



**GOSHEN REDEVELOPMENT COMMISSION
AGENDA FOR THE REGULAR MEETING OF November 10, 2020**

To access online streaming of the meeting, go to <https://us02web.zoom.us/j/88473622441>

The Goshen Redevelopment Commission will meet on November 10, 2020 at 3:00 p.m. in the City Court Room/ Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF MINUTES

3. NEW BUSINESS

Resolution 64-2020 – Ratify Execution of Agreement with JPR for Downtown River District Revitalization Plan

Resolution 65-2020 – Authorization to Negotiate and Execute an Agreement with BKV Group for the New South Fire Station Study

4. DISCUSSION

2021 Meeting Dates

Kercher Road Change Orders

Claims Procedure

Parcels at River Race Drive & Monroe Street

CRHH Site Plan Review

5. APPROVAL OF REGISTER OF CLAIMS

6. MONTHLY REDEVELOPMENT STAFF REPORT

7. OPEN FORUM

The open forum is for the general discussion of items that are not otherwise on the agenda. The public will also be given the opportunity at this time to present or comment on items that are not on the agenda.

8. ANNOUNCEMENTS

Next Regular Meeting – December 8, 2020 at 3:00 p.m.

9. EXECUTIVE SESSION

Pursuant to the provisions of the Open Door Law and Indiana Code § 5-14-1.5-6.1(b)(2)(D), the Goshen Redevelopment Commission will meet in executive session at the conclusion of the regular meeting for discussion of strategy with respect to the purchase or lease of real property.

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Regular Meeting of October 13, 2020

The Goshen Redevelopment Commission met in a regular meeting on October 13, 2020 at 3:00 p.m. in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

The meeting was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Andrea Johnson Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell

Absent: None

APPROVAL OF MINUTES

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve the minutes of the September 8, 2020 regular meeting.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

OPEN PROPOSALS – New South Side Fire Department Study

Commission President Thomas Stump opened proposals from the following:

Abonmarche

Alliance Architects

BKV Group

DKGR, LLC

EPOCH Design

JPR

Keystone Architecture

KIL Architecture

KZF Design, Inc.

Old McGuire Shook Architecture

(10:08) Mark Brinson, Community Development Director stated the review committee will consist of staff from engineering, fire and redevelopment and asked for a volunteer from the Commission to be on the committee and Commissioner Garber volunteered.

PRESENTATION

(11:05) Jason Semler, Baker Tilly, Annual presentation of information for the governing bodies of all taxing units within an allocated area.

- a. The Commission's budget with respect to allocated property tax proceeds.
- b. The long term plans for allocation area.
- c. The impact on each of the taxing units.

(30:53) Questions from Commission members.

(34:02) Mark Brinson, Community Development Director, stated the other part of this meeting is to share our long range plans for capital projects which is updated each year. Copies of the Capital Plan were available. Mr. Brinson talked through the yearly process and asked for two volunteers from the Commission to be on the committee and Commissioner Stump and Commissioner Turner volunteered.

CHANGES TO THE AGENDA

Commissioner Stump stated it has been requested to add Resolution 63-2020 – Approve Final Payment for Ninth Street Multi Use Path to the agenda.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to add Resolution 63-2020 to the agenda.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

NEW BUSINESS

Resolution 58-2020- Approve Execution of Change Order No. 7 for Main Street Streetscapes

(37:55) Dustin Sailor, Director of Public Works, stated this is a balancing change order. The Commission allowed the addition of sidewalk on North Main and the work is complete. Increased project cost by \$1523.60 for a revised contract amount of \$867,398.78.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 58-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 59-2020 – Approve Request from Goshen Engineering to Advertise for Bids for Eisenhower Drive North and South Pavement Replacement.

(40:00) Dustin Sailor, Director of Public Works, this project will remove and replace pavement along with reconstruction of the railroad crossing. The railroad crossing is a private spur that is managed by an association that indicates they have no money. To keep the project going, the railroad crossing will be incorporated into the public project which will start in the spring of 2021.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 59-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays:

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 60-2020 – Approve Request to Issue a Request for Proposals for Fidler Pond Connector Path Design College Avenue Connection

(42:20) Becky Hutsell, Redevelopment Project Manager, Fidler Pond trail is heavily used with no pedestrian access to the park. Applied to MACOG but was not awarded funds. The owners of 403 Oak Lane are willing to grant an easement to allow for the path to be constructed. Engineer estimates included in packet. Asking permission to proceed with the RFP for the design of Phase 1 which includes survey of the full area, establishing the exact path location and construction of the connector from the north end of Oak Lane to the park.

(45:12) Questions regarding the crossing on US 33 to Fidler Pond and different path locations.

