



*“One hundred years of
forward thinking...”*

Submitted to:

City of Goshen Redevelopment Commission
Attn: Becky Hutsell
204 E. Jefferson Street, Suite 6
Goshen, IN 46528

For: Request for Proposals

For: New South Fire Station Study
Goshen Redevelopment Commission
City of Goshen, Indiana

Submitted by:

Odle McGuire Shook Architects
429 N. Pennsylvania St.
Suite #202
Indianapolis, Indiana
46204
(317) 408-9566
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mmayol@omscorp.net



October 12, 2020

Goshen Redevelopment Commission

Dear Ms. Hutsell:

RE: New South Fire Station Study

The Odle McGuire & Shook Corporation is pleased to submit this proposal in response to the Request for Proposal (RFP) for qualified consultant services for the New South Fire Station Study. As requested in the RFP our proposal is to satisfy the submission requirements.

OMS was founded in 1916 by architect Wilbur Shook and engineer William McGuire. Headquartered in Indianapolis, Indiana, the firm known as McGuire & Shook quickly began building a reputation for introducing innovative design concepts ahead of the trends that others would follow. Heavily influenced by European architecture, some of McGuire & Shook's earliest work involved the design of civic-municipal buildings, schools, churches and large institutions. During World War II, the firm was commissioned to work on many of President Roosevelt's WPA projects. Over the decades the firm grew and expanded into all areas of contemporary planning and design, with a history of thousands of unique and important projects eventually dotting community landscapes throughout the Midwest.

As demonstrated by our enclosed team qualifications, our expertise includes numerous fire stations, a variety of civic, municipal, and state designs including police, rescue, and safety facilities, armed forces designs and renovations, courthouses, public libraries, adult and juvenile correctional facilities, United States Post Offices, state office buildings and government centers throughout our rich history.

We have assembled a similar team of uniquely qualified experts we feel are best suited to design this project which includes HWC Civil Engineering with an office located nearby in Hammond, Indiana which will be providing location analysis, GIS drive time simulations and Civil Engineering. Ross&Baruzzini Engineering, will be providing Mechanical and Electrical Engineering services.

We believe the collective design experience of this team on similar type projects best positions the City of Goshen for future success on this project and we are capable of delivering the stated deliverables in an accurate, timely and cost effective manner.

If you have questions or require clarification regarding any of the information contained herein please contact me directly at (317) 408-9566 or mmayol@omscorp.net.

Sincerely,

Matthew R. Mayol, AIA, MBA, LEED AP BD+C

President/CEO, Architect



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PROPONENT PROFILE

Dedicated to serving clients since 1916. We have “a history of forward thinking”...

OMS was founded in 1916 by architect Wilbur Shook and engineer William McGuire. Headquartered in Indianapolis, Indiana, the firm known as *McGuire & Shook* quickly began building a reputation for introducing innovative design concepts ahead of the trends that others would follow. Heavily influenced by European architecture, some of McGuire & Shook's earliest work involved the design of churches, schools and large institutions. During World War II, the firm was commissioned to work on many of President Roosevelt's WPA projects. Over the decades the firm grew and expanded into all areas of contemporary planning and design, with a history of thousands of unique and important projects eventually dotting community landscapes throughout the Midwest.

In 1971 a new architectural firm called *The Odle Group* formed in Bloomington, Indiana. Throughout the 1970s and 80s, The Odle Group designed and engineered numerous high quality commercial and governmental projects. At the same time, the firm developed a strong reputation for its organizational excellence and community leadership. Then in 1989, The Odle Group merged with McGuire & Shook to form *The Odle McGuire & Shook Corporation*. This new business alliance served to round out the two firms and create one organization offering diversified architectural design strengths with multi-disciplinary engineering services. Today, the firm is referred to as Odle McGuire Shook (OMS) and operates in downtown Indianapolis and is committed to providing quality, innovate designs to all of Indiana.

OMS specializes in delivering original and meaningful architectural solutions, yet it is the vision of our clients that guides our direction. By design, our multi-disciplinary teams place the client and the end-user at the center of our work. Within a collaborative framework, we build a shared understanding that incorporates ideals and allows innovation to take shape in our architecture. Community, culture and context are all equally researched and considered as synergistic requirements. Through this process we achieve timeless buildings that respect the past, are rooted in the present, and steer us toward the future.

At OMS, our strategic focus is to think beyond traditional expectations to reach uncommon results. For this reason, we place a strong emphasis on collaborative, program-driven and process oriented design and planning. This includes active discussion between our architects and our clients aimed at stimulating fresh thought. It is through this system of analysis and discovery that we are collectively able to cross the threshold of what is, and move toward a consensus vision of what could be. **Visit us at omscorp.net**

Legal & Operating Name:

The Odle McGuire Shook Corporation

'S' Corporation EIN# 35-1092739

Established: 1916, Indianapolis, IN

Address: 429 N. Pennsylvania Street, #202
Indianapolis, IN 46204

Business structure: Matthew R. Mayol,
President/CEO, Architect is 100% Owner

Main Point of Contact for this RFP:

Matthew R. Mayol, President/CEO, Architect,
429 N. Pennsylvania Street #202, Indianapolis,
IN 46204, mmayol@omscorp.net,
(317) 408-9566, (317) 917-0616



OMS Indianapolis Offices



PROPONENT PROFILE

HWC ENGINEERING:

HWC Engineering is a full-service consulting engineering firm that provides transportation, site engineering, survey, water, wastewater, stormwater, inspection, site engineering, survey, and planning services for both the public and private sectors.



