



October 12, 2020

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

RE: Proposal for Architectural/Design Services for a New South Fire Station Study

Dear Ms. Hutsell,

Thank you for the opportunity to submit our proposal for the New South Fire Station Study. We are excited to have the opportunity to work with the City of Goshen again. Our team is familiar with the site, fire station projects and evaluating the response to emergency situations (distance and time) by evaluating GIS data.

Given our Team's experience with mapping GIS time/distance studies including site design, fire station and municipal building design we believe that our Team is expressly qualified to develop and deliver the Architectural and Planning Design Services for the New South Fire Station Study.

We are pleased to present our proposal, team qualifications and professional experience for such an important project for the Goshen Community.

Sincerely,

Gregory A. Kil, NCARB, AIA
Architect

Kil Architecture / Planning
1126 Lincoln Way East, South Bend, IN 46601
(574) 288-2654
gkil@kilarchitecture.com
www.kilarchitecture.com

K I L
ARCHITECTURE
P L A N N I N G
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 1



References of Projects of Similar Scope

References for Kil Architecture/Planning Design Team:

I. Kil Architecture/Planning

Gregory A Kil, AIA NCARB
President and Principal in Charge
Dan vonBergen, Project Architect
Lesley Annis, Senior Architectural Designer

Kil A/P Relevant Project Experience:

- **Middlebury Fire Station Addition & Remodeling (2020 Planning Study in Process)**
The design of the Remodeling and Addition for the Middlebury Fire Station focuses on interior plan layout reconfiguration along with an upgrade to finishes (floor/walls/ceilings), built-ins and MEP systems for the facility. The plan also addresses upgrades to the township offices at the south end of the building. A 2nd level balcony addition is proposed to accommodate outdoor space for full-time crew. The design reconfigures the bedroom/sleeping and bathroom layout to accommodate mixed gender crew. The common living and sleeping quarters at the upper level is modified to allow for function, comfort and privacy for full time crew in the evenings between calls. The main level offices, kitchen and open work space is designed for efficiency and flow between north and south apparatus bays. An exercise area is expanded along modifications to the meeting room, kitchenette and accessible restroom off the main entrance. This meeting room is designed to allow for public use and is zoned off from the rest of the facility. The totally redesigned facade provides a new look to the exterior that integrates the original south wing and 1999 addition effectively with durable exterior finishes (brick, glass, metal panel) for a more progressive aesthetic image. MEP systems design accommodates high efficiency system upgrades such as LED lighting along with high efficiency heating and cooling.
- **German Township Fire Station Addition and Remodeling, 2007**
A renovation to the existing German Township Fire Station, and 2200 square feet addition. This project provides a new high-bay for apparatus, storage, offices, an exercise room, bathrooms, and living quarters. Also included are new mechanical and electrical systems. The new sitework provides an additional access drive and parking areas. The renovation and addition was designed to meet the fire company's need to house larger equipment and to be able to wash their equipment indoors. The plan used half of the existing apparatus bay to provide a chief's office, exercise room and new restrooms, while the one-hundred foot long addition accommodates two apparatus trucks and a river rescue boat. The

K I L
ARCHITECTURE
P L A N N I N G
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 2



remaining apparatus bay also serves as a wash bay. The design integrates the high-bay addition with the existing roof lines by adding a cover roof to tie them together.

- Warren Township Fire Station #2 Addition and Remodeling 1991
This addition to Fire Station # 2 consists of a new apparatus bay, training/meeting room, kitchen, toilets, showers, and an office for the township trustee. The existing building had compounding problems (primarily lack of space and limited mechanical systems) and was in dire need of attention. This building however was structurally sound, so it was determined to integrate it into a new design and maintain partial occupancy and operation during the course of the work. The existing structure is a concrete block bearing wall system supporting wood bowstring trusses. The structure of the addition is composed of wood framed walls and wood roof trusses. A portion of the new bay to the south is supported by steel framing as required by the removal of the former south wall. The exterior is a combination of brick, limestone and concrete masonry veneer with some metal panel finish.

- Warren Township Fire Station #1 New Facility 1993
Fire Station # 1 consists of a new apparatus bays, training/meeting room, kitchen, toilets, showers, and storage for EMS equipment. The building was wood pole frame construction with masonry veneer exterior around the base of the building and metal siding above.

- Lakeville Fire Station
Lesley Annis, Project Lead Designer and Project Manager
(while with previous employer, Arkos)

This project included both a renovation of the existing facility and addition of two drive-thru apparatus bays and office wing in Union Township, St Joseph County. The existing building was outmoded and too small to serve both the volunteer Fire Department and EMS. Drive-thru apparatus bays were needed, and new offices and a community meeting room were desired on a tight budget. The Design Team worked closely with the Township Trustee and the Township Advisory Board to develop plans that could meet the needs of the facility, but also respect the budget constraints in place. Grant funding was also at play, and the team worked with the grant-writing team to make sure that funding requirements were met.

Project Contact: George Schafer, Lakeville Fire Chief, 574.784.2698
Contractor: Ziolkowski Construction, Inc.

- Goshen Theater Historic Rehabilitation



Kil Architecture and Planning was commissioned to design and develop the Rehabilitation Plan and construction documents for Phase I of the Goshen Theater renovation in Goshen, Indiana. Kil A/P led the team that included Schuler Shook- Theater Planning & Lighting Design, Talaske- Acoustical Consultants, Keller Engineering- Structural, Danch Harner- Civil, and ProDeComm for MEP engineering. The scope included accessibility upgrades such as a new elevator, accessible men's and women's restrooms, and accessible seating in the main auditorium. Other work included new seating, carpeting, and interior painting in the main auditorium, new front lobby rehabilitation, lighting catwalk, stage rigging, pick-points, and line sets for backstage.

- **Hawks Building Master Plan**
Kil Architecture developed the Master Plan for the Hawks Building Rehabilitation. This project consisted of the rehabilitation and conversion of the Hawks Building in Goshen, Indiana into an artist loft apartments. The building consists of 67,326 square feet of space to be converted into 40 residential artist lofts and supporting spaces including flexible spaces, work spaces, galleries, and residential community rooms. Residential unit sizes vary from two bedrooms to four bedrooms with square footage ranging from 690 square feet to 1632 square feet. The site design accommodates 72 parking spaces and includes a walking path along the mill race. Phase 1 was completed and the north half not yet complete.
- **Wakarusa Police Station, New Facility, Completed 2020**
Kil Architecture/Planning and R. Yoder Construction completed this design-build new police station for the town of Wakarusa. The station includes offices, meeting room, kitchenette, and garage. The building is approximately 5,900 SF and includes a basement and garage for 2 vehicles.
- **New Carlisle Town Hall, New Carlisle, IN**
The town of New Carlisle hired Kil Architecture / Planning to oversee the transformation of this historic 1924 Carnegie Library into a new town hall. Working closely with the town staff, Kil Architecture developed a program that would meet their immediate needs for office and storage space as well as provide them with plenty of room to grow into the future. Through efficient utilization of the existing spaces within the building. Kil Architecture was able to accommodate the Clerk's Office, the Director of the Board of Public Works, Town Council Boardroom, Town Marshal, the Police Administrative Offices, and the Squad Room. Exterior work on the building consisted of replacing the front entrance stairs as well as a few minor repairs to some of the building's historic details.



- Potawatomi Conservatory, City of South Bend Venues, Parks and Arts, 2012
Construction was completed in May 2012 for the expansion and upgrade to the Conservatory at Potawatomi Park in South Bend, IN. This scope included new finishes, accessibility upgrades, M/E/P systems upgrades along with envelope improvements for energy conservation and more effective ventilation for summer months. The expansion plan relocates the primary entrance to the east side of the building and a sidewalk from the north parking, a more convenient access for visitors to and from the Potawatomi Zoo. Additional site design includes accessible parking as well as new landscaping. An addition houses accessible restrooms, mechanical, and potting room.
- Erskine Golf Course Clubhouse, City of South Bend Venues, Parks and Arts, 2019
- Octave Chanute Memorial Courtyard and Flight Museum, 2012
at the Gary Aquatorium, Gary IN
The Gary Aquatorium west courtyard was redesigned by Kil Architecture / Planning to accommodate a variety of functions, from receptions, weddings, to gatherings and performances. In addition, the project includes a proposed museum housing photographs and artifacts pertaining to Octave Chanute. This project was designed with Hitchcock Design Group, who directed the Master Plan for Marquette Park. The Aquatorium was originally built as Gary's bathhouse in 1921 with an innovative T-block masonry unit. The designers at Kil Architecture + Planning designed this multiple phase project with sensitivity to historical relevance and effective landscaping at the west courtyard to deliver a design plan that is flexible for the various needs of this multi-use building. The courtyard incorporates a tensile canopy structure in the design vocabulary of Octave Chanute's glider at the east side of the space. The courtyard is softened with a combination of trees and lower level plants and landscape that creates an oasis for relaxed to active social functions.

Kil Architecture References:

- Chief Tim Schabbel, Clay Fire Territory (German Township Fire Station)
18355 Auten Rd.
South Bend, IN 46637
(574) 272-2144
tls@clayfd.com



- Matt Moyer, Wakarusa Town Council President
Wakarusa Police Station, New Facility
(574) 370-4346 cell
matt.moyerelectric@gmail.com
- Chief Tim Hershberger
Wakarusa Police Station, New Facility
102 S. Spring St. P.O. Box 607
Wakarusa, IN 46573-0607
(574) 862-4200
wakarusapd@wakarusapolice.com
- Mr. Mark Brinson, Director
Goshen Community Development
204 E. Jefferson Street
Goshen, IN 46526
(574) 238-4893 (mobile)
markbrinson@goshencity.com
- Everett Thomas, Board President
Goshen Theater Inc.
216 South Main Street
Goshen Theater, IN
(574) 596-2987 cell
everett.thomas@goshentheater.org
- Larry Gautsche, former Executive Director, LaCasa of Goshen, Inc.
Hattle Apartment Rehabilitation, Goshen, IN
Shoots Apartment Rehabilitation, Goshen, IN
202 North Cottage Ave, Goshen, IN 46528-3346
Phone: (574) 370-9631
lgautsche7@gmail.com
- Roger Narwot, Former Township Advisory Board Member
(574) 232-8700
rnawrot@abonmarche.com
- Aaron Perri, City of South Bend Venues Parks and Arts
Executive Director
301 South St. Louis Blvd.
South Bend, IN 46617



(574) 299-4765
aperri@southbendin.gov

II. Antero:

Michael E. Schmitz:

Relevant Project Experience:

- Texoma Council of Governments (TCOG) 9-1-1 & Public Safety:
 - GIS & Planning Manager: Michael served as the GIS & Planning Manager at the Texoma Council of Governments for ten years. In this role, Michael developed and managed the enterprise GIS system that included public safety data used to route 9-1-1 calls to the regions 7 Public Safety Answering Points (PSAP). Map data included Fire Stations, Sheriffs Offices, and Police Departments. GIS data (Addresses, Emergency Response Zones, Public Safety Buildings, Roads, Parcels, and more). The GIS data was synced to the PSAPS on a daily basis as serving the 190,000 residents.
 - Public Safety GIS Site Location Analysis and Data Updates: Public Safety GIS data is continually updated as it is a critical component in the emergency call routing function. During his role serving as the GIS & Planning Manager at TOCG, Michael oversaw numerous GIS analysis and data update projects dealing with site location analysis for public safety facilities. Data analyzed included:
 - Transportation network: Level of service and speed limit;
 - 9-1-1 call logs;
 - Police, Fire, and EMS response times;
 - Existing stations and coverage zones; and,
 - Population within emergency response zones and anticipated population growth.
 - Next Generation 9-1-1 Data Conversion: Michael managed the multi-year NG-911 GIS data update initiative to update the GIS data to improve the accuracy of wireless emergency calls. This technology upgrade also allowed for callers to text and send multimedia messages to the PSAPs.

Antero references:

- St. Joseph County Indiana
John Carlson
GIS Manager
227 W. Jefferson Blvd. 11th Fl
South Bend, IN 46601
574.245.6583

K I L
ARCHITECTURE
P L A N N I N G
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 7



jcarlson@sjcindiana.com

- New Buffalo Township Michigan
Michelle Heit
Supervisor
17425 Red Arrow Highway
New Buffalo, MI 49117
269.469.1011
mheit@newbuffalotownship.org
- Texoma Council of Governments
Nathan Voight
GIS Analyst
Sherman, TX 75090
1117 Gallagher Dr, Ste. 240
903.893.2161 x3557
nvoight@texoma.cog.tx.us

III. Lehman and Lehman, Inc.

Charles Lehman, Registered Landscape Architect

- President Lehman and Lehman, Landscape Architecture and Planning
- Extensive experience with planning and the landscape design for new facilities including various project types, including municipal projects (fire stations, park/recreation projects, office facilities, etc.).

Relevant Project Experience:

- Goshen Community Center Feasibility Study for the City of Goshen and Goshen Community Center, Inc. Lehman and Lehman, Inc. was engaged by the city of Goshen to perform a feasibility study of the development and operation for a Goshen Community Facility. The study was based on community feedback and provided on site and facilities.
- Goshen Hospital Campus Planning. Lehman and Lehman, Inc. was commissions by Goshen Health to provide long-term campus planning, parking and vehicular circulation design for the hospital's main campus in Goshen, IN.
- Goshen Community schools Bus Parking Facility. Lehman and Lehman, Inc. provided conceptual plan for parking and circulation improvements along with variance requested, final site engineering, electrical design and landscape architectural visual enhancements at the new bus parking facility.

