site, provided various opportunities for environmental mitigation and site design solutions all provided by JPR. 95% of the project's construction waste was diverted from local landfills and was recycled. Recycled concrete from the demolition of the Studebaker Plant was utilized as sub-base material for the concrete pavement.

This project procured a LEED Platinum certification as designated by the U.S. Green Building Council and will be the first of its type to obtain this certification in the world. The project was completed in 2010.

RV Technical Institute

Elkhart, Indiana

PROJECT COST:	**$1,250,000**
CLIENT CONTACT:	**Curt Hemmeler, 574.549.9079**
PROJECT MANAGER:	**Dj Charmat, AIA**

The RV Industry Association (RVIA), the national trade association representing RV manufacturers and their component part suppliers, approved the creation of the RV Technical Institute (RVTI) to address an increasing shortfall of trained technicians. The RVTI was in need of a home for functional training space, RVIA offices, and to communicate the brand image that the RVIA envisions for the organization.

Jones Petrie Rafinski (JPR) worked with the RVTI to help identify several potential building sites for the Institute including options for both renovating existing buildings and new construction. Ultimately, a former Indiana Tech building in Elkhart, Indiana was selected to serve as the new home for the RVTI.

JPR worked closely with the client to establish a project scope that would minimize construction costs while providing the maximum amount of programmable space to meet the needs of the RVTI. Building renovation work included a new entrance canopy, new interior finishes, a staff restroom, staff workout area, staff kitchenette, and access control systems to secure the technician training areas from the administrative office areas.

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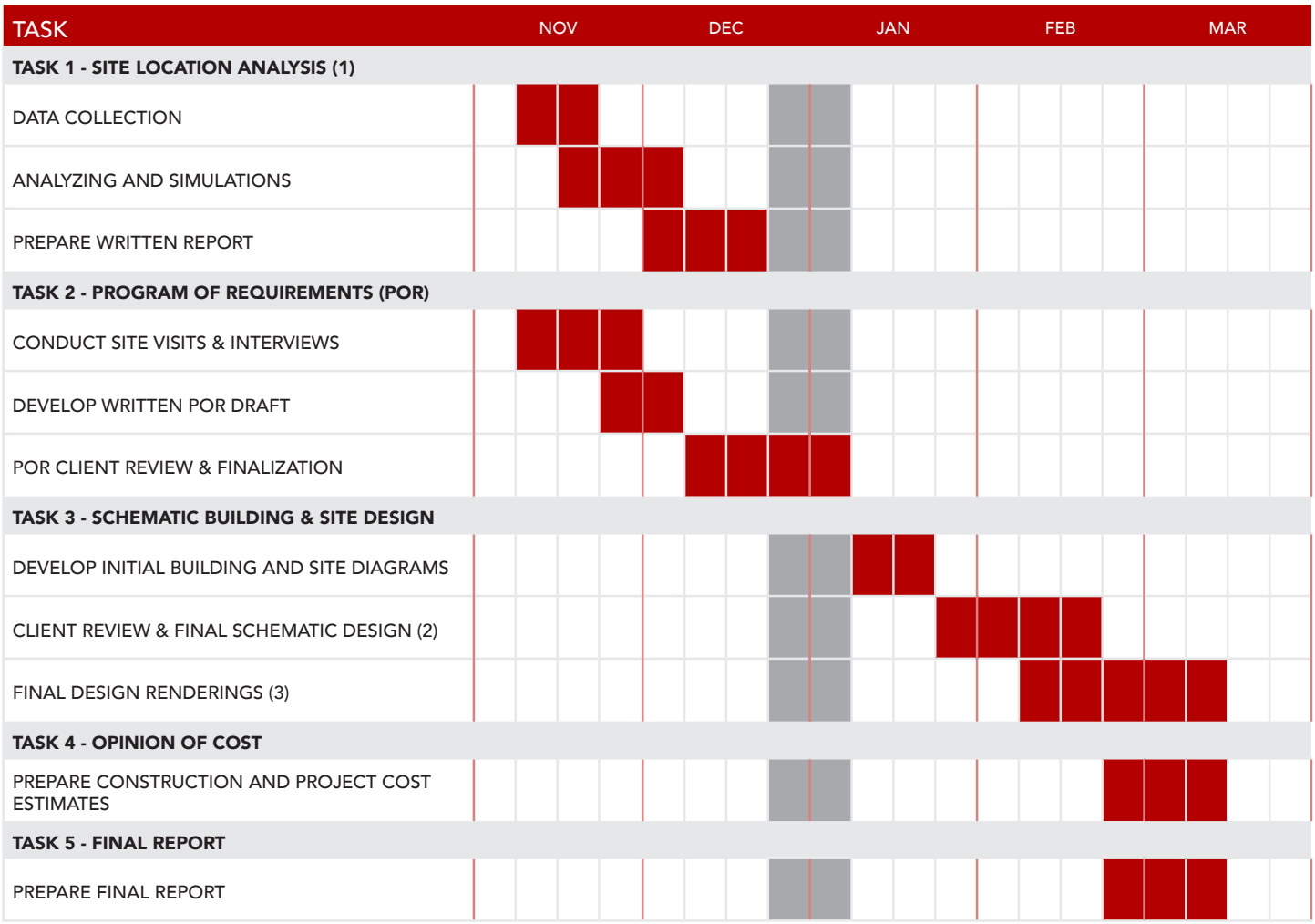
PROJECT SCHEDULE & ESTIMATED FEES