Founded in 1989 in Terre Haute, Indiana, HWC has additional offices in Hammond, Indianapolis, Lafayette, Muncie and New Albany, to provide professional engineering services to clients throughout Indiana and the Midwest.

Recognized as one of Indiana's fastest growing engineering firms in recent years, HWC recruits some of the best professionals in the business. This quality growth is part of our plan to provide the best possible service to our clients. It is an extension of our heritage, growing out of 86 years in the construction business and 30 years in the business of professional engineering.

Professional accomplishments include being a repeat recipient of the IU Kelley School of Business Top 100 Growth Award, being recognized among the "Top 50" Midwest design firms by Midwest Construction magazine, receiving multiple project awards from the American Council of Engineering Companies of Indiana (ACEC Indiana), named one of the Best Places to Work



ROSS & BARUZZINI ENGINEERING:

Ross & Baruzzini stands for personal relationships and inspired designs. We work in close partnership with our clients to ensure that each project reflects their unique values. Federal, state and municipal governments have relied on Ross & Baruzzini as their trusted partner to provide innovative, long-term solutions for challenging project assignments for over 60 years. We have successfully executed projects for military and civilian agencies nationwide and abroad often under demanding conditions. Having successfully delivered hundreds of task orders through government contracts, the firm's project delivery methods

include design criteria development; traditional design-bid-build; design build; and IDIQ on-call contracts. Ross & Baruzzini has become a trusted, valued and respected architectural and engineering firm in the government sector through the commitment, integrity and excellence of our employees. We deliver the highest quality of integrated design and consulting services by providing value to our clients and exceeding their expectations. Ross & Baruzzini's design solutions address the specific requirements to support each unique project mission. Whether we are working as a multi-disciplined engineering and architectural team or a specialized consultant, Ross & Baruzzini stresses the processes, procedures, communications, documentation methods and design requirements unique to the government sector including sustainability, energy, anti-terrorism force protection, building information modeling; LEED and commissioning. Ross & Baruzzini is a go-to firm for Government entities because we:

- Provide cost effective solutions to meet mission objectives that result in long-term value to our clients
- Ensure quality based solutions by applying quality assurance and control measures to every project
- Customize our solutions to meet the demanding requirements of our clients.
- Address budgetary constraints and specific functional requirements crucial to project success
- Build long-term relationships based on trust and integrity.



LIST OF REFERENCES PROJECTS OF SIMILAR SCOPE

A list of similar projects previously completed.

Our Project Team has a wealth of experience involving fire station and other similar type of projects. A summary of the Design Team's project experience includes:

- Pike Township Fire Station
- Headquarters Fire Station,
- Shelbyville Fire Station
- Wayne Township Fire Station
- Vernon Township Fire Station
- Monticello Fire Station
- Kokomo Fire Station
- White River Township Fire Station
- Sugar Creek Fire Station



Other Relevant Projects:

- 8 Projects for Goshen Community Schools
- Numerous municipal projects in and around Goshen and Elkhart County

Please see the following pages for the detailed project information including contact information.



Pike Township Fire Station 114

Indianapolis, Indiana



ARCHITECTURE INTERIOR DESIGN
LANDSCAPE ARCHITECTURE ENGINEERING

Replacing a 1950's building, Fire Station 114 is a new station of 12,500 square feet for twelve firefighters per shift. The station features a Watch Office, two private offices, twelve individual bunk rooms, kitchen, dining room, small and large television lounges, an exercise room, and locker rooms/showers. Three apparatus bays are provided for two fire trucks and an ambulance with overhead doors on the front and back for drive-through access. The apparatus bay includes ancillary space for turnout gear storage, EMS storage, clean room and a storage mezzanine. The facility is protected throughout with a fire alarm system and a wet-pipe sprinkler system. A natural gas generator provides back-up electrical service to ensure uninterrupted operation of the facility in case of a disaster.