Lehman and Lehman references:

- Mr. Mark Podgorski, Vice President Operations
Goshen Health

K I L
ARCHITECTURE
P L A N N I N G
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 8



200 High Park Avenue
Goshen, IN 46526
(574) 364-2440

- Mr. Tom Boomershine, Facilities Director
Goshen Community Schools 613 E. Purl
Goshen, IN 46526
(574) 533-8631
- Ms. Tanya Heyde, Superintendent
Goshen Parks & Recreation
524 E. Jackson Street
Goshen, IN 46526
(574) 534-2901
- Mr. Mark Brinson, Director
Goshen Community Development
204 E. Jefferson Street
Goshen, IN 46526

IV. Prodecom Engineering, Inc.

James Sabinas, PE

Relevant Project Experience:

- President ProDeComm Engineering, North Liberty, IN
- Registered Professional Engineer in the following states:
Indiana, Michigan, California
- Escondido Fire Station – (Escondido, CA) MEP design for a new fire station for the city of Escondido
- Keener Township EMS – (Demotte, IN) MEP design for a new EMS station.
- Goshen Theater – (Goshen, IN) MEP Design for a Rehabilitation of the existing Historic Theater, Goshen, IN



Project Understanding

The Goshen Redevelopment Commission is requesting a proposal to prepare a New South Fires Station Study. It is understood that the City of Goshen currently has three (3) City-operated fire stations within the City. The Redevelopment Commission would like to evaluate new locations for the existing south station based on selected location, identification of the desired elements to be incorporated and site design for the preferred site. Currently the City has had preliminary discussions regarding acquisition of a parcel of land on Dierdorff Road. This is the first site to be analyzed. If the site is determined to not be a suitable location in terms of response time and other factors, up to 3 additional sites will be evaluated. It is understood that the design time is 16 weeks from an award on November 10, 2020. This project is divided into 5 tasks as follows:

Task 1-Site Location Analysis:

The selected team is to study the current data available by analyzing the service areas based on optimum response times and current response times at different times of day while simulating various traffic volumes which impact response time. The analysis may use geocoding and historic dispatch data to calibrate the coverage model based on actual response times, analyzing the current coverage area and response time of existing stations locations. This data will establish the baseline of current coverage and identify potential gaps in efficient service and identify service overlaps based on the current station locations that leads to dispatch inefficiencies. Upon completion of analysis, the Dierdorff Road site will be evaluated to see if it improves coverage and lessens overlap areas through response time scenarios. A written report with summary of analysis, methodology and associated maps to be presented to the City for review.

Task 2-Program of Requirements:

While the Site Location Analysis is being performed, the selected team is to conduct interviews with Fire Department staff and other Key City staff to identify current and future needs for the new fire station. A Written Program of Requirements (POR) will be developed in accordance with NFPA standards related to fire station design with elements and needs discussed in the interviews. POR to be presented to and approved by the city.

Task 3 – Schematic Building and Site Design:

Once POR is approved and site selected, selected team is to develop several basic building and site plan options based on City Provided information or available GIS data to determine efficient layouts for the proposed new station. Building floor plans and preliminary site plans to scale will be shared with the city for approval.

Task 4 – Final Schematic Design:

Upon approval of the initial building and site design, the Team will further develop the Schematic Design. The team is to deliver Building floor plans to scale, Primary Building Elevations to scale, Preliminary Site plans to scale, Basic M/E/P system descriptions based on typical fires station requirements, and 2-3D exterior view showing basic design concepts. Once this design is approved by the City, the Selected team will prepare a final computer-generated exterior building renderings for public presentation, fundraising efforts and future design development.

Task 4 – Opinion of Cost

Based upon the approved Schematic Design, the Team to prepare a Preliminary Opinion of Probable Construction (OPC) based upon current square foot cost for site development and new construction for typical fire stations being built in area. Additionally, the Team shall develop an Opinion of Probable Project cost which includes typical soft cost and other costs such as fees and other project specific non-recurring costs.

Task 5 – Final New South Fires Station Report:

Upon approval of tasks 1-4, Selected team will prepare 5 hard copies and one electronic copy of the final report bound in 8 ½ x 11 format which will include all the deliverables per the RFP and present the Final Report to the Goshen Redevelopment Commission and the Goshen Common Council in a public forum to discuss the study, development process and final conclusions.



Project Approach

Task 1. Site Location Analysis

1.1. Coordination Meeting

The Project Team will meet with relevant City staff to discuss Project goals and priorities, discuss available GIS data, and review Task 1 deliverables. For planning purposes, we anticipate a total of 3 meetings for Task 1, which can take place virtually.

1.2. Data Collection

The Project Team, with Antero running point on this scope item, will coordinate with the City, County, and other appropriate entities to collect GIS data and public safety dispatch data needed during Task 1.3., Data Analysis. At a minimum, we propose to collect the following publicly available data:

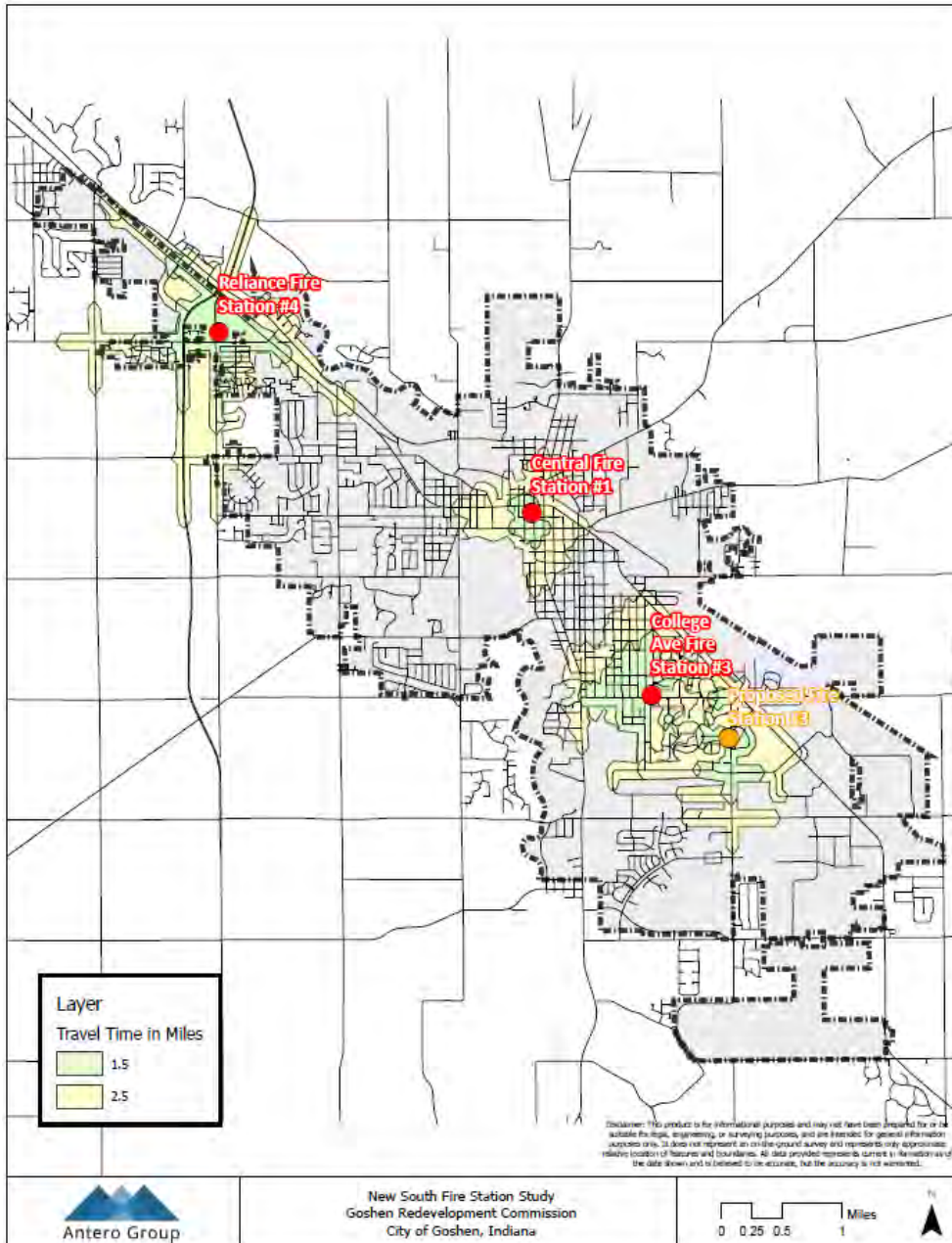
- Dispatch Call Data (with spatial attributes);
- Addresses;
- Public Facility Locations;
- Streets;
- Traffic Counts;
- Water Distribution Infrastructure;
- Water Bodies and Rivers;
- Railroads;
- Points of Interests;
- Parks; and,
- Parcels.

1.3. Data Analysis Dierdorff Road

Using all data collected in Task 1.2., the Project Team will begin analysis of the preferred Dierdorff Road site. Antero will also run drive times for the existing station locations. Analysis will include the following:

- Baseline Analysis of Historic Dispatch Data;
- Comparison Analysis of Station Drive Times, including:
 - Traffic counts;
 - Commuter Traffic Volumes and Patterns (24 hours);
- Coverage Gap Analysis; and,
- Site Suitability Analysis: We will coordinate with the Project Team on Task 3A to determine if site is suitable based on function and building orientation and findings will be reported.

A sample analysis exhibit is shown below, illustrating the 1.5 and 2.5 minute travel times.



1.4. Additional Site Analysis (If Required)

If analysis determines that the preferred Dierdorff Road site is not feasible, we will meet with the City to explore and identify up to three (3) additional sites. For planning purposes, we anticipate a total of five meetings during task 1.4., which can take place virtually. The same process identified in the Dierdorff Road site regarding data collection, analysis, and reporting will be followed.

1.5. Site Recommendation Report

Once analysis is completed, prepare Report for Site Recommendations:

K I L
ARCHITECTURE
PLANNING
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 12



Deliverables:

- We will prepare a Recommendations Report outlining the site selection methodology, analysis,
- Prioritized Outline of recommendations for fire station locations, based on findings.
- Map exhibits and GIS data produced will be included in the report (Run time maps, etc.)

Task 2. Program of Requirements

2.1 Meeting/Interviews

The Project Team will meet with relevant Fire Department Staff to interview and develop project Program of Requirements (POR). For planning purposes, we anticipate a total of 2 meetings for Task 2, which can take place face to face (socially distanced with masks or if needed, follow-up meeting can take place virtually). This phase will run concurrent with Task 1.

2.2 Site Visits

The Project Team will visit the 3 existing stations and meet with Staff to confirm current and future needs. It is important to understand what aspects of present facilities work well and can be incorporated into a new facility vs that which is not working so we can design an efficient plan. Much of a fire station layout that is critical is a plan that accommodated good circulation flow and efficiency in room layout for quick staff response to a call. It is also important to allow for work to be performed (training, research at individual work-stations, quiet and private sleeping areas, etc). Accommodation of mixed genders is critical for private living areas. Some fire stations have a meeting rooms that may be shared with the public or other city staff. If so, design this for accommodation but also for security and segregation to allow for security if the crew are called out.

- Work with the Client in determining potential uses and functions the new Fire Station will provide to the Fire Department, the City and the Community.
- Determine what site amenities should be considered for the community's uses (i.e. community meeting rooms, trails, walkways and additional site amenities).

2.3 Develop Program with Prioritization

Develop a narrative that outlines overall project goals for building and site. Develop spreadsheet for building listing individual spaces and requirements (minimum required size, proximity, potential expansion requirements, etc.). This will serve as a basis for understanding the proposed size of the building.

Develop spreadsheet listing specific site requirements and design parameters (setbacks, parking, drive and access, outdoor amenities: patio, covered entry, etc.).

Develop a list of MEP engineering systems design requirements for Mechanical and Electrical requirements (HVAC, Generator, etc.).

Deliverables:

- Written Program of Requirements (POR)
- Narrative Outline
- Spreadsheet listing of individual space requirements

Task 3 – Schematic Building and Site Design:

3.1 A: Initial Building and Site Study



Once POR is approved and site selected, selected team is to develop several basic building and site plan options based on City Provided information or available GIS data to determine efficient layouts for the proposed new station. Develop basic building floor plans to scale and preliminary site plans to scale will be shared with the city for approval. This process will be iterative and will consist of working sessions where the Design Team and Owner representatives will discuss the options presented and in the process identify features and plan details to move forward into a revised overall Schematic Site and Building Plan. Site design that become a complement, and in context, with the neighborhood and community it is located.

Deliverables:

- Building Floor Plans, all levels, to scale (basic diagrams showing size, configuration and layout)
- Preliminary Site Plan, to scale (basic diagram to define site layout, including area requirements size, configuration and layout). Site plan shall be based on available City GIS data

3.2 B: Final Schematic Design

Upon approval of the initial building and site design study, the selected team will further develop the Schematic Design for the selected scheme. The team is to deliver Building floor plans to scale, along with Building Elevations to scale and the Preliminary Site plan, Basic M/E/P system descriptions based on typical fire station requirements, and (2)-3D exterior views showing the basic design concepts. Once this design is approved by the City, the Design Team will prepare a final 3-D computer-generated exterior building renderings for public presentation, fundraising efforts and future design development.

Deliverables:

- Building Floor Plans, all levels, to scale
- Primary Elevations, all facades to scale
- Preliminary Site Plan, to scale
- Basic Systems narrative description for Mechanical (HVAC and plumbing) and Electrical based on typical fire station design requirements.
- (2) 3-D exterior views showing basic concept

3.3 C: Final Building Renderings

Once the Schematic is developed and approved per the previous steps, final Building and Site renderings will be developed in 3-D for Owner review. The level of quality of the rendering will include exterior finishes, and detail to provide a clear understanding of exterior finishes, trim and color scheme. The images will be suitable for presentation to the public and potential fundraisers and for future design development.

Deliverable: Full color 3-D Renderings that show views to describe the project as follows:

- Overall Aerial view (2 views)
- Eye-level views from a 2-3 vantage points

Task 4 – Opinion of Cost

4.1 A: Opinion of Probable Construction Cost

Based upon the approved Schematic Design, the Design Team will prepare a Preliminary Opinion of Probable Construction (OPC) based upon current industry standard square foot cost for site development and new construction for typical fire stations being built in the area. Additionally, based upon the approved opinion of Probable Construction Costs, the selected teams shall provide some level of itemization that includes level of quality of the systems



Deliverable:

- Opinion of Probable Construction Cost

4.2 B: Opinion of Probable Project Cost

develop an Opinion of Probable Project cost which includes typical non-construction costs such as fees, loose equipment and other project specific non-recurring costs.