PROJECT SCHEDULE

Project: City of Goshen - South Fire Station

PROJECT TIMELINE FOR 2020/2021



(1) Duration assumes study and approval of proposed Dierdorff Road. Additional site studies may extend this duration.
(2) Includes two revisions as noted in Project Approach.
(3) Includes one revision after Final Schematic Design approval as noted in Project Approach.

ESTIMATED FEES

Project Fees for City of Goshen - South Fire Station

The total lump sum fee to provide the tasks outlined in the Scope of Services is as follows:

Task 1 - Site Location Analysis	**$12,000.00**
Task 2 - Program of Requirements (POR)	**$10,500.00**
Task 3 - Schematic Building & Site Design	**$29,000.00**
Task 4 - Opinion of Cost	**$5,000.00**
Task 5 - Final Report	**$3,000.00**
TOTAL	**$59,500.00**

Additional Tasks

- ADDITIONAL SITE ANALYSIS **$3,000 (PER SITE)**

* JPR will provide additional services, including but not limited to presentations to the City of Goshen Common Council and/or redevelopment commision, at our attached standard hourly rates. Fee estimates can be provided as needed for additional tasks as needed including survey, geotechnical analysis, and environmental studies based on these rates.

Proposal Acceptance

JPR appreciates the opportunity to be of service on this project, and is prepared to commence work immediately upon your acceptance of this proposal. Should you have any questions or require additional information, please feel free to contact Dj Charmat at (574) 315-0874 or via email at dcharmat@jpr1source.com. If acceptable, please execute the Proposal by signature where indicated, and return a copy via email.

This proposal for City of Goshen - South Fire Station Study is hereby accepted and authorization to proceed hereby granted:

Accepted By: _____ Date: _____

Billing address: _____

Phone No.: _____ Fax No.: _____

E-mail: _____

JONES PETRIE RAFINSKI

Land Surveying • Civil Engineering • Planning • Architecture • Project Funding • GIS • Environmental • Renewable Energy • Landscape Architecture

SERVICE FEE SCHEDULE

Effective January 1, 2020

Category	Standard	Rate Code
JPR Officer	$200.00	OFF
Principal Staff	$175.00	PPS
Management Staff	$150.00	MS
Professional Engineer	$140.00	PE
Professional Architect	$140.00	RA
Professional Landscape Architect	$140.00	PLA
Professional Surveyor	$140.00	PS
Professional Geologist	$140.00	PG
Certified Planning Professional	$140.00	PP
Certified GIS Professional	$140.00	GISP
Environmental Professional	$140.00	EP
Graduate Staff	$105.00	GS
Engineering Dept. Support Staff	$ 85.00	EDS
Architecture Dept. Support Staff	$ 85.00	ADS
Landscape Arch. Support Staff	$ 85.00	LDS
Clerical & Account Staff	$ 80.00	CAS
Survey Dept. Support Staff	$ 75.00	SDS
Environmental Dept. Support Staff	$ 60.00	ENS
2-Person Survey Crew	$140.00	2PC
Field Geologist	$125.00	FG
1-Person Survey Crew	$105.00	1PC
Environmental Field Technician	$ 85.00	EFT
Resident Project Representative	$ 85.00	RPR
Utility Operations Field Technician	$ 80.00	UFT

Direct expenses such as printing/copies, messenger/delivery services, shipping expenses, permit application fees, sub-consultants, or sub-contractors, etc., that are paid for by JPR Corp. on behalf of client will be passed on with a 10% markup in most cases, and is defined and stipulated within project specific agreements and/or contracts.

For inquiries regarding this information, please contact us via phone at any of the numbers provided below or you may do so via email at accounting@jpr1source.com.

I:\Accounting - Public\Standard Hourly Rates\2020-01-01 JPR Service Fee Schedule - Standard Rates.docx

JONES PETRIE RAFINSKI

South Bend Office
325 S. Lafayette Blvd.
South Bend, IN 46601
P: 574.232.4388

Elkhart Office
300 Nibco Parkway,
Suite 250
Elkhart, IN 46516
P: 574.293.7762

Fort Wayne Office
108 W. Columbia Street
Fort Wayne, IN 46802
P: 260.422.2522