Early Exterior Rendering

New Construction
12,500 square feet

Site Construction
Cost
\$350,000

Building Construction
Cost
\$1,666,000

Completion Date
February 2012

Owner
Pike Township Trustee

Reference
Chief Gerard George,
Pike Township Fire
Department
317.347.5860

Lula M. Patton,
Pike Township Trustee
317.291.5801

- Features
- Three Apparatus Bays
 - 12 individual bunk rooms
 - Separates living from work spaces
 - Interior daylighting
 - Innovative paving



Early Project Rendering



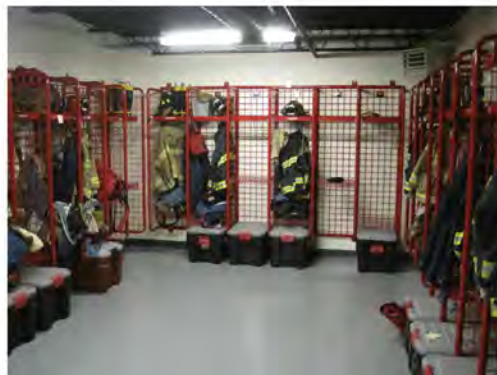
Storage Room



Main Entry



Kitchen



Locker/Equipment Room

OMS is a member of the USGBC and an Energy Star Partner with multiple LEED Accredited Professionals.



PROJECT EXPERIENCE

HWC has experience providing site and civil engineering services for several fire station projects throughout Indiana. This includes design and construction of site work.

HWC has worked on many fire station projects throughout the years. A few are highlighted below:

- 1 Shelbyville Fire Station
- 2 Wayne Township Fire Station
- 3 Vernon Township Fire Station
- 4 Monticello Fire Station
- 5 Kokomo Fire Station
- 6 White River Township Fire Station
- 7 Sugar Creek Fire Station
- 8 Fire Station No 2



SUGAR CREEK FIRE STATION
Hancock County, IN

This development included a 12,000 sf municipal building, parking lot, and stormwater detention facility along the south end of the property. The site design was for two drives proposed along 500 West to provide access for fire trucks to enter and exit from the building in both directions.

The proposed dry detention pond has been designed to control runoff for the entire developed area.



VERNON TOWNSHIP FIRE STATION
Hancock County, IN

For this development, a 12,500 sf building will be constructed with associated parking, Fire Truck access, utility infrastructure and new entrances along Vitality Drive. Two drives were constructed on Vitality Drive, one on the south and one on the east to provide ingress and egress for fire trucks from the building, as well as a drive to a parking area in the front of the building.

The existing pond was expanded in order to provide additional detention volume required to meet present day standards.



FIRE STATION NO 2
Crawfordsville, IN

The Crawfordsville Fire Station was designed on a unique lot with access to streets on opposing sides. The project involved the redevelopment of the lot and demolition of multiple existing structures including the old fire station. The new 14,800 sf fire station was built with associated parking and connecting sidewalks. The site design allows the trucks a one-way access through the garage entering off Wabash and exiting to Main Street.



WHITE RIVER TOWNSHIP FIRE STATION
Johnson County, IN

This site improvement project consisted of a 17,000 sf municipal building along the south end of the property along Morgantown Road. The large facility was built to house the fire department and include public gathering space for the community. A drive was constructed connecting to the road and another drive tying in to the existing Center Grove Middle School North access drive to provide access for fire trucks to enter and exit from the building in both directions. The proposed drainage improvements were coordinated with an expansion of the facilities located on the school site.



FIRE STATION
Monticello, IN

For this development, an 18,000 sf building was constructed with associated parking, Fire Truck access, utility infrastructure, and new entrance extension for South Street. The large facility and lot allowed for the addition of a fire training area at the back of the lot. The proposed dry detention pond has been designed to control runoff for the entire site including some existing off-site runoff from the west.

The site design included the construction of a new section of road for South Street that would provide access for further development in the area.

PROJECT UNDERSTANDING & PROJECT APPROACH

We understand the listed below scope of work for this project as outlined in the Request for Proposal (RFP) issued by Goshen Redevelopment Commission entitled New south Fire Station Study is located along Dierdrof Road, that is owned by Greencroft. We have reviewed the RFP and Contracting Requirements. OMS understands the RFP requirements, the detailed scope of work, and each Task and phasing required for our service contract. There are currently three (3) City-operated fire stations within the City. The purpose of this study will be to evaluate new locations for the existing south station including benefits to the services provided based upon selected location, identification of the desired elements to be incorporated and site design for the preferred site, including development of a site plan, building design and associated cost estimates. We will compile all tasks into one (1) comprehensive document that can be utilized to move this project forward to final design and construction. The proposed site will be the first site evaluated as a donation of the land has been discussed. If that Greencroft site is determined to not be a suitable location, additional sites will be evaluated. Throughout this process, the selected consultant will work with a designated Fire Station Study Committee comprised of Goshen Fire Department personnel and other City staff to assist in decision making for the project.

TASK 1—SITE LOCATION ANALYSIS & PROJECT APPROACH:

OMS/HWC will complete a location analysis for the proposed fire station. Our team will first geocode historic dispatch data to map the range of historic response times. We will also use GIS drive-time simulations to map response times for the existing and proposed fire station locations.

In addition to the GIS analysis, our team recommends the Fire Department complete test runs from the proposed station location, using actual fire apparatus. This will help confirm the validity of the model and check response times to critical areas.

When analysis is complete, we will provide a brief written report with supporting maps to summarize the results of the analysis.