Deliverable:

- Opinion of Probable Project Cost

Task 5 – Final New South Fires Station Report:

5.1 Final Report

Upon approval of tasks 1-4, Project Team to develop final Report.

Deliverables:

- (5) hard copies, bound, 8 ½ x 11 format
- (1) Electronic copy of the final report bound in 8 ½ x 11 format which will include all the deliverables per the RFP.

5.2 Presentation

Design Team to present the Final Report to the Goshen Redevelopment Commission and the Goshen Common Council in a public forum to discuss the study, development process and final conclusions. This is expected to include a digital Presentation of the Final Schematic Design developed, but also it will be important to show the process for Site Evaluation and selection, Program development and Process leading to the development of the approved Schematic Design. It is critical to show user input during process (site and building) as well as review / approval and ultimately 'buy-in' that confirmed the Team effort in developing an effective site and building design for the Community.

Other items and/or areas of assistance could include:

- Presentations to the various entities: Community/neighborhoods, Plan Commission, etc.
- OPTIONAL SERVICE – Present the findings of the site selection analysis to the local community for their information, input and response.



Project Team:

Kil Architecture/Planning will be the lead designers for this team, with support from Michael E Schmitz from Antero Group, Chuck Lehman and Michael Bultinck from Lehman and Lehman, Inc. and Jim Sabinas from Prodecomm Engineering, Inc. We will deliver a high-quality comprehensive study and design for the New South Fire Station for the City of Goshen.

Kil Architecture / Planning:

The design effort and coordination will be led by Gregory Kil, Architect with support from Dan vonBergen, Project Architect and Lesley Annis, Senior Project Designer. Dan brings 19 years of experience with Kil Architecture and Lesley has worked for the company for 8 years total. Altogether, the three bring 74 years of total experience in Architecture and Planning. Each team member has experience with fire station design and municipal projects. The Kil Team has developed a variety of projects and coordinated the consultant team on small to large and complex new facilities.

Antero:

The Antero Team will provide the GIS mapping for the project as outlined under Task 1. Michael E. Schmitz serves as a Senior Project Manager for the Antero Group and has twelve years of GIS and planning experience with clients in the public and private sectors.

Lehman and Lehman , Inc.

Charles Lehman, ASLA, FRSA and Michael Bultinck, ASLA from Lehman and Lehman, Inc. team will work with the Project team and client representatives to determine project goals, objectives and factors that will be used in evaluating the various sites. They will assist the Architect in regard to the Architectural design, site engineering and designing, and the program uses of the new fire station.

Prodecomm Engineering, Inc.

Jim Sabinas, PE and President of Prodecomm Engineering will provide assistance in recommending and providing basic system descriptions for the mechanical, electrical and plumbing design based on typical fire station requirements.

Firm Profiles, Select Portfolio Sheets, and Resumes:

- Exhibit A, Kil Architecture/Planning
- Exhibit B, Antero
- Exhibit C, Lehman and Lehman, Inc.
- Exhibit D, Prodecomm



Itemized Budget: Project Fee Proposal

I. Itemized Budget Fee Proposal for Base Scope of Work:

	Base Fee	Alternate Fees
Task 1 – Site Location Analysis		
A. Dierdorff Site Analysis	\$ 9,000.00	
B. Other site locations (each)		\$ 950.00
Task 2 – Program of Requirements (POR)		
A. Interviews and Written Program of Requirements	\$ 2,500.00	
Task 3 – Schematic Building and Site Design		
A. Initial Building Schematic Design	\$ 6,500.00	
B. Initial Site Schematic Study	\$ 4,000.00	
C. Final Schematic Design	\$ 6,500.00	
D. Final Building Renderings (two revisions)	\$ 1,900.00	
E. Additional Rendering Revisions (each)		\$ 800.00
Task 4 – Opinion of Probable Construction Cost (OPC)		
A. Opinion of Probable Construction Cost	\$ 1,200.00	
B. Opinion of Probable Project Cost	\$ 800.00	
Task 5 – Final Report for New South Fire Station		
A. Bound copies of Reports and Presentation	\$ 1,500.00	
B. Additional Presentations (each)		(\$ 650 to \$1,200/ea)
Total Base Fee:	\$33,900.00	

II. Reimbursables:

- A. Standard reimbursable expenses not included in the above design fee include: State and local permit fees, travel mileage @ \$0.60/mi., long distance calls, reproduction costs, photographic documentation, mailing, delivery, and handling of documents or other similar expenses incurred by the Architect in the interest of the Project. A figure of \$1,850.00 (one thousand eight hundred fifty dollars) is estimated to cover reimbursables.

III. Additional Services that are not included in the fee above, that may be performed if directed by Owner:

- A. Neighborhood Presentation: If requested by City, The Architect and Team will attend a town hall type meeting to present the Program to the neighborhood for resident's input. This scope of work can be performed for a fee of \$900.00.
- B. Detailed Cost Estimating of project, if requested by City it would be possible to have a 3rd party cost estimate consultant provide a detailed itemized estimate which can be performed for a fee of \$ 2,500.00 to \$3,500.00.
- C. If Dierdorff site is not deemed viable for fire station, the Architect can prepare a study of the site for marketing and redevelopment. The deliverable would include an existing and proposed site plan showing potential alternate use for sale and promotion. This can be prepared for a fee of \$2,800.00.

IV. Kil Architecture / Planning Hourly Rates:

K I L
ARCHITECTURE
P L A N N I N G
www.kilarchitecture.com

10/12/2020
New South Fires Station Study
Kil A/P # 20089
Page 17



The Owner will be billed at the Standard 2020 hourly rates as follows:

Principal Architect	\$163.00/hour
Project Architect, Level II	\$125.00/hour
Project Architect, Level I	\$100.00/hour
Graduate Architect, Level III	\$ 92.00/hour
Graduate Architect, Level II	\$ 83.00/hour
Graduate Architect, Level I	\$ 80.00/hour
Senior Project Designer	\$ 90.00/hour
Project Designer	\$ 85.00/hour
Technical CAD Designer	\$ 82.00/hour
Intern Architect, Level III	\$ 63.00/hour
Intern Architect, Level II	\$ 57.00/hour
Intern Architect, Level I	\$ 50.00/hour
Clerical Staff	\$ 42.00/hour

These rates are subject to review and may be changed at the beginning of each calendar year.

V. Antero Hourly Rates:

Senior Project Manager	\$165.00/hour
------------------------	---------------

VI. Lehman and Lehman Hourly Rates:

Principal Landscape Architect	\$145.00/hour
Project Landscape Architect	\$105.00/hour
Project Landscape Architect, Level II	\$ 95.00/hour
Project Landscape Architect, Level I	\$ 80.00/hour
Technical CAD Designer	\$ 75.00/hour
Intern Landscape Architect, Level I	\$ 55.00/hour
Clerical	\$ 45.00/hour

VII. Prodecmm Engineering Hourly Rates:

Principal	\$140.00/hour
Engineer	\$100.00/hour
Designer	\$ 75.00/hour
Cadd/Drafter	\$ 50.00/hour
Clerical	\$ 40.00/hour

VIII. Work Scope Qualifications: The following qualifications define the services that have not been included in the base fee, but can be provided if required by the Owner or by the Municipal Age

1. Site survey: full topographical, boundary and site condition survey will be provided by the Owner. This will be required for Phase II.
2. Geotech Report: Soil Borings and Geotech Report will be required for Phase II.
3. DD and CD level Architectural consultation will be part of Phase II consultation.
4. Structural Engineering and Detailed Mechanical, Electrical, Plumbing Engineering is not included in this preliminary proposal, but will be part of Phase II consultation.
5. Permit plan fees to be paid by Owner.
6. Updates/Revisions to the Schematic design beyond that listed may entail additional fees.
7. Life Cycle and energy cost analysis is not provided.
8. LEED, Energy Star or similar analysis and certification can be provided.
9. Commissioning is not provided.
10. Variances, easements and/or rezoning can be provided as an additional service.
11. Fire Suppression system engineering design is to be developed by FP vendor.
12. Basic Code review is included.



13. Environmental and Identification of Hazardous Materials not included.
14. Extensive investigations of alternative building systems will incur additional fees
15. Changes required as a result of the Owner's failure to render decisions in a timely manner and impacting project schedule will incur additional fees.
16. Client agrees, to the fullest extent permitted by law, to limit the liability of the Architect so that the total aggregate liability of the Architect shall not exceed the Architects fee paid for services rendered on the Project pursuant to this Agreement. It acknowledged that this limitation of liability applies to any and all cause of action, be it sounding in contract, tort, statutory violation or otherwise.



Project Timeline / Schedule:

It is understood that the City of Goshen Redevelopment Commission is scheduled to notify the selected consultants on November 10, 2020 with a formal award is tentatively scheduled November 2020:

- Task 1: Site Analysis: This initial task will take 3 to 6 weeks to complete. We expect 3 weeks to study and prepare a report for the Dierdorff Site then up to a week for City Review. If determined that Dierdorff site is not feasible, then 2-3 additional weeks to study the additional sites and provide report.
- Task 2: Develop Program of Requirements (POR). While the Site Analysis is being performed, we will develop the POR concurrent with Task 1. We expect the POR to require up to 2-3 weeks for interviews with Fire Department Staff and other Key City Staff to identify current and future needs of the fire station. Upon completion of POR and Site studies, we anticipate a week for City Review and Approval.
- Task 3: Schematic Site and Building Design: Architect expects this phase to take 7 – 9 weeks.
3A: Initial Schematic Design: Develop site and building SD options for review with Owner Team. Determine the best layout by meeting to review strengths for each option and develop a hybrid that addresses an efficient plan for site and building. Include current and future needs for the Fire Department with basic layouts, to be developed further in the next phase.
3B: Final Schematic Design: Once the approved schematic site and building design option is developed and selected by the City, the final schematic design will begin with more detailed design study. Prepare detailed site plan, floor plans and elevations.
3C: Prepare final 3-D exterior renderings for presentation.
- Task 4: Opinion of Probable Construction Costs (OPC) and Opinion of Probably Project Costd: Architect expects this phase to take 2 weeks. Architect to develop OPC for Site and building design, based on current standards using unit costs per SF. Include costs for hard construction costs as well as soft costs and non-fixed related expenses.
- Task 5: Final Report and Presentation: Architect expects this phase to take 2 weeks.
Develop Final Report once planning tasks have been approved and completed. (8.5 x 11 format) Be prepared to present to the Goshen Redevelopment Commission and Common Council. Presentation will be made between week 14 and16, depending upon whether alternate sites beyond the Dierdorff site are required to be developed.



Anticipated Timeline for the New South Fire Station Study

	Task 1	Task 2	Task 3A	Task 3B	Task 4A/B	Task 5
Week 1						
Week 2						
Week 3						
Week 4	<i>City Review</i>	<i>City Review</i>				
Week 5						
Week 6						
Week 7						
Week 8			<i>City Review</i>			
Week 9						
Week 10						
Week 11						
Week 12						
Week 13				<i>City Review</i>		
Week 14						
Week 15						
Week 16						<i>Presentations</i>



KIL ARCHITECTURE / PLANNING

1126 Lincolnway East
South Bend, Indiana 46601

FIRM PROFILE



Gregory A. Kil, NCARB, AIA
Principal in Charge / Principal Architect
Indiana License: AR00034454
Michigan License: 1301040767



Dan vonBergen, RA, LEED AP
Project Architect



Lesley Annis, AIA Associate
Senior Architectural Designer

BACKGROUND

Kil Architecture / Planning is a general architectural & planning practice that has offered architecture and planning services for a wide variety of project types, including office, multi-use, libraries, municipal, institutional, commercial, recreation, preservation, healthcare and residential design. The firm has designed new facilities, and has completed remodelings, additions, and interior build-outs for a variety of projects. Our project team consists of in-house architectural staff with experience of varied project size, from small to large, and has completed projects in Indiana and Michigan. In addition, civil, structural, mechanical, electrical, and plumbing engineering and landscape design is handled by a team of out-of-house consultants. We are familiar with local codes and ordinances and have provided consultation for rezoning's, variances, and special uses. Our projects have been submitted to state plan review and the department of health. The firm is a member of the USGBC, and we have staff certified as LEED AP.

LEGAL ORGANIZATION

Gregory A. Kil & Associates, Inc. (DBA Kil Architecture / Planning) was registered as a Subchapter S corporation in the state of Indiana on July 1, 1991.

PERSONNEL

Currently, Kil Architecture / Planning employs an architectural staff of ten personnel and one principal architect, as follows:

Gregory A. Kil, NCARB, AIA	Principal Architect
Dan vonBergen, RA, LEED AP	Project Architect
Lesley Annis, AIA Associate	Senior Architectural Designer
Eric Stalheim, AIA	Project Architect
Sam Lima	Graduate Architect
Jhalan Taylor	Graduate Architect
Jessica Snively	Graduate Architect
Johnnal Saint Germain	Graduate Architect
Amber East	Architectural Associate I
Angela Henry	Office Manager

DESIGN TOOLS

Kil Architecture / Planning is capable of providing clients with an array of organizational and presentation material, including hand-drawn sketches, 3-D models, and water colored renderings. Members of the staff at Kil Architecture / Planning are proficient with the following software:

- AutoCAD Architecture
- Revit
- Adobe Creative Suite (Acrobat, Photoshop, Indesign, Illustrator)
- Microsoft 365 Suite (Word, Excel, Powerpoint, Outlook, Teams)
- Specklink
- Sketchup
- Means Cost Works
- COMCheck
- RESCheck
- AIA Contract Documents



EXTERIOR RENDERING



EXTERIOR RENDERING



EXTERIOR RENDERING

2020

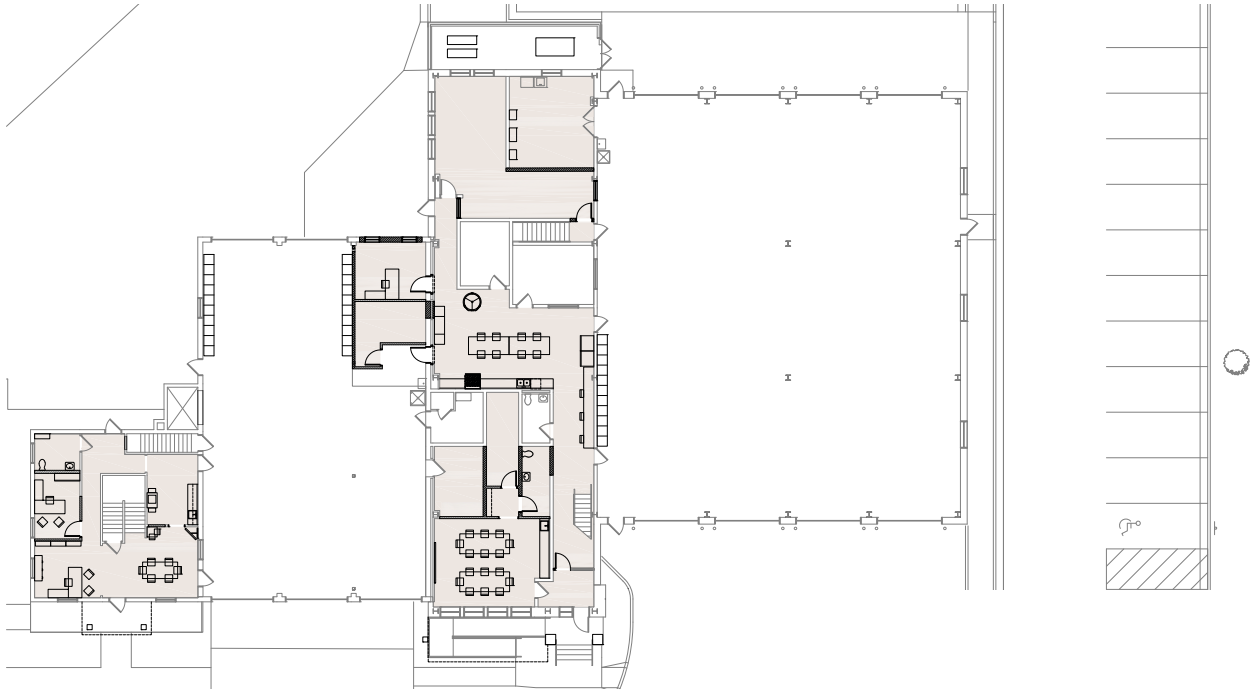
MIDDLEBURY FIRESTATION AND TRUSTEE OFFICE

MIDDLEBURY, INDIANA

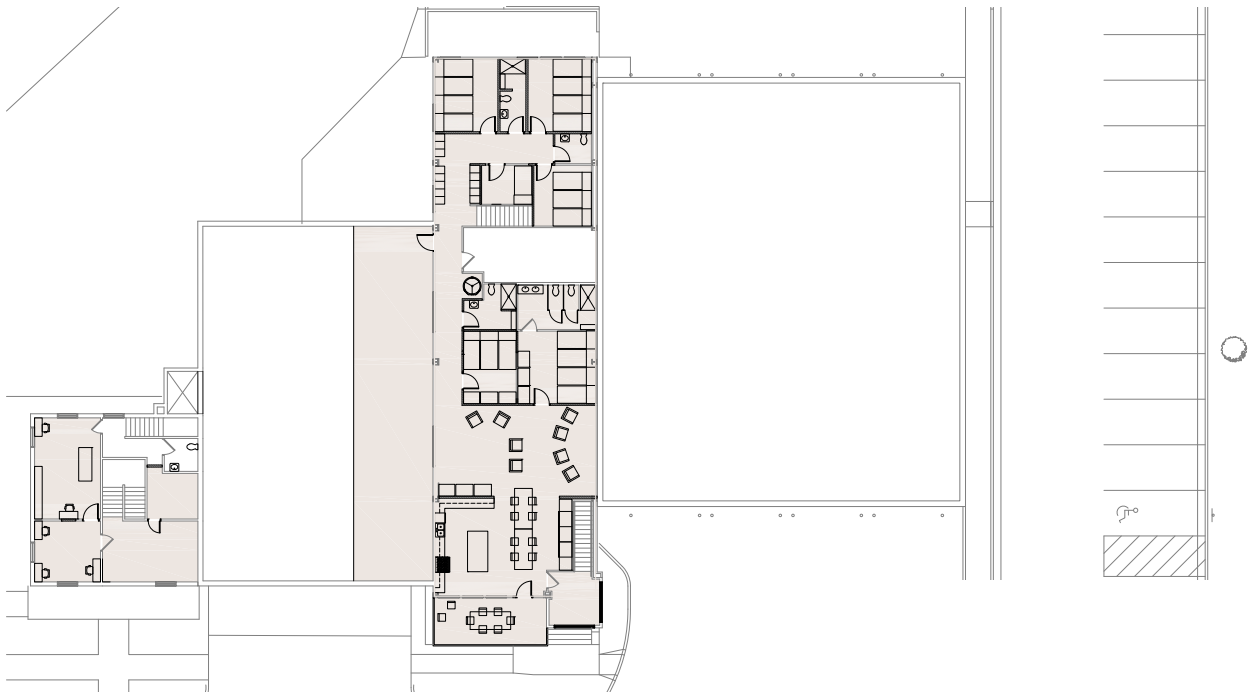
The design of the Remodeling and Addition for the Middlebury Fire Station focuses on interior plan layout reconfiguration along with an upgrade to finishes (floor/walls/ceilings), built-ins and MEP systems for the facility. The plan also addresses upgrades to the township offices at the south end of the building. A 2nd level balcony addition is proposed to accommodate outdoor space for full-time crew. The design reconfigures the bedroom/sleeping and bathroom layout to accommodate mixed gender crew. The common living and sleeping quarters at the upper level is modified to allow for function, comfort and privacy for full time crew in the evenings between calls. The main level offices, kitchen and open work space is designed for efficiency and flow between north and south apparatus bays. An exercise area is expanded along modifications to the meeting room, kitchenette and accessible restroom off the main entrance. This meeting room is designed to allow for public use and is zoned off from the rest of the facility. The totally redesigned facade provides a new look to the exterior that integrates the original south wing and 1999 addition effectively with durable exterior finishes (brick, glass, metal panel) for a more progressive aesthetic image. MEP systems design accommodates high efficiency system upgrades such as LED lighting along with high efficiency heating and cooling.

PROJECT TYPE: RENOVATION + ADDITION**EXISTING SQUARE FOOTAGE:** 22, 880 SF**RENOVATION SQUARE FOOTAGE:** 10, 800 SF

MIDDLEBURY TOWNSHIP - TRUSTEE'S OFFICE + FIRE STATION - PROPOSED PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

LEGEND
 No Work: □
 RENOVATION: □





VIEW LOOKING AT THE NEW ENTRANCE FACADE



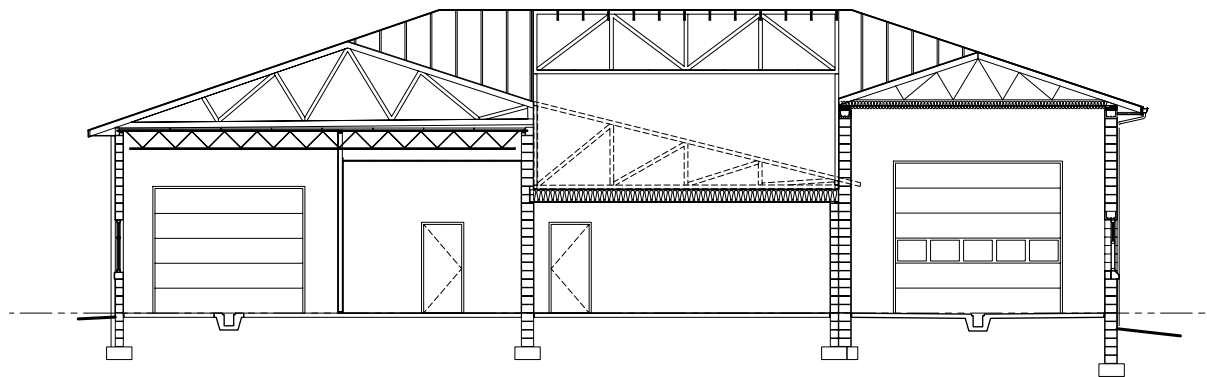
VIEW OF NEW FIRE ENGINE BAY

2006

GERMAN TOWNSHIP FIRE STATION SOUTH BEND, INDIANA

A renovation to the existing German Township Fire Station, and 2200 square feet addition. This project provides a new high-bay for apparatus storage, offices, an exercise room, bathrooms, and living quarters. Also included are new mechanical and electrical systems. The new sitework provides an additional access drive and parking areas.

The renovation and addition was designed to meet the fire company's need to house larger equipment and to be able to wash their equipment indoors. The plan used half of the existing apparatus bay to provide a chief's office, exercise room and new restrooms, while the one-hundred foot long addition accommodates two apparatus trucks and a river rescue boat. The remaining apparatus bay also serves as a wash bay. The design integrates the high-bay addition with the existing roof lines by adding a cover roof to tie them together. The construction was completed in 2007.



SECTION DRAWING OF NEW ADDITION

PROJECT TYPE:	RENOVATION
START DATE:	2006
COMPLETION DATE:	2007
SQUARE FOOTAGE:	6,114 SF
CONSTRUCTION COST:	\$786,000





BEFORE REMODELING



AFTER REMODELING



INTERIOR VIEW OF GARAGE

1991

WARREN TOWNSHIP FIRE STATION # 2 NORTH LIBERTY, INDIANA

This addition to Fire Station # 2 consists of a new apparatus bay, training/meeting room, kitchen, toilets, showers, and an office for the township trustee. The existing building had compounding problems (primarily lack of space and limited mechanical systems) and was in dire need of attention. This building however was structurally sound, so it was determined to integrate it into a new design and maintain partial occupancy and operation during the course of the work.

The existing structure is a concrete block bearing wall system supporting wood bowstring trusses. The structure of the addition is composed of wood framed walls and wood roof trusses. A portion of the new bay to the south is supported by steel framing as required by the removal of the former south wall. The exterior is a combination of brick, limestone and concrete masonry veneer with some metal panel finish.

The Township required that the facility maintain its normal operation during the course of the work. The strategy for adding the new south bay and east wing dictated an approach that maintained the existing utility feeds and roof structure. This was accomplished by installing a new 2-part truss system in a very short period of time, minimizing the potential for leaks and damage. Electrical shut downs were closely coordinated and down time during construction was limited to minutes. In order to maintain good flow and access within the service area of the building, the former south CMU wall was removed and opened up to the three original bays. The building was designed for barrier free access, throughout. This facility in this phase of construction was not designed to accommodate future sleeping dormitories, as it is understood that it will remain an unmanned volunteer fire station in the near future.

PROJECT TYPE:	ADDITION & REMODELING
START DATE:	JUNE, 1991
COMPLETION DATE:	NOVEMBER 30, 1991
SQUARE FOOTAGE:	2,250 S.F. (ADDITION) 3,000 S.F. (EXISTING)
CONSTRUCTION COST:	\$ 250,000





EXISTING MAIN ENTRANCE



PROPOSED MAIN ENTRANCE

2010

HAWKS BUILDING FEASIBILITY STUDY GOSHEN, INDIANA

This project consists of the rehabilitation and conversion of the Hawks Building in Goshen, Indiana into an artist loft community. The building consists of 67,326 square feet of space to be converted into 40 residential artist lofts and supporting spaces including flexible spaces, work spaces, galleries, and residential community rooms. Residential unit sizes vary from two bedrooms to four bedrooms with square footage ranging from 690 square feet to 1632 square feet. The site design accommodates 72 parking spaces and includes a walking path along the mill race.



AERIAL VIEW

PROJECT TYPE:	MULTI-FAMILY ADAPTIVE REHABILITATION
START DATE:	PROJECTED FALL 2012
CONSTRUCTION COST:	\$6,906,000





SITE PLAN



VIEW OF NORTHWEST CORNER ALONG MILL RACE



AERIAL VIEW FROM THE SOUTHWEST



First Floor Plan



Second Floor Plan



Third Floor Plan

- Work Space / Common Space
- Support Space
- Two Bedroom Units
- Three Bedroom Units
- Four Bedroom Units

PROPOSED PLANS





RENOVATED AUDITORIUM

GOSHEN THEATER RENOVATION GOSHEN, INDIANA

Kil Architecture and Planning was commissioned to design and develop the Rehabilitation Plan and construction documents for Phase I of the Goshen Theater renovation in Goshen, Indiana. Kil A/P led the team that included Schuler Shook Theater Planning & Lighting Design, Talaske Acoustic Consultants, Keller Engineering for Structural, Danch Harner for Civil, and ProDeComm for MEP engineering. The scope included accessibility upgrades such as a new elevator, accessible men's and women's restrooms, and accessible seating in the main auditorium. Other public amenities are also planned as part of this Phase I implementation.

Other work included new seating, carpeting, and interior painting in the main auditorium, new front lobby rehabilitation, and lighting catwalk, stage rigging, pickpoints, and line sets for backstage.



VIEW OF STAGE FROM BALCONY





RENOVATED FACADE WITH RESTORED STOREFRONTS



NEW PAINT SCHEME IN RESTORED AUDITORIUM



FINISHING TOUCHES ON NEW LOBBY



DETAIL PAINTING OF THE AUDITORIUM MOLDINGS



NEW BAR AREA



REMODELED BATHROOMS





MAIN ENTRANCE AND STAIRS



LANDSCAPING AT FRONT OF TOWNHALL



RECEPTION AREA AND TOWN CLERK'S OFFICE

2003

The New Carlisle Town Hall New Carlisle, Indiana

The town of New Carlisle hired Kil Architecture / Planning to oversee the transformation of this historic 1924 Carnegie Library into a new town hall. Working closely with the town staff, Kil Architecture developed a program that would meet their immediate needs for office and storage space as well as provide them with plenty of room to grow into for the future.

Through efficient utilization of the existing spaces within the building, Kil Architecture was able to accommodate the Clerk's Office, the Director of the Board of Public Works, Town Council Boardroom, Town Marshal, the Police Administrative Offices, and the Squad Room.

Exterior work on the building consisted of replacing the front entrance stairs as well as a few minor repairs to some of the building's historic details.