For reference, HWC provided location response time analysis for Seymour's Fire Station No. 3. Preliminary mapping analysis was performed to identify the preferred general location for the station. After a specific site was selected within that area, HWC updated the response time analysis to confirm the site would perform to the City's expectations. Finally, test runs were completed with actual apparatus to validate the results.

DELIVERABLES:

- Written report detailing selection methodology, analysis and recommendations.*
- A prioritized outline of recommendations for fire station location(s).*
- Run time scenario maps for the identified site and others that may be considered.*

TASK 2—PROGRAM OF REQUIREMENTS:

OMS/HWC will conduct interviews with Fire Department staff and other key City staff to identify current and future needs intended to be served by a new fire station. From these interviews and on-site observations at the three (3) existing City-operated fire stations, the Selected Consultant shall prepare a Program of Requirements (POR) for the proposed new station. This POR will include interior and exterior space requirements, site requirements and possible expansion options for the new facility. Selected Consultant shall be knowledgeable of current NFPA standards related to fire station design and the appropriate elements shall be incorporated into the developed POR.

DELIVERABLES:

- Written Program of Requirements (POR)*



PROJECT UNDERSTANDING & PROJECT APPROACH

Schematic Building & Site Design: Task 3 – Schematic Building and Site Design

A. Initial Building and Site Study

Once the POR has been developed and approved by the City and the preferred site is identified, the Selected Consultant shall proceed with building and site studies. This will include the development of several options for building and site plans to determine efficient layouts for the proposed new fire station, utilizing the preferred site identified during Task 1. Initially, only basic building and site plan diagrams will be developed to determine options for accommodating current and projected future needs. The Selected Consultant shall limit its efforts in this phase of planning to only those things necessary to provide the City with accurate information to allow for an informed decision regarding the direction of future planning efforts. The goal is to determine the basic size, shape and site layout of a new facility for City approval before moving on to more detailed designs.

DELIVERABLES:

- Building Floor Plans to scale – basic diagrams to define the basic plan size and layout*
- Preliminary Site Plans to scale – basic diagrams to define site layout and overall area requirements. Site plan shall be based on City provided information or available GIS data.*

B. Final Schematic Design

Once the Initial Building and Site Study have been completed, and the design direction has been approved by the City, the Selected Consultant will prepare an initial design of the preferred option. This will include scaled floor plans, site plan and a basic 3D building and site model along with basic exterior color rendering and perspectives. Based on the City's feedback, the Selected Consultant shall revise the designs for final approval. Limitations to revisions included in the Final Schematic Design should be detailed in the Selected Consultant's proposal.

DELIVERABLES:

- Building Floor Plans to scale*
- Primary Building Elevations to scale*
- Preliminary Site Plans to scale – based on owner provided information or available GIS data*
- Basic systems descriptions for mechanical, electrical and plumbing based on typical fire station requirements. No detailed MEP design is included in Task 3.*
- 2-3 3D exterior views showing basic design concepts*

C. Final Building Renderings

Once the final design direction has been determined, and the exterior design approved, the Selected Consultant shall prepare final computer-generated exterior building renderings. These rendering should be high quality and contain more detail than those provided in the Initial Building and Site Study making them more suitable for public presentation, fundraising efforts and future design development. Limitations to revisions included in the Final Building Renderings should be detailed in the Selected Consultant's proposal.

DELIVERABLES:

- Final Exterior Building Renderings – these renderings will be taken from the 3D model used to develop the Schematic Design*



PROJECT UNDERSTANDING & PROJECT APPROACH

TASK—4 OPINION OF PROBABLE COST

A. Opinion of Probable Construction Cost

Based on the approved Schematic Design (Task 3), the Selected Consultant shall prepare a Preliminary Opinion of Probable Construction (OPC). This cost opinion will be based on current industry standard square foot cost for site development and new construction for typical fire stations being built in this area.

B. Opinion of Probable Project Cost

Based on the approved Opinion of Probable Construction Cost, the Selected Consultant shall develop an Opinion of Probable Project Cost which will include typical non-construction costs such as fees, and other project specific non-recurring costs. This will allow the City to prepare a more complete overall project budget.

DELIVERABLES:

- Opinion of Probable Construction Cost*
- Opinion of Probable Project Cost*

5. Task 5 – Final New South Fire Station Report

Once all the planning tasks have been completed and the deliverables approved and received, the Selected Consultant shall prepare a final report bound in 8 ½ x 11 format. The final report will include the deliverables prepared during the development of the Study. The Selected Consultant shall also be required 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. It is anticipated that both meetings would be held in the same evening.

DELIVERABLES:

- Five (5) copies of a bound final report and one (1) electronic copy*
- Comprehensive presentation to the City of Goshen Common Council in a public forum*

TIMELINE

See attached project timeline at the end of this document.