BOARD ROOM

Project Type: Renovation & Historic Preservation
Completion Date: Spring 2003



2012

**POTAWATOMI CONSERVATORY
SOUTH BEND, INDIANA**

Construction was completed in May 2012 for the expansion and upgrade to the Conservatory at Potawatomi Park in South Bend, IN. This scope included new finishes, accessibility upgrades, M/E/P systems upgrades along with envelope improvements for energy conservation and more effective ventilation for summer months.

The expansion plan relocates the primary entrance to the east side of the building and a sidewalk from the north parking, a more convenient access for visitors to and from the Potawatomi Zoo. Additional site design includes accessible parking as well as new landscaping. An addition houses accessible restrooms, mechanical, and potting room.



MAIN ENTRANCE TRELLIS



INTERIOR



VIEW FROM EAST



INTERIOR CORRIDOR



VIEW FROM SOUTH-EAST



LOBBY

PROJECT TYPE:	PUBLIC CONSERVATORY
START DATE:	2011
COMPLETION DATE:	2012





EXTERIOR PHOTOGRAPH

2012

OCTAVE CHANUTE MEMORIAL COURTYARD AND FLIGHT MUSEUM AT THE GARY AQUATORIUM GARY, INDIANA

The Gary Aquatorium west courtyard was redesigned by Kil Architecture + Planning to accommodate a variety of functions, from receptions, weddings, to gatherings and performances. In addition, the project includes a proposed museum housing photographs and artifacts pertaining to Octave Chanute. This project was designed with Hitchcock Design Group, who directed the Master Plan for Marquette Park.



COURTYARD 3D RENDERING

The Aquatorium was originally built as Gary's bathhouse in 1921 with an innovative T-block masonry unit. The designers at Kil Architecture + Planning designed this multiple phase project with sensitivity to historical relevance and effective landscaping at the west courtyard to deliver a design plan that is flexible for the various needs of this multi-use building.

The courtyard incorporates a tensile canopy structure in the design vocabulary of Octave Chanute's glider at the east side of the space. The courtyard is softened with a combination of trees and lower level plants and landscape that creates an oasis for relaxed to active social functions.



EXTERIOR VIEWS - LAKE SIDE





COMPLETED COURTYARD VIEW



INTERIOR VIEW OF MUSEUM



COURTYARD PLANTER DETAIL



SECOND FLOOR ARCADE





K I L
ARCHITECTURE
P L A N N I N G

Gregory A. Kil, NCARB, AIA RESUME

EDUCATION:

- Master of Architecture in Urban Design, University of Notre Dame, 1987
- Rome Studies Program, UND, Rome, Italy, 1986
- Bachelor of Architecture, Ball State University, College of Architecture and Planning, 1982
- Polyark Field Study, BSU/CAP, London England, 1980
- Bachelor of Science in Environmental Design, Ball State University, 1982

REGISTRATION AND PROFESSIONAL AFFILIATIONS:

- Architect, Indiana Registration #4454, 1984
- Michigan Registration #40767, 1995
- NCARB Certificate #32214, 1985
- AIA, Member, Northern Indiana Chapter, 1985-present
- United States Green Building Council, Member Firm, 2009
- Listed as Qualified Professional on the Indiana Historic Architect Roster

PROFESSIONAL EXPERIENCE:

Kil Architecture/Planning
 Gregory A. Kil & Associates, Inc, South Bend, IN, 1991-present
 Architecture/Planning/Historic Preservation/Urban Design

ARCHITECTURE:

PLANNING / URBAN DESIGN:

- La Porte Library Master Plan, La Porte, IN
- Good Shepherd Montessori School. South Bend, IN
- 933 Gateway Master Plan
- Washington Park Master Plan, Michigan City, IN
- Studebaker Renaissance District, South Bend
- Eddy Commons Phase II, South Campus Study
- St. Mary's College, Notre Dame, IN
- Master Plan of Main and 5 Branch Libraries
- Master Plan for School Remodeling
- Master Plan of adjacent area to UND Campus
- Master Plan of Existing Lakefront Park
- Master Plan of Former Factory Site
- Master Plan of adjacent area to UND Campus
- Master Plan of Congregate Properties on Campus

PROJECTS:

- Wakarusa Police Station, Wakarusa, IN
- Erskine Golf Course Clubhouse, South Bend, IN
- Warren Township Fire St. #2, Crumstown, St Joe Co., IN
- Warren Township Fire St. #1, Crumstown, St. Joe Co., IN
- German Township Fire Dept, Station #2 Add' & Rem.
- Goshen Theater Rehabilitation, Phase I, Goshen, IN
- Hawks Building Master Plan, Goshen IN
- New Carlisle Town Hall, New Carlisle, IN
- Uptown Artist Lofts Space for Artspace Projects, Mich City, IN
- South Bend Remedy Rehabilitation, SB, IN
- Hose Company #3, Retail and Residential, South Bend, IN
- Bendix Woods Nature Center, St. Joe Co. Park Dept.
- Potawatomi Park Pavilion Rehabilitation
- Engineer's Castle, Michigan City Zoo
- Mishawaka Junior Main Apartments, Mishawaka, IN
- The UND Center for Arts and Culture, South Bend, IN
- Hattle Apartments, Goshen, IN
- Shoots Building Apartments, Goshen, IN
- Potawatomi Botanical Conservatory, South Bend Parks,
- Seitz Park Pavilion, South Bend, IN
- Architectural Design, New Facility
- Architectural Design, Remodeling
- Architectural Design, Addition and Remodeling
- Architectural Design, New Facility
- Architectural Design, Addition and Remodeling
- Architectural Design, Rehabilitation
- Master Plan, Adaptive Reuse
- Adaptive Reuse, Former Carnegie Library
- Adaptive Reuse Rehabilitation, Mixed Use
- Historic Rehabilitation, Adaptive Reuse
- Addition and Historic Rehabilitation
- Historic Rehab. & Accessibility Renovations
- Historic Rehabilitation, Adaptive Reuse
- Historic Rehabilitation
- Architectural Design, Adaptive Reuse
- Architectural Design, Adaptive Reuse
- Historic Rehabilitation, Adaptive Reuse
- Historic Rehabilitation, Adaptive Reuse
- Architectural Design, Add'n/Remodeling
- Architectural Design, New Performance Pavilion

Gregory A. Kil, *Continued:*

AWARDS:

Erskine Clubhouse, South Bend Venue and Parks, South Bend, IN MACAIF Excellence in Construction Award	2020
Uptown Artist Loft Apartments, Artspace, Inc., Michigan City, IN AIA Northern Indiana Honorable Mention Award Preservation / Adaptive Re-use / Renovation	2018
Gary Bathing Beach Pavilion "Aquatorium" at Marquette Park, Gary, IN AIA Northern Indiana Citation Award for Adaptive Re-use	2015
Cook Cup Preservation Project of the Year	2013
Mishawaka Main Junior Apartments, Mishawaka, IN AIA Northern Indiana Merit Award for Adaptive Re-use	2015
MACAIF Bldg. Design, Institutional Rehabilitation Award	2013
Potawatomi Conservatory Addition and Remodeling MACAIF Bldg. Design, Municipal Rehabilitation Award	2013
Notre Dame Center for Art and Culture, South Bend, IN MACAIF Bldg. Design, Educational Rehabilitation Award	2013
Trios Restaurant & Jazz Club, DTSB Pride of Place Award, Interiors	2010
Haircrafters, SB, DTSB Pride of Place Award Façade Improvement	2010
Hattle Apartments, Goshen, IN, Historic Rehab Adaptive Reuse Northern Indiana AIA Chapter Design Citation Award	2007
Shoots Building Apartments, Goshen, IN, Historic Rehabilitation Northern Indiana AIA Chapter Design Citation Award	2007
South Bend Remedy Rehabilitation, SB, IN, Historic Rehabilitation Northern Indiana AIA Chapter Design Merit Award	2005
The Old Republic Historic Rehabilitation, New Carlisle, IN Northern Indiana AIA Chapter Design Merit Award	2005
MACAIF Bldg. Design, Historic Rehabilitation	2002
Martin Luther King Center Addition and Remodeling Indiana Park & Recreation Assoc. Facility Design Award	2005
A New Church for Holy Family Parish, South Bend, IN MACAIF Bldg. Design, Institutional Use	2002
O'Brien Rec. Center and SB Park Dept Adm. Offices, South Bend	2001
Indiana Park & Recreation Assoc. Facility Design Award	2001
O'Brien Skate Park, South Bend	2002
Indiana Park & Recreation Assoc. Facility Design Award	2002
Cornerstone Rehabilitation, Indiana Main Street Assoc. Design Award	1999
Center City Associates, Inc., Design Award Edward D. Jones Office Building Remodeling	1995
AIA Citation Award, Indiana Society of Architects Montessori Academy Elementary School	1990
Alucabond Design Award, Mossberg Addition and Renovation	1989
Montedonico/Bond Fellow, University of Notre Dame	1985-86
AIA Academic Scholarship, Ball State University College of Architecture	1981-82
Indiana State Scholarship	1977-78-79-80
Honorable Mention, B.S.U. Film Festival, Documentary	1981
Indiana Concrete Masonry Association Competition, Second Place	1979



K I L
ARCHITECTURE
PLANNING

Daniel R. vonBergen, R.A., LEED AP RESUME

EDUCATION:

Bachelor of Architecture, University of Cincinnati, 1978
Professional Practice Program, UC, 1974 – 1977

REGISTRATION AND PROFESSIONAL AFFILIATIONS:

Architect, New York State Registration #016539, 1983
AIA, Member, Northern Indiana Chapter, 2000-2002
Member, Central New York Chapter, 1995-2000
LEED AP, USGBC Member

PROFESSIONAL EXPERIENCE:

Kil Architecture/Planning

Gregory A. Kil & Associates, Inc, South Bend, IN, October, 2001-present

PLANNING / URBAN DESIGN:

- 933 Gateway Master Plan
- Studebaker Renaissance District, South Bend
- Studebaker Administration Building, Design Study
- St. Mary’s College, Notre Dame, IN
- Master Plan of adjacent area to UND Campus
- Master Plan of Former Factory Site
- Architectural Design, Adaptive Reuse
- Master Plan of Congregate Properties on Campus

COMMERCIAL PROJECTS:

- Hartford Library, Hartford MI
- German Township Fire Station, South Bend, IN
- Interfaith Apartments, Richmond IN
- Renaissance Center Building 113, South Bend, IN
- River Rock Development, Mishawaka, IN
- Notre Dame Ctr. for Arts and Culture, South Bend, IN
- La Porte County Library, La Porte, IN
- Indiana Toll Road Concessions Company, Elkhart, IN
- S.B. Parks Dept. O’Brien Fitness Center, South Bend, IN
- Parks Dept. Maintenance Building, South Bend, IN
- The Milton Home, South Bend, IN
- St. Paul’s Retirement Community, South Bend, IN
- Lourdes Hall, Sisters of the Holy Cross, South Bend, IN
- Midwest Orthotics, South Bend, IN
- Siemens Healthcare Diagnostics, Elkhart, IN
- Fellowship Baptist Church
- Studebaker Administration Building, South Bend, IN
- Mitts Family Entertainment Center, South Bend, IN
- 511 W. Colfax St, Birdsell Mansion, South Bend, IN
- Hawks Building, Goshen, IN
- Irish Row Apartments, South Bend, IN
- Irish Crossings Townhomes, South Bend, IN
- New Building
- Addition and Renovation
- Renovation & Accessibility Upgrades
- Commercial retrofit of Studebaker Assembly Building
- 82 unit residential/retail/parking complex
- Conversion of Hansel Center Building
- System-wide facility and needs assessment
- Annual Facilities Evaluation & Report 2010, ‘11, ‘12
- Fitness Center Addition
- Renovation and Addition
- Comprehensive Nursing Care Conversion
- 17-Bed Memory Care Unit Conversion
- 16-Bed Memory Care Unit Conversion
- New Diagnostic, Treatment & Fabrication Facility
- Manufacturing facility Renovation
- Restroom Renovation
- Feasibility Study
- Schematic Design, FEC, Hotel, Water Park
- Historic Renovation, Schematic Design/ Feasibility Study
- Feasibility Study, Historic Factory Artists Housing
- 5-Building, 3-Story Apartment Complex
- 79-Townhome development



K I L
ARCHITECTURE
P L A N N I N G

Lesley L. Annis RESUME

EDUCATION:

Master of Architecture, University of Notre Dame, School of Architecture, 2008
Concentration: Urban Design
Rome Studies Program, Rome, Italy

Bachelor of Science in Design, Clemson University, School of Architecture, 1998
Charles E. Daniel Center, Genoa, Italy
Student Exchange, St. Petersburg, Russia

REGISTRATION AND PROFESSIONAL AFFILIATIONS:

Historic Preservation Commission, City of South Bend, 2019-2020
Friends of the Library Board Member, 2019-current
Women in Architecture, 1999-2006
Junior League of Charlotte, 2003-2006
Habitat for Humanity, 2003-2006

PROFESSIONAL EXPERIENCE:

Kil Architecture/Planning - Gregory A. Kil & Associates, Inc, South Bend, IN, 2008-2015, 2019-present
Senior Project Architectural Designer

COMMERCIAL PROJECTS:

HISTORIC PRESERVATION, REHABILITATION & ADAPTIVE REUSE:

Lakeville Fire Station, Lakeville, IN	Addition and Renovation
Warren Building Artists' Lofts, Michigan City, IN	Historic Rehabilitation, Adaptive Reuse
Mishawaka River Center Apartments, Mishawaka, IN	Historic Rehabilitation & Addition
Octave Chanute Courtyard & Indiana Flight Museum	Historic Rehabilitation, Adaptive Reuse
Good Shepherd Montessori School Renovation	Adaptive Reuse/ Remodeling
Entry Addition at Notre Dame's Galvin Hall	Entry Addition & Renovation

CAPITAL NEEDS ASSESSMENTS:

Warren Building Artists' Lofts, Michigan City, IN
Robertson's Senior Apartments, South Bend, IN
J.M. Studebaker Building Apartments, South Bend, IN
Mishawaka River Center Apartments, Mishawaka, IN
Heritage Homes Southeast Apartments, South Bend, IN

OTHER WORK EXPERIENCE:

Arkos Design, Mishawaka, IN, November 2016- June 2019
Architectural Designer & Project Manager

Castle Manor, Mishawaka, IN	Historic Rehabilitation
Presbytery, University of Notre Dame, Notre Dame, IN	Renovation
Morrissey Hall, University of Notre Dame, Notre Dame, IN	Renovation
Emergency Services Center, Lakeville, IN	Renovation & Addition

Stevens & Wilkinson, Atlanta, GA, November 2015-October 2016
Architectural Designer

Chi Phi Fraternity House, Georgia Tech, Atlanta, GA	Remodeling & Addition
Albany State University Fine Arts Center, Albany, GA	New Construction

FMK Architects, Charlotte, NC, February 1999- June 2006



"Applying common sense to common problems for the common good."
Gifford Pinchot



VISION + MISSION

We envision a world where sustainability, resilience, and equity is business as usual. Our mission is to help our clients thrive by designing projects, policies, and programs that transform the built environment.