PRESENTATIONS

The Selected Consultant may be requested to present to the City's Common Council and/or Redevelopment Commission after the completion of Task 2, 3, 4, 5 or intermittingly throughout this process. Presentations may include the sharing of deliverables, reports, findings, determinations and recommendations and may be conducted in a public forum. Consideration for these ad hoc services should not be included in the Consultant's task-specific pricing, but instead will be paid in accordance with the detailed hourly rate schedule provided in the Consultant's response. These ad hoc services shall be billed separately from overall project costs. The City's Common Council and Redevelopment Commission wish to remain informed and updated throughout the entirety of this project.

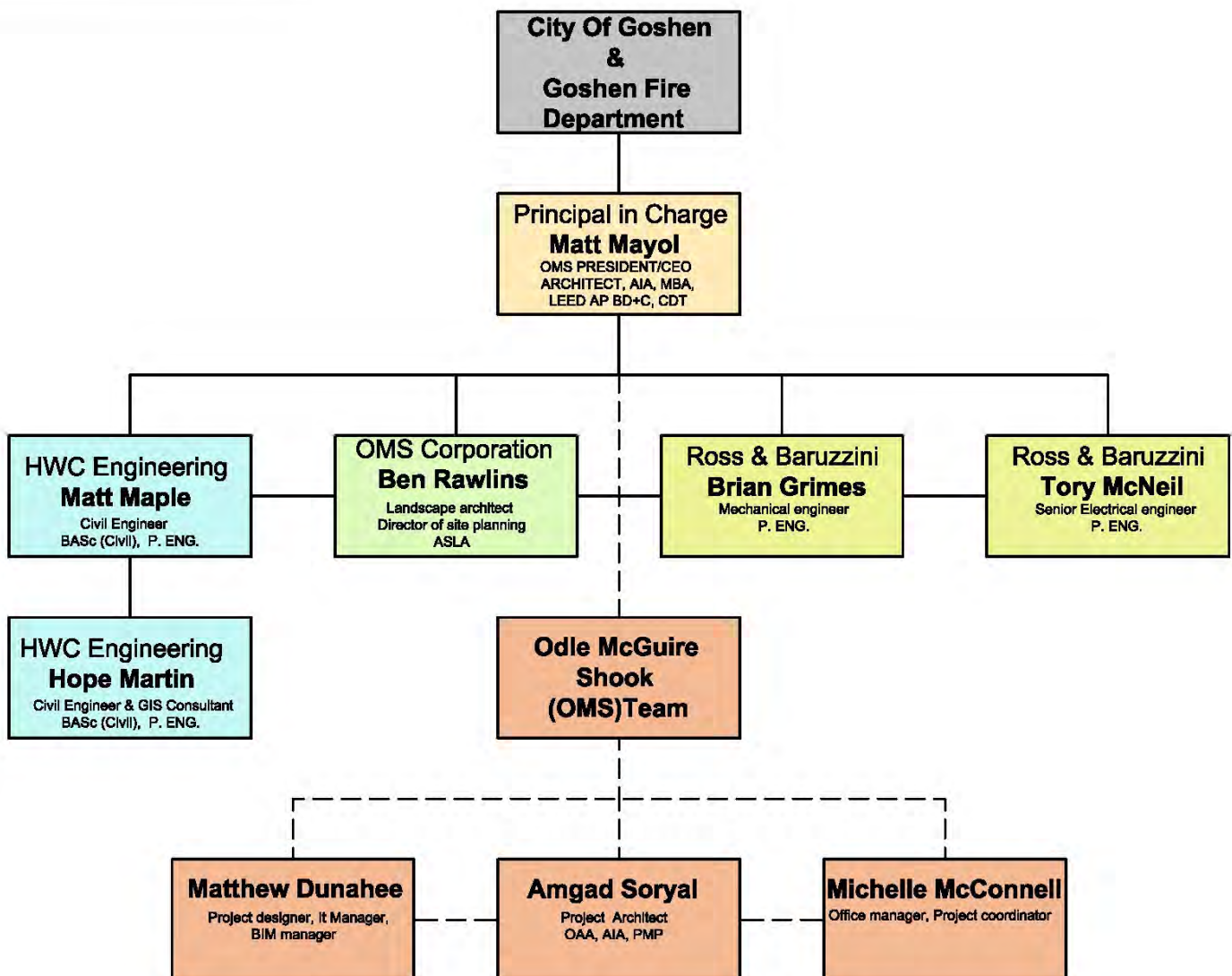


PROJECT TEAM

For this team we have assembled a team of professionals with a high level of commitment, enthusiasm, and experience to meet the requirements. We believe that assigning a core group of experienced personnel who clearly understand the project is a key element to quality service. It is our goal to maintain our solid partnering process with you to encourage clear and open communication between all team members.

The following organization chart shows our key team members selected for this project for their experience in working on various fire station and municipal projects. All team members have more than five (5) years of experience in a similar role. We have included Matt Mayol as our Project Lead / Principal-in-Charge, Project Manager. Matt Maple will lead the Site Location Analysis team. Ross & Baruzzini is serving as our MEP design and Energy Modeling Consultant. Each team member possesses the availability and capability to successfully undertake this project.