ABOUT US

Antero Group is a full service engineering, urban planning, and strategic consulting firm with offices in Chicago, Denver, and Dallas-Fort Worth.

We leverage interdisciplinary teams, creative thinking, and collaborative processes to deliver innovative and effective solutions. We believe that authentic, long-term partnerships are the best way to deliver projects that create lasting value.

CE

CIVIL ENGINEERING

Site Development
Construction Engineering and Management
Environmental and Geotechnical Engineering
Municipal Engineering
Transportation Engineering
Logistics Engineering
Stormwater Management
Regulatory and Compliance Services

P+D

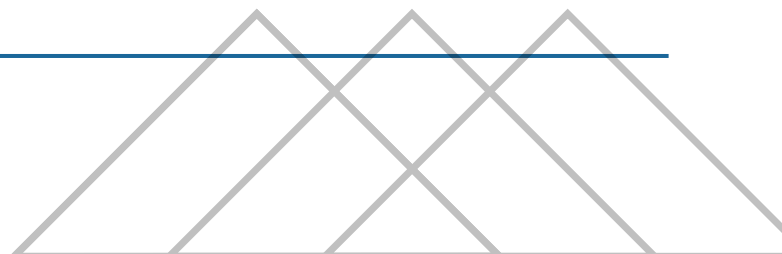
PLANNING + DESIGN

Land Use, Zoning
Comprehensive Planning
GIS Analysis and Visualization
Complete Streets and Active Transportation
Green Infrastructure Planning
Hazard Mitigation and Resilience Planning
Community Outreach and Education
Smart and Connected Communities

SC

STRATEGIC CONSULTING

Economic and Workforce Development
Government Advisory Services
Real Estate Services
Funding and Financing Strategies
Major Project Delivery
Strategic Insights
Operations and Change Management
Owner Representative Services



New Buffalo Township Fire Station

Site Selection and Due Diligence Support



DETAILS

Client

New Buffalo Township

Business Line(s)

Planning + Design
Strategic Consulting

Scope of Services

Opportunity & GIS Analysis
Wetland Delineation
Phase I Environmental Site Assessment
Utility Coordination
ALTA Survey
Project Management

CONTACT

www.anterogroup.com
info@anterogroup.com
312-772-5085

OVERVIEW

New Buffalo Township executed a contract for a 12.99-acre parcel located along W. US 12 in New Buffalo, MI. The site has been proposed for use as a new fire station with parking, ingress-egress, and other elements necessary to modernize the local fire facilities. This project assessed the existing conditions to mitigate challenges posed by wetlands or other environmental conditions that may need to be addressed during the development of the site. Additionally, this project included the completion of an American Land Title Association (ALTA) survey.

OUTCOMES

- Completed wetland delineation in accordance with U.S. Army Corps of Engineers and Michigan Department of Environmental Quality guidelines.
- Completed a Phase I Environmental Site Assessment in accordance with ASTM E1527-13 standards.
- Met with several utility companies to identify any potential concerns or issues that may affect project planning (e.g., natural gas, electric, sanitary, water, etc.).
- Facilitated the execution of an ALTA survey in accordance with American Land Title Association requirements.



New Carlisle Station Concept Plan

New Carlisle, IN

Antero Group

TOTAL AREA = +10.0 AC.



DETAILS

Client

St. Joseph County Office of Economic Development

Business Line(s)

Planning + Design
Civil Engineering

Scope of Services

Engineering Services
Concept Plan
Economic Analysis
Cost Benefit Analysis
Mobility Study

CONTACT

www.anterogroup.com
info@anterogroup.com
312-772-5085

OVERVIEW

In 2018, the St. Joseph County Office of Economic Development engaged Antero Group and a team of consultants to develop a Comprehensive Master Plan for the Indiana Enterprise Center (IEC). As part of this effort, Antero Group evaluated three potential station locations based on their respective commuter, mobility, economic, and locational benefits. Antero Group then developed a preliminary concept plan for the New Carlisle Station alternative, which demonstrated the highest potential benefits.

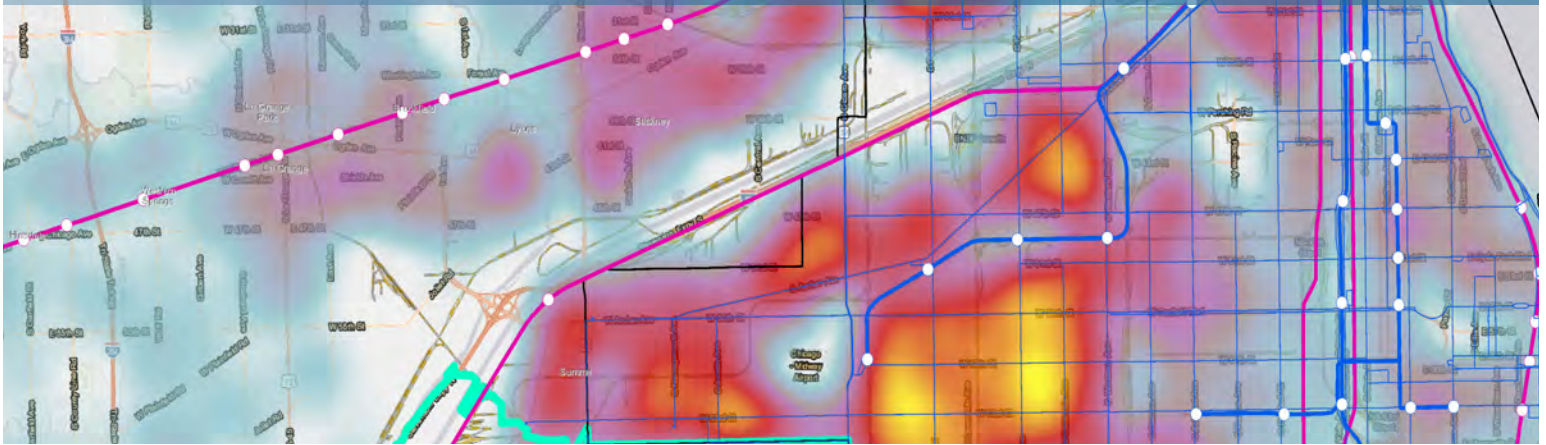
OUTCOMES

- Analyzed the mobility, economic, and location benefits of three train station locations along the South Shore Line.
- Developed a preliminary concept plan for a Northern Indiana Commuter Transportation District (NICTD) South Shore Line Train Station in the Town of New Carlisle, IN.
- NICTD issued a Request for Proposals for an New Carlisle Station Feasibility Study based on this analysis.



Mobility Study + Pilot Program

Village of Bedford Park, IL



DETAILS

Client

Village of Bedford Park

Business Line(s)

Planning + Design
Strategic Consulting

Scope of Services

Mobility Study
Regional Analysis
Transportation Analysis
Pilot Program
Community Engagement

CONTACT

www.anterogroup.com
info@anterogroup.com
312-772-5085

OVERVIEW

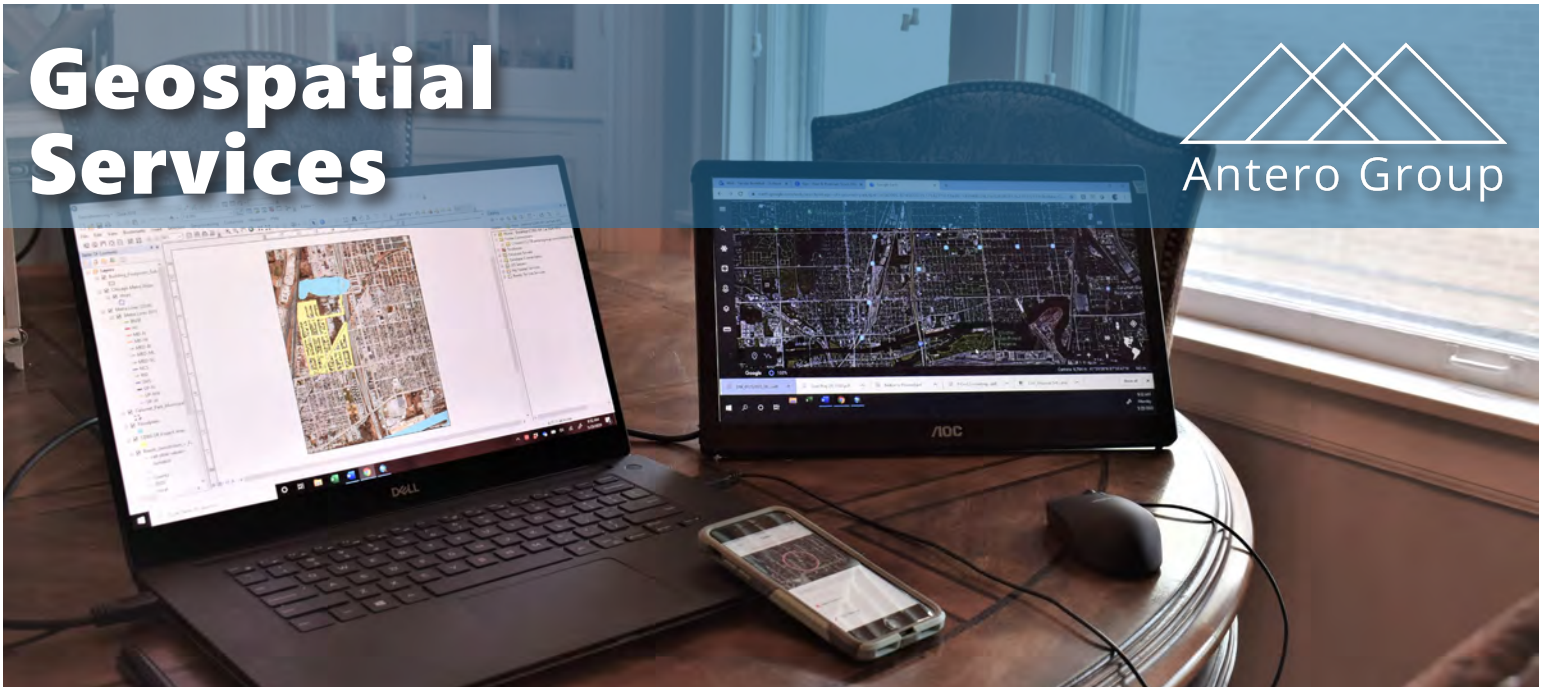
Bedford Park engaged Antero Group to develop and test First/Last Mile solutions that improve access to jobs for residents, businesses, commuters, and visitors. Bedford Park is a community of 580 residents and 600+ businesses. Over 8,000 people flow into the Village on a typical workday, creating severe congestion and safety challenges. This project, funded with a grant from Cook County, explores innovative transportation solutions to connect businesses and visitors to transit hubs utilizing a matrix of transportation tools, including: rideshare, multi-modal options, and autonomous vehicles.

OUTCOMES

- A first-of-its-kind multi-modal First/Last Mile Assessment Tool.
- Cook County's first mobility study and pilot program focused on addressing first/last commuting challenges in an industrial area.
- A Last Mile Resource Group consisting of local stakeholders, business leaders, regional agencies, and industry representatives.
- A pilot program that tested Public-Private Partnerships involving transit agencies and transportation network companies (TNCs).



Geospatial Services



SERVICES

- Application Development
- Enterprise GIS Implementation
- Business Process Improvement
- Geospatial Analysis
- Geodesign and Visualization
- Data Creation and Management
- AI and Remote Sensing
- Training and Technical Support
- Map and Exhibit Creation
- Modeling and Simulations
- GIS Project Management
- and more...

OVERVIEW

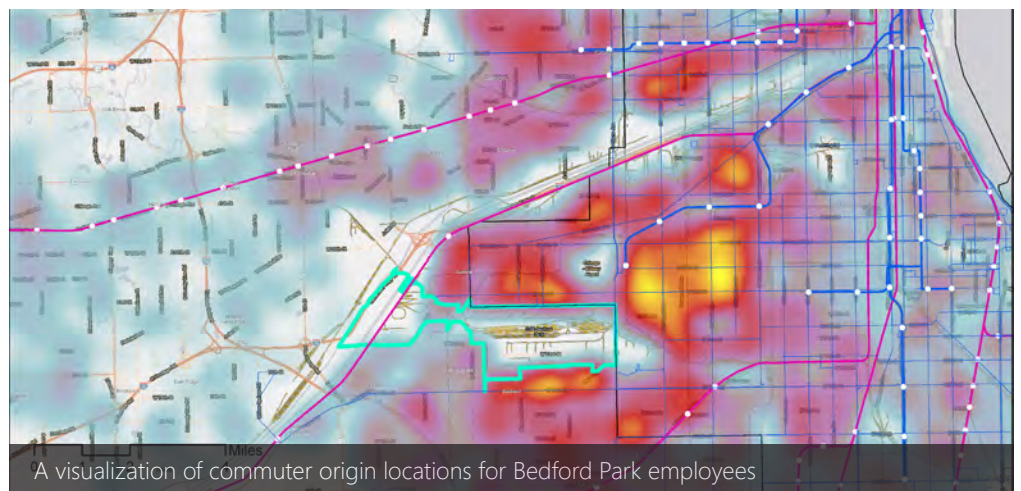
Advances in geospatial technology and analytical methods have transformed the ways in which communities are understood, planned, managed, and experienced. In a world of ever-changing technology, our experts are committed to helping clients utilize geospatial solutions to achieve our clients' goals.