We confirm that the proposed project team members are currently available and have the required time to commit to work on this project. The OMS team is able and committed to meeting deadlines for document completion. Our regimented design review and production process ensures our projects are coordinated succinctly with all disciplines. This ensures that projects run smoothly, and our client's needs and preferences are incorporated throughout all levels of design and flow seamlessly into construction. We welcome the opportunity to include your project needs into our client base.



PROJECT TEAM

Matthew R. Mayol, Architect AIA, MBA, LEED AP BD + C, CDT

Role: Project Lead/Point of Contact/Principal-in-Charge (PIC) /Project Manager

Responsibilities: Matt will support the design lead and the Project Manager as a Principal- in-Charge. Through his leadership all communication will be filtered to the project design team and the client team. Matt will be a Point of Contact as he has previous working experience with this specific project type. Additionally, he will oversee the execution of the Construction Drawings, Bidding phase and Construction Administration, providing the link between the Owner and the Contractor. He will review site progress for payment and provide recommendation and answer questions from the Contracting team as well provide direction from the Owner.

Matt is the President & CEO of Odle McGuire Shook since 2008. He is a multi-disciplinary, integrated consultant team leader and has significant construction administration experience. He has over 27 years of design and construction experience as a Registered Architect in eight (8) U.S. States. He is skilled at handling a variety of projects from the design concept stage through to the end of construction. He has experience in sustainable design strategies and is a LEED accredited professional and is experienced in the preparation of contract documents and co-coordinating of engineering disciplines, including structural, civil, mechanical and electrical aspects of projects.

As an Architect his experience is significant, encompassing fire stations, municipal, multi-family/apartments, senior living, adaptive re-use for residential and commercial, community, K-16 education, industrial, hospitality, leisure, development, master planning and programming. More recently he has played a leading role with Indiana Landmarks one of the largest not-for-profit historic preservation organizations in the United States primarily fundraising and saving meaningful places throughout Indiana.

He is passionate about creating architecture and design that is “program-driven and process-oriented” with a strong belief that that design should be driven by the needs of the user not the other way around. Matt believes that “excellent high-quality design does NOT have to cost more” and enjoys demonstrating how OMS designs are actually proven to cost less. His approach seeks to deliver architecture that is flexible and adaptable and in direct response to its context to meet both for current and future needs.

Matt’s meticulous nature allows him to create construction details and see potential design conflicts before they become an issue during construction. Attention to detail coupled with his creative problem solving abilities and collaborative approach allows Matt to help resolve issues as they arise.

Relevant Project Experience

Pike Township New Fire Station #114: Indianapolis, IN

Headquarters Fire Station, Bloomington, IN

Consul of Mexico, Indianapolis, IN: New Consulate of Mexico

Marion County Fairgrounds, Indianapolis, IN: Miscellaneous Improvements

Lebanon Public Library, Lebanon, IN: Additions and Renovations

Monroe County Public Library, Bloomington, IN: Renovations and Additions to Ellettsville Branch Library

Peabody Public Library, Columbia City, IN: Interior renovation of 5,000 s.f.

Shelbyville-Shelby County Public Library, Shelbyville, IN: Feasibility study and 20 year facilities master plan, selective carpet replacement

Noblesville City Hall, Noblesville, IN: Addition/renovation of Noblesville City Hall

Bonita Springs Public Library, Bonita Springs, FL: Conceptual Design

American Legion Mall, Indianapolis, IN: Vietnam and Korean Wars Memorial, World War II Memorial

Shelter Insurance Companies, Indianapolis, IN: Corporate Headquarters

Indiana Government Center, Indianapolis, IN: Indiana Law Enforcement Memorial



PROJECT TEAM

Matt Maple, P.E.

Role: Civil Engineer Lead

Responsibilities: Principal-in-Charge Civil Engineering

Matt will be responsible for completing the location analysis for the proposed fire station. He will first geo-code historic dispatch data to map the range of historic response times in addition to GIS drive-time simulations to map response times for the existing and proposed fire station locations. Matt recommends in addition to the GIS analysis, our team recommends the Fire Department complete test runs from the proposed station location, using actual fire apparatus. This will help confirm the validity of the model and check response times to critical areas. When analysis is complete, Matt will oversee the written report with supporting maps to summarize the results of the analysis. Matt is also responsible for carrying out the civil design of the project, meeting with the project Design Team and coordinating the work of OMS's design team. Matt will provide regular reports to and meet with Matt Mayol and Ben Rawlins to review progress of the work against the schedule. Matt will be responsible to ensure that HWC's standards are maintained through the course of the contract documents phase. During the construction phase, Matt will periodically attend periodically site meetings and will be OMS's main contact. Matt will have primary responsibility for carrying construction administration during the civil portion of the work.