Antero Group's Geospatial Practice provides a range of services to help our public and private sector clients to unlock a wide array of benefits: be better informed, manage assets more wisely, mitigate risk, visualize change, predict the future, create better plans, enhance resilience, respond to a disaster, or simply be more confident in their course of action.

Our clients represent counties, municipalities, and commercial organizations around the United States. Our interdisciplinary team consists of industry veterans and young professionals that are committed to leveraging geospatial technologies to deliver transformative projects that create a more livable, resilient, and equitable built environment.

CONTACT

www.anterogroup.com
info@anterogroup.com
 312-772-5085



EXPERTS



Michael Schmitz

Senior Project Manager

*Enterprise GIS Implementation, Geospatial
Analysis, Project Management*



Curtis Witek

Senior Project Manager

*Geodesign, Business Process Improvement,
Application Development*



Kyle Steffens

Project Engineer

*Modeling and Simulations, Geodesign and
Visualization, Map and Exhibit Creation*



Christopher Poshek

GIS Analyst

*Geospatial Analysis, Geodesign and
Visualization, Map and Exhibit Creation*

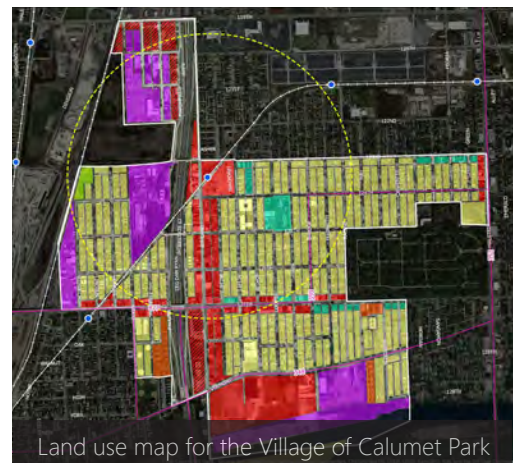
SELECT PROJECTS

Antero Group staff have delivered GIS services to clients through on-call, project-specific, and subscription-based engagements. Below is a list of select project:

- **Village of Bedford Park Last Mile Mobility Action Plan (2020)**
Village of Bedford Park | Bedford Park, IL
- **GIS Assessment and Action Plan (2020)**
St. Joseph County GIS Division | St. Joseph County, IN
- **US Census – Boundary and Annexation Survey (2017)**
US Census Bureau | Texoma Region, TX
- **Zoning Ordinance Update and Online Map (2017)**
Village of Calumet Park | Calumet Park, IL
- **RainReady Resilience Planning Tool (2017)**
Center for Neighborhood Technology | Cook County, IL
- **Kids Matter Texoma: Using GIS to Alleviate Childhood Distress (2017)**
Applied Demography Conference | Texoma Region, TX
- **Texoma Regionally Coordinated Transportation Plan (2013, 2017)**
Texas Department of Transportation (TxDOT) | Texoma Region, TX
- **TCOG NG911 Data Analysis, Creation, and Maintenance (2016)**
Texoma Council of Governments Public Safety Dept. | Texoma Region, TX
- **Public Safety Answering Point Dispatcher Map Training (2016)**
City of Sherman | Sherman, TX
- **Pottsboro Laborshed Analysis (2016)**
City of Pottsboro | Pottsboro, TX
- **Texoma Regional Imagery (Oblique and Ortho) Acquisition (2015)**
Texoma Council of Governments | Texoma Region, TX
- **Texoma Craft Beverage Alliance Story Map (2014)**
Texoma Craft Beverage Alliance | Texoma Region, TX



3D model of a site plan



Land use map for the Village of Calumet Park

Michael Schmitz

Senior Project Manager



EDUCATION

B.S. Geography

University of North Texas

EXPERIENCE

Texoma Council of Governments

Sherman, TX, 2008-2018

The Buxton Company

Fort Worth, TX, 2006-2008

AFFILIATIONS

TxCDBG Certified Administrator

Denton Young Professionals

Texoma Council of Governments SME Committee

PROFICIENCIES

ArcGIS Pro (ArcMap)

ArcGIS Server

ArcGIS Online

Esri Demographics

SQL Server

PROFESSIONAL AWARDS

2013 Social Entrepreneurship for Poverty Alleviation Program

2014 Infrastructure & Asset Mapping for Texoma Housing Partners Project

2015 Texoma Craft Beverage Strategic Plan

Michael E. Schmitz serves as a Senior Project Manager for the Antero Group. Mr. Schmitz has twelve years of GIS and planning experience with clients in the public and private sectors. Michael focuses on providing innovative, strategic and visioning planning solutions for small, mid-sized and large cities experiencing challenges related to growth. Michael has been lead GIS consultant on projects ranging from asset and infrastructure planning, to enterprise GIS and public safety solutions for next generation 9-1-1 systems.

SELECT PROJECTS

Site Reuse, Market Analysis and Revitalization Plan (2020)

Grayson County College | Denison, TX

Village of University Park Fire Station #2 Site Selection (2020)

Village of University Park | University Park, IL

GIS Needs Assessment and Action Plan (2019)

St. Joseph County | South Bend, IN

GIS Capital Improvement Plan (2019)

Village of Homer Glen | Homer Glen IL

New Carlisle Station Feasibility Study (2019)

Northern Indiana Commuter Transit District | Chesterton, IN

New Buffalo Township Fire Station Site Selection and Due Diligence (2019)

New Buffalo Township | New Buffalo, MI

Public Safety GIS Support (2012-2018)

Texoma Council of Governments | Sherman, TX

Regional Address Assignment (2010-2018)

Texoma Council of Governments | Sherman, TX

Regional Next Generation 9-1-1 GIS Data Management (2012-2018)

Texoma Council of Governments | Sherman, TX

Lake Kiowa 52 Acre Redevelopment Planning (2018)

Lake Kiowa Board of Directors | Lake Kiowa, TX

Whitewright Downtown Redevelopment Plan (2018)

City of Whitewright | Whitewright, TX

Denison Site Redevelopment Plan (2018)

Denison Development Alliance | Denison, TX

On Call Engineering and Planning Support (2018-Present)

City of Bells | Bells, TX

Public Infrastructure Assessment and Mapping (2018)

City of Bells | Bells, TX

Municipal Park Concept and Planning (2018)

City of Bells | Bells, TX

Business Case for Transit (2018)

Denton County Transportation Authority | Denton, TX

Potttsboro Vision Plan with GIS Laborshed Analysis (2018)

City of Potttsboro | Potttsboro, TX

LEHMAN & LEHMAN, INC.

PHILOSOPHY

At Lehman & Lehman, we're more than landscape architects — we're visionaries of the land, present and future. We're specialists who manage the entire process of transforming landscapes to meet the needs of the people and communities who inhabit them. Because our approach is holistic, the work we provide results in the most comprehensive plan imaginable: a plan that will also **transform horizons**.

"Transforming horizons" is the catch phrase we use to describe our services and our values. Not only are we landscape architects changing physical landscapes, we're also shaping human perspectives to encourage richer thinking that is deeper and more meaningful in both scope and magnitude. By using the "Placemaking" approach, we are able to capitalize on current assets to create public spaces that inspire.

We enable you to exceed goals by improving your sites— and your sights— with our visionary roles.

HISTORY

Lehman & Lehman, Inc. is a landscape architectural and planning firm established in 1988. Founder and President Chuck Lehman has more than 30 years of experience in the landscape architectural and planning field, and our growing staff is dedicated to helping clients **transform horizons**.

PROFILE

Lehman & Lehman, Inc. specializes in **landscape architecture, site planning, master and strategic planning, urban planning, and recreation and greenway services**. We listen closely to our clients and make a habit of **networking** with affiliated specialists in order to form a team approach to problem solving, ensuring that our clients benefit from the finest expertise available.



" We believe that design strategies are won in the details. We help the client determine which details are important. Without a doubt, the process is as important as the design."

— Chuck Lehman, ASLA, FRSA
President, Lehman & Lehman, Inc.

08.06



GOSHEN COMMUNITY CENTER FEASIBILITY STUDY

CLIENT: City of Goshen and Goshen Community Center, Inc.

LOCATION: Goshen, IN

PROJECT BUDGET: \$35 Million

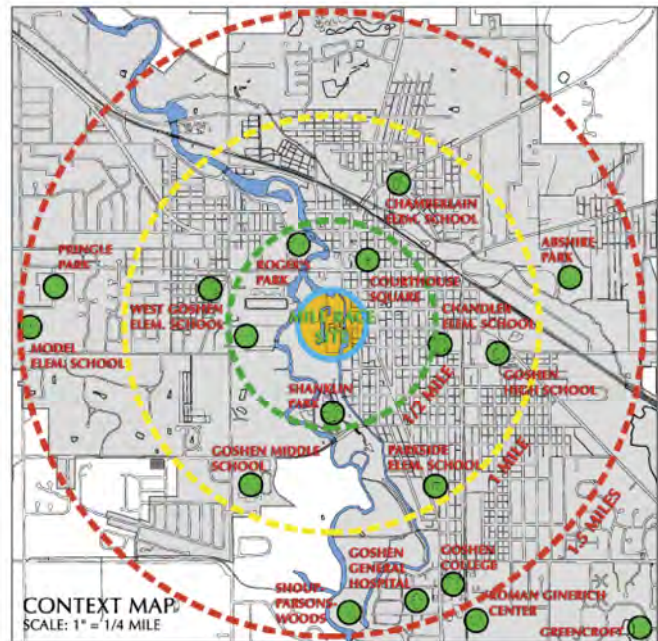
FEASIBILITY STUDY COMPLETION: Spring 2012

Based on community feedback for the Park and Recreation Five-Year Master Plan the need for a Community Center was evident.

The City of Goshen engaged Lehman & Lehman, Inc. to perform a Feasibility Study of the development and operations for a Goshen Community Facility embracing the dynamics of "Wellness, Commerce and Lifestyle." The development of such a facility will serve as a community gathering place, an economic development catalyst and a lifestyle center.

The Feasibility Study provides recommendations of Site and Facilities based on community needs; a Business Plan, including Marketing and Operational Plans; Funding Feasibility, Capital Expenditures and Operating Costs projections.

As a "Community Corridor" the proposed Mill Race Site provides close proximity to the downtown and pedestrian-way and blueway connections. This site beautifully blends the urban lifestyle with that of recreation while promoting health and wellness as a 'one-of-a-kind' destination.



0911

GOSHEN HOSPITAL CAMPUS PLANNING

CLIENT: Goshen Health

LOCATION: Goshen, IN

PROJECT BUDGET: \$2.5 million

PROJECT COMPLETION: Under Construction

Goshen Health commissioned Lehman & Lehman to provide long-term campus planning, parking and vehicular circulation design for the hospital's main campus in Goshen, IN.

The hospital was expanding its building footprint with a new patient tower which caused the displacement of valuable parking. Lehman & Lehman developed new parking lots and reconfigured existing lots in order to meet the ever growing parking demand. The project required coordination with the hospital administration and staff, the City of Goshen and adjacent landowners.

The project is currently under construction.



06.19



LEHMAN & LEHMAN
Transforming Horizons

510 LINCOLNWAY EAST, SUITE C, MISHAWAKA, IN 46544 TEL 574.257.0255 FAX 574.257.1966
LANDSCAPE ARCHITECTURE AND PLANNING WWW.LEHMANANDLEHMAN.COM

GOSHEN COMMUNITY SCHOOLS BUS PARKING FACILITY

CLIENT: Goshen Community Schools

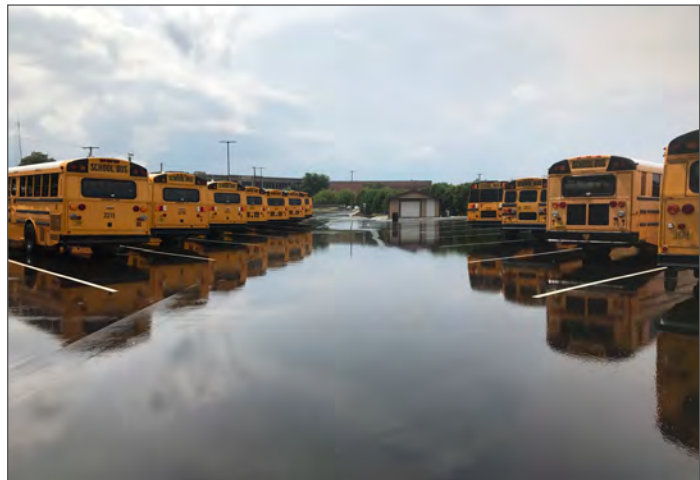
LOCATION: Goshen, IN

PROJECT BUDGET: \$1 million

PROJECT COMPLETION: 2017

Goshen Community Schools commissioned Lehman & Lehman to reconfigure the schools' bus parking and bus drivers' parking lots to accommodate new right of way and road alignment by Indiana Dept. of Transportation (INDOT).

Lehman & Lehman provided a conceptual plan for parking and circulation improvements along with variance requested, final site engineering, electrical design, and landscape architectural visual enhancements at the new bus parking facility.



04.17



LEHMAN & LEHMAN
Transforming Horizons

510 LINCOLNWAY EAST, SUITE C, MISHAWAKA, IN 46544 TEL 574.257.0255 FAX 574.257.1966
LANDSCAPE ARCHITECTURE AND PLANNING WWW.LEHMANANDLEHMAN.COM

CHARLES F. LEHMAN, ASLA, FRSA

EDUCATION

Bachelor of Science Degree in Landscape Architecture
Purdue University – West Lafayette, Indiana – May 1974.
Degree with Honors, Sigma Lambda Alpha.