Matt has more than 17 years of experience in municipal, commercial, industrial, and residential site design. As a Project Designer and Manager, he has been involved in initial planning, research, feasibility studies, master plans, schematic design and code compliance associated with various local, state, and federal agencies. Matt has also been involved in all areas of design, such as transportation engineering, drainage analysis and design, stormwater management, wastewater management, stream and floodplain management, earthwork, grading, water resource management, erosion control and stormwater quality.

Relevant Project Experience:

Sugar Creek Fire Station - Hancock County

Vernon Township Fire Station - Hancock County

White River Township Fire Station - Johnson County

Crawfordsville Fire Station No 2

Monticello Fire Station - Monticello, IN

Arc Hotel & Parking Garage - Muncie, IN

Carroll White REMC - Delphi, IN

Fusion 54 Municipal Building - Crawfordsville, IN

Hope Martin, P.E.

Role: Civil Engineer & GIS Consultant

Responsibilities: Hope and her staff have provided GIS studies for numerous county and city comprehensive plans, downtown revitalization projects and development planning mapping. She will also work alongside with Matt Maple to carry out the civil design of the project. She will attend meetings with the project Design Team, carrying out the civil design of the project and coordinating the work of OMS's design team.

Hope has eight years' experience in the industry as a project engineer and project manager. She has been involved with municipal, industrial, commercial and multi-family residential, and projects for civil site design, in both public and private sectors. Hope has a diverse design background, including site layout, grading design, earthwork balances, utility design, stormwater management, water quality design, and erosion control. She has been involved in all stages of a project, from performing due diligence on new sites and creating schematic designs, to creating master design plans and phased construction documents, to inspecting construction activities. She has experience in permitting with local, state, and federal agencies, coordinating with railroad companies, and coordinating with private and public utilities.

Relevant Project Experience

Vernon Township Fire Station – Fortville, IN

White River Fire Station – Greenwood, IN

Digital Crossroads of America Data Center & Central Plant – Hammond, IN

Auman Neighborhood Drainage Improvements: Oswego Road and Shoshone Drive – Carmel, IN

58/Bahr at Central State – Indianapolis, IN

Fort Wayne Avenue Apartments – Indianapolis, IN

Municipal Campus – Zionsville, IN



PROJECT TEAM

Ben Rawlins, ASLA, LEED® AP, Director of Site Planning

Role: Landscape Architect and Site Planning Design Team Lead

Responsibilities: Ben will serve as the Landscape Architect and lead the civil and architectural team for the project. Ben's experience in site master planning affords each project with a unique site solution.

Over the course of his award winning career, Ben has been involved in a wide variety of projects encompassing multi-family apartments, senior living, educational and cultural facilities, parks and recreation, urban revitalization, mixed-use developments, community planning, single-family residential and golf community planning, along with transportation related planning and design. As a LEED Accredited Professional (LEED AP) skilled in all areas of analysis, planning, design and management, Ben's approach is to develop a sense of place within the landscape and to explore all of the natural and cultural influences. Ben brings over 40 years of experience working on projects ranging from urban spaces, streetscapes, corporate institutions, higher education, historic campuses, waterfront and marinas, environmental, and recreational projects. His expertise includes site inventory and analysis, site programming, conceptual design, geometric design, grading, planting, specialized site details, design refinement, specifications and contract administration. Ben has been the site designer and Landscape Architect of Record for all of OMS' projects included in this proposal request.

Relevant Project Experience

Headquarters Fire Station, Bloomington, IN

Pike Township New Fire Station #114: Indianapolis, IN

Consul of Mexico, Indianapolis, IN: New Consulate of Mexico

Lebanon Public Library, Lebanon, IN: Additions and Renovations

Noblesville City Hall, Noblesville, IN: Addition/renovation of Noblesville City Hall

Amgad Soryal, Architect & Project Manager; OAA, AIA, & PMP

Role: Project Architect, Project Designer

Responsibilities: Amgad will lead the internal architectural team, supporting technical assessments, spatial design options for the project and detail design coordination. He will work closely with the project team and provide additional support to the Principal-in-Charge/Project Manager and

Amgad brings 20 years of experience as an Architect including design, construction documents, coordination, excellent time planning and problem-solving skills. Construction drawings design review, code analysis, site review, generate deficiency list, project final occupancy. Proficient in Primavera P6, Microsoft office including Word, Excel PowerPoint, Visio and Project, SharePoint, Google applications, Timberline estimating. Customer service experience, making sure client's satisfaction through establish baselines to measure future performance. Predict and prioritize customer needs and trends, identify key engagement and experience drivers, drive results with role-based dashboards and action plans. Track progress against baselines and drive continuous customer experience improvement through closed loop feedback and strategic customer experience improvement. Highly motivated problem solver with proven strategic planning, project management skills, leadership, management skills, organizational and team effectiveness

Relevant Project Experience

New 5-Bay Fire Station, Town of Conception Bay South

Administration and Safety Building for Little League Regional Headquarters, Whitestown, IN

New Flight Simulator Facility, Camp Atterbury, IN

Lebanon Public Library, Lebanon, IN

Shelbyville, Shelby County Public Library, Shelbyville, IN



PROPOSED CONSULTANT TEAM

BRIAN GRIMES, P.E.

Role: Mechanical Team Lead

Responsibilities: Brian will be a main contact point for the RossBar mechanical team. He will be responsible for sharing information with and coordinating the efforts of the RossBar engineering team. He will lead the mechanical system engineering design, providing direction, engineering, and review throughout the project.

Brian has 23 years of experience in mechanical design, consulting and construction in the municipal, higher education, government, pharmaceutical and commercial markets on projects ranging from \$10,000 to \$500 million. He has extensive experience in phased demolition, renovation, and replacement of mechanical systems in higher education facilities, including teaching & research labs, classroom buildings, student housing, dining, and athletic venues. Brian oversees the mechanical staffing and design efforts for the Indianapolis office, as well serving as leader of the Government & Higher Education & Research Market in that region. As Project Manager, Brian will lead the design team from concept to completion in close adherence to the client's goals and expectations.

Affiliations: ISPE, Great Lakes Chapter, Board Member, ASHRAE, Central Indiana Chapter

Registration Professional Engineer (Mechanical): Indiana

Relevant Project Experience:

Indiana School for the Deaf & Blind Building 8 HVAC Renovation, IN Department of Administration, Indianapolis, IN

B358 Building Renovations, Indianapolis, Eli Lilly, IN

Infosys, North American Technical Hub Campus, Indianapolis, IN

Maintenance Assessment & Evaluation of Facilities, Ivy Tech Community College, Indianapolis, IN

JEFFREY WHEELER, P.E., LEED AP

Role: Electrical Team Lead

Responsibilities: Trevor will be a main contact point for the RossBar electrical team. He will be responsible for sharing information with and coordinating the efforts of the RossBar engineering team. He will lead the electrical system engineering design, providing direction, engineering, and review throughout the project.

Jeff has 23 years of experience in the design of electrical systems for government, telecommunication, civic, and institutional facilities. He serves as the lead electrical engineer for federal contracts and is intimately familiar with the processes, procedures and expectations of government agencies. Jeff's capabilities include: low and medium voltage power systems, emergency and standby generator systems, lighting systems, fire alarm and detection systems, grounding systems, and lightning protection systems. His responsibilities include, power systems design, special systems design, fault current calculations, lighting design, drawing preparation, shop drawings, and cost estimates.

Certifications: LEED Accredited Professional; OSHA-10 Certification

Affiliations: Illuminating Engineering Society of North America (IESNA); National Council of Examiners for Engineering & Surveying (NCEES); Society of American Military Engineers (SAME)

Registrations: Professional Engineer (Electrical): Indiana, Alaska, Alabama, Arkansas, Arizona, California, Colorado; Iowa, Illinois, Kansas, Missouri, Nebraska, New Mexico, Nevada, Oklahoma, Oregon, South Dakota, Texas, Utah

Relevant Project Experience:

Linn County Law Enforcement Center, Mound City, Kansas

Kansas Army National Guard, Salina Training Center, Salina, Kansas

Buchanan County Jail Renovation, St. Joseph, Missouri

Stoddard County, Jail Renovation and Addition, Bloomfield, Missouri

Amarillo VA Health Care System, Emergency Department Remodel, Amarillo, Texas



ITEMIZED BUDGET

Base Scope: -

Will include the tasks below;

- Task 1 - Site Location Analysis
- Task 2 - Program of Requirements (POR)
- Task 3 - Schematic Building and Site Design
- Task 4 - Opinion of Cost
- Task 5 - Final New South Fire Station Report

Base Scope Tasks 1-5: Total Fees = (20%) \$36,000

Additional site analysis (including schematic design) \$26,000

- Design Development (25%) \$45,000
- Construction Documents (30%) \$54,000
- Bidding and Negotiation (5%) \$ 9,000
- Contract administration (20%) \$ 36,000

Assumes: \$3,000,000 dollars x .06 = \$180,000 (includes all Architecture, Structural, Civil, Mechanical, Electrical, Fire Protection, & Technology Design services).

Note: The Schematic Design amount in base scope would be credited back towards the total A/E design fee.

Odle McGuire Shook Hourly Rates* 2020

Principal In Charge	\$ 215
Senior Project Manager	\$ 145
Project Architect	\$ 125
Project Designer	\$ 120
Architectural Designer	\$ 95
BIM Manager	\$ 120
CAD Drafter	\$ 70
Senior Landscape Architect	\$ 120
Landscape Architect	\$ 85
Senior Interior Designer	\$ 105
Interior Designer	\$ 70
Structural Engineer	\$ 160
Mechanical Engineer	\$ 125
Electrical Engineer	\$ 125
Technology Designer	\$ 125
Project Administration	\$ 75



PROPOSED TIMELINE

PROJECT PLANNER & TRACKER

North South Fire Station Study

City of Goshen, Indiana

PLANNED PROJECT DURATION (WEEKS):