REGISTRATION

Registered Landscape Architect in the states of Indiana
and Michigan
Certified by the Council of Landscape Architectural
Review Boards (CLARB)

PROFESSIONAL EXPERIENCE

- **President / CEO, Landscape Architect – Lehman & Lehman, Inc. – Mishawaka, IN**
A professional consulting firm providing professional services in the areas of landscape architecture and planning. September 1988 to present.
- **Principal – Solutions by Lehman – Mishawaka, IN**
A consulting firm which specializes in technology integration and software development solutions. September 1988 to present.
- **President – OnGuard Resources, Inc. – Mishawaka, IN**
A consulting firm focusing in risk management, ADA and universal design. September 1991 to present.
- **Partner, Landscape Architect – LeRoy Troyer and Associates – Mishawaka/Goshen, IN**
A professional consulting firm providing professional services in the areas of architecture, landscape architecture, engineering and interior design. May 1974 to August 1988.

PROJECT EXPERIENCE

- Urban planning and design
- Placemaking of public places
- Park and recreation planning and design
- School, university and college planning and design
- Sports complex planning and design
- Visual enhancements for campus environments
- Trail and pedestrian systems design
- Camp, conference, retreat centers planning and design
- Retirement community planning and design
- Land use/environmental planning – residential, commercial, and institutional facilities
- Strategic planning/comprehensive plans/infrastructure impact fee studies
- Use of technology for enhanced communications

PROFESSIONAL MEMBERSHIPS

- American Society of Landscape Architects, Member
- American Planning Association, Member
- Indiana Parks and Recreation Association, Member
- International Association of Conference Center Administrators, Former Board Member
- South Bend Regional Museum of Art, Former Board Member
- South Bend Heritage Foundation, Board Member
- Downtown South Bend, Inc. (DTSB), Consultant and Committees Member
- Royal Society for the Encouragement of Arts, Fellow



MICHAEL J. BULTINCK, ASLA



EDUCATION

Bachelor of Science Degree in Landscape Architecture
Purdue University – West Lafayette, Indiana – May 1999

Bachelor of Science Degree in Agronomy
Purdue University – West Lafayette, Indiana – May 2000

REGISTRATION

Registered Landscape Architect in the State of Indiana

PROFESSIONAL EXPERIENCE

- **Registered Landscape Architect – Lehman & Lehman, Inc. – Mishawaka, IN**
A professional consulting firm providing professional services in the areas of landscape architecture and planning. January 2004 to present.
- **Graduate Landscape Architect – SiteScapes, Inc. – Mishawaka, IN**
A consulting firm providing professional services in the area of landscape architecture and land planning. August 1997 to January 2004.

PROJECT EXPERIENCE

- Park and recreation planning and design
- Campus planning
- Sports complex planning and design
- Commercial planning and design
- Land use/environmental planning
- Religious facility planning and design
- Commercial and institutional landscape design
- Trail and pedestrian systems design

PROFESSIONAL MEMBERSHIPS

- American Society of Landscape Architects, Member
- Indiana Parks and Recreation Association, Member
- National Trust for Historic Preservation, Member
- City of Mishawaka Historic Preservation Commission, Member



ProDeComm Engineering, Inc.

MEP Engineers

And

Commissioning Agents



140 N. Main Street

North Liberty, IN 46554

Telephone: (574) 656-9956

Email: jsabinas@prodecomm.com

Firm Profile

ProDeComm Engineering, Inc. was established as an engineering firm concerned with the design of buildings, their energy efficiency, and their impact on the environment. We specialize in **Mechanical, Electrical, and Plumbing Engineering**, as well as **Building Commissioning**.

Our mission, *“To provide innovative energy solutions while balancing the interests of building owners, occupants, and the environment.”* is accomplished by providing professional services utilizing the latest tools and technology to maximize energy efficiency and occupant health and safety while minimizing the life cycle cost of the entire building system.

The firm routinely works with commercial and industrial clients, public agencies, military installations, healthcare providers, and homeowners to provide cost effective energy solutions for both renovation and new construction projects. ProDeComm also has extensive experience in the design-build arena as well as Green Building design and the LEED certification process.

Year established : 2009

Year Incorporated : 2014

Number of Employees : 7

MEP DESIGN

ProDeComm's engineers and designers have the ability and ingenuity to maximize energy efficiency, maintain proper conditions for occupant health, well-being, and comfort, while meeting the projects budgetary constraints. We also have experience in highly technical projects including, laboratories, cleanrooms, and space satellite processing facilities. Our engineers apply analytical skills, industrial experience, field exposure, and creativity to solve complex problems. With our extensive experience in the Design/Build arena we understand that a well coordinated design is essential to keeping construction costs under control.

The firm offers professional engineering design in HVACR (Heating, Ventilating, Air Conditioning and Refrigeration), Electrical, Plumbing, Utility Distribution, Process Piping, and Industrial Ventilation. We have designed and commissioned projects ranging from simple one room coffee shops to a military explosive laboratory complex and every type of building in between.

Design Tools

AutoCAD MEP—2D and 3D design drawings

Revit MEP—3D Building Information Modeling

Trace 700—Load, Energy, and Life Cycle Cost analysis

Energy Pro—Load, Energy, California Title 24 compliance

Ground Loop Design—Geothermal Systems

SpecsInTact—Federal government specifications

MasterSpec—Commercial Specification

Design Master Electrical

Commissioning

COMMISSIONING

ProDeComm provides commissioning services that serve as a guarantee that you get the systems you intended—and paid for. Our commissioning services enable building owners, designers, and contractors to verify that the major building systems are installed, calibrated, and perform as they were designed. By systematically testing each component, subsystem, and system to verify that each meets their respective performance requirements you can rest assured that your new system is operating at peak efficiency. Proper commissioning helps to reduce energy cost, reduce contractor callbacks, improve occupant productivity, and provide better building documentation. Without proper commissioning, even the newest of facilities can incur mechanical, electrical, and life safety costs, such as higher energy bills and poor indoor air quality.

The U.S. Green Building Council requires that Fundamental Commissioning be completed for any building seeking LEED certification. One LEED credit is available by completing the Enhanced Commissioning process, where an independent commissioning authority is brought into the project early in the design to ensure that the design meets the owners project requirements.

RETRO-COMMISSIONING

ProDeComm also provides Retro-Commissioning on existing building. Buildings are not static entities, but rather are comprised of dynamic systems that need to be monitored and adjusted periodically to continue to operate properly. We can help you realize substantial reductions in both energy usage and operating costs by systematically testing each energy using system and comparing the current performance to peak performance. Minor problems can often be fixed or adjusted on the spot. For more complex problems or those that require additional capital expenditure we will provide recommended solutions. Our goal is to identify ways to save you money through better system performance.



YWCA

WEST CENTRAL MICHIGAN GRAND RAPIDS, MI

The YWCA project is currently under construction. The 4-story, 50,000 square foot building is designed to be LEED Bronze certified. Renovations included interior finish upgrades, elevator replacement, upgrade to LED light fixtures, plumbing fixture replacement, and HVAC system redesign and replacement. The lower level pool area was converted to office space. The heating and cooling system consist of water source heat pumps with cooling towers for heat rejection and city steam converted to heating hot water for building and hot water heating.



OLD IRISH MILL - BROOKLYN, MI



This project is at the 75% design level. This historic, split level structure is approximately 30,000 square feet and was originally built as a Ford Village Industry building. The current owners vision is to transform the building into a tourist attraction. The building is being designed to include several restaurants, an on-site brewery, vendor area, and a convention space. All mechanical, plumbing and electrical systems are being replaced. LED lighting and high efficiency water heaters are being provided. The HVAC system consist of water to water geothermal heat pumps utilizing the nearby pond for heat transfer. A high efficiency condensing boiler is provided for supplemental and radiant heating. The chilled and heating hot water feeds zone air handlers and VAV boxes throughout the facility.



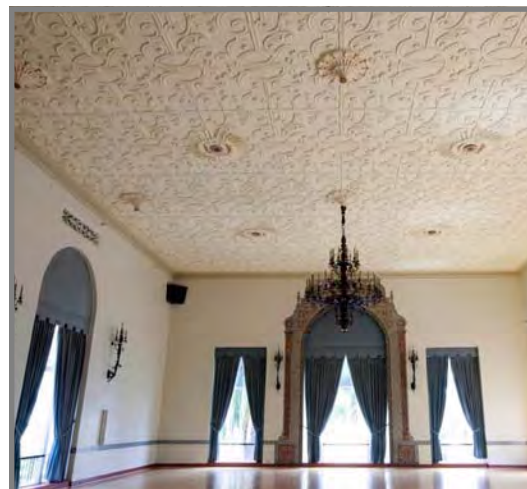
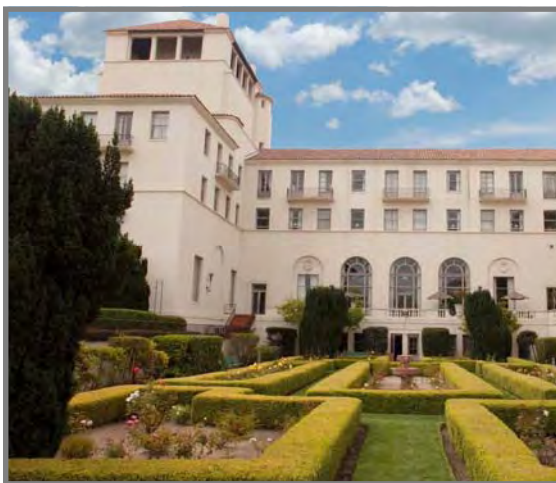
STARSHIP BARRACKS

FORT SILL, OK

The Starship Barracks building is a 230,000 square foot, facility that houses 2400 new recruits. This major renovation project consisted of complete demolition and replacement of all interior finishes, windows, lights, power, plumbing and HVAC systems. The new HVAC system used the base chilled water system and a new on-site heating hot water system distributed to numerous VAV air handlers in the building. Dedicated outside air units with energy recovery were provided to pre-condition all of the ventilation air. The domestic hot water system included six, 2000 MBH condensing boilers and 5000 gallons of hot water storage capacity.



DEL MONTE HOTEL - MONTEREY, CA



The historic renovation project consisted of two 5-story wings of hotel rooms with a laundry room on each floor. To accommodate students with families, the lower four floors were converted to apartments with full kitchen, living room, bedroom and bathroom of various shapes and sizes due to the building constraints. The 5th floor became the mechanical room for the 100% OSA units and bathroom exhaust fans. Since louvers could not be installed on the exterior of the building, the glass was removed then the flat black duct and louver were installed behind the window frame. Heating was provided by hot water convectors. The building had no air conditioning. All the plumbing piping (DWV & water) were run horizontal in the apartments then vertical to the crawl space. New plumbing piping was installed throughout the building. Heating hot water and domestic hot water were generated by steam to hot water heat exchangers located in an adjacent building.

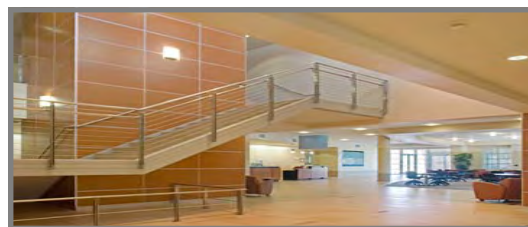
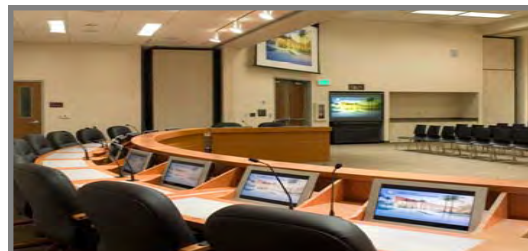


BUSINESS SCHOOL
POINT LOMA
NAZARENE UNIVERSITY
SAN DIEGO, CA



This 13,800 square foot, \$4,500,000 new construction project included a mechanical system consisting of chiller, boiler, air handlers with hydronic coils and economizer the chilled water pumps and the heating hot water pump is to tie into the campus system. The plumbing system will consist of water, sewer and gas.

NORTH COUNTY REGIONAL EDUCATION CENTER,
SAN MARCOS, CA



State-of-the-art, 71,000 square foot education hub for North San Diego County. The building now houses the San Marcos Unified School District offices, regional intervention programs, tutoring, juvenile court school, and various programs for the San Diego County Office of Education.

References

KJG Architecture

Mr. Jeremy Duff (765) 497-4598

Cornerstone Architects

Mr. Dan Iacovoni (616) 774-0100

Astrotech - Space Operations

Mr. Don White (321) 360-1919

JP Donovan Construction, Inc.

Mr. John Donovan (321) 383-1171

A-Tek Mechanical, Inc.

Mr. Jeff Newton (619) 518-2009

3C Engineering, Inc.

Mr. Kelly Robinson (805) 540-3363

HCO, Inc.

Mr. Andy Minton (317) 923-3737

Harper Construction Company

Mr. Les Willigar (580) 355-3333

Mr. Kenton Ahrentzen (619) 233-7900



JIM SABINAS, PE, PRESIDENT

EDUCATION

Bachelor of Science – Mechanical Engineering
Southern Illinois University, 1996

LICENSURE

Ohio, 2002, #67764
Indiana, 2009, #10910442
Michigan, 2014, #6201056227

Jim has 20 years experience in MEP system design and operation, and another 10 years with automated equipment control systems. His responsibilities are to provide mechanical and electrical system design, project coordination, oversight of HVAC and plumbing system installation, and to commission the mechanical systems for the project. His projects have included office buildings, housing laboratories, hospitals, and even a space vehicle assembly/testing facility. Systems have included packaged air conditioners, air and water cooled chillers, high and low pressure boilers, pumps, cooling towers, air handlers, geothermal water source heat pumps, and DDC control systems. Jim also provides studies of existing system including recommendations for future modifications.

Recent Relevant Projects

- Escondido Fire Station – (Escondido, CA) MEP design for a new fire station for the city of Escondido
- Keener Township EMS – (Demotte, IN) MEP design for a new EMS station.
- Stock Building Renovation – (Benton Harbor, MI) Renovation of Historic Building to mixed use facility consisting of commercial spaces and apartments.
- Erskine Golf Course Clubhouse – (South Bend, IN) Major renovation of a clubhouse on a municipal golf course.
- Michigan City Zoo, Childrens Castle – (Michigan City, IN) Renovation of the MEP systems
- Greater Shiloh Baptist Church – (Birmingham, AL) Church Renovation project that included AV, Theatrical Lighting, and Television Production capabilities.