(47:48) Adam Scharf spoke in favor of the project.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 60-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 61-2020– Authorization to Negotiate and Execute an Agreement with DLZ for Evaluation of Options and Design of Madison Street Bridge (Bridge #302)

(50:25) Becky Hutsell, Redevelopment Project Manager, In September the Commission approved issuance of a RFP which was issued September 23, 2020. Proposals received from DLZ and Lawson Fisher. After reviewing and scoring proposals based upon the Policy to Solicit Professional Services, staff is recommending DLZ. Based on proposal, all work will be completed by the end of April 2021 with a not to exceed cost of \$101,300. Construction to begin in July 2021.

(51:48) Questions regarding if bridge repair or replacement.

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve Resolution 61-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 62-2020 – Approve Request for Contribution toward the Infrastructure Necessary for the New Court Complex

(54:05) Mayor Jeremy Stutsman, gave history of the project to the commission members.

The sites have been narrowed down to US 20 & CR 17 in Elkhart and US 33 & CR 17 in Goshen. At the County budget hearing I asked Mayor Robinson to join Goshen to present the idea to see renovations and keep courthouses downtown and did not get a lot of interest. Couple weeks later the City of Elkhart presented a proposal to put all the courts in downtown Elkhart. Feels renovation process would be ideal for downtowns, but if they are going to consolidate need to encourage them to pick the US 33 & CR 17 site. This site does have developmental challenges that the City of Goshen and Redevelopment Commission can assist with. Mayor Stutsman talked about the site conditions and positives of the location. The site is on the transit line but will need additional stop. The site is serviced by city utilities.

Estimate from Elkhart County is 2 million for intersection/road improvements. Final decision will be made by the Council on November 14, 2020. Here today to ask the Commission to commit up to 1.5 million for this project.

(1:02:07) Question regarding the intersection of CR 17 & US 33 and if changes will be made to it and Mayor Stutsman replied a traffic study would be needed to evaluate.

(1:06:00) Comments from Commission members.

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to approve Resolution 62-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

Resolution 63-2020 – Approve Final Payment for Ninth Street Multi Use Path

(1:09:00) Larry Barkes, City Attorney, The contract price plus change orders is \$1,238,951.00 and the final project cost is \$1,261,026.12. INDOT has approved all costs and have paid their 80% match. City portion is \$4415.02. Asking for the invoice to be added to the register of claims.

A motion was made by Commissioner Weddell and seconded by Commissioner Johnson to approve Resolution 63-2020.

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

APPROVAL OF REGISTER OF CLAIMS

A motion was made by Commissioner Weddell and seconded by Commissioner Garber to approve payment of the amended Register of Claims totaling \$173,868.27

After discussion, on call of the roll, the motion was carried by the following vote:

Ayes: Garber Johnson Stump Turner Weddell

Nays: None

The motion was adopted by a vote of 5 in favor and 0 against.

MONTHLY REDEVELOPMENT STAFF REPORT

(1:12:45) Becky Hutsell, Redevelopment Project Manager updated the commission about the sale of 65736 State Road 15 regarding the damage from wires being cut and the pending insurance claim.

OPEN FORUM

No one from the Commission of the public spoke during the open forum.

ANNOUNCEMENTS

It was announced that the next regular meeting is scheduled for November 10, 2020 at 3:00 p.m.

ADJOURNMENT

A motion was made by Commissioner Weddell and seconded by Commissioner Turner to adjourn the meeting. The motion was adopted unanimously.

The regular meeting was adjourned at 4:20 p.m.

APPROVED on November 10, 2020

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Minutes for the Executive Session of October 13, 2020

The Goshen Redevelopment Commission met in an executive session on October 13, 2020 at the conclusion of the Commission's regular meeting at 4:25 p.m. pursuant to the notice given. The executive session was held in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

CALL TO ORDER/ROLL CALL

The executive session was called to order by President Thomas Stump. On call of the roll, the members of the Goshen Redevelopment Commission were shown to be present or absent as follows:

Present: Brian Garber, Andrea Johnson, Thomas Stump, Vince Turner, Brett Weddell and Bradd Weddell

Absent: None

PURPOSE OF EXECUTIVE SESSION

The executive session was held as authorized by Indiana Code § 5-14-1.5-6.1 (b)(2)(D) for discussion of strategy with respect to the purchase or lease of real property by the Goshen Redevelopment Commission up to the time a contract or option to purchase or lease is executed by the parties.

No subject matter was discussed in the executive session other than the subject matter specified in the public notice.

ADJOURNMENT

The executive session was adjourned at 4:45 p.m.

APPROVED on November 10, 2020

GOSHEN REDEVELOPMENT COMMISSION

Thomas W. Stump, President

Andrea Johnson, Secretary

RESOLUTION 64-2020

**Ratify Execution of Agreement with JPR for Downtown River District
Revitalization Plan**

WHEREAS the Goshen Redevelopment Commission passed Resolution 49-2020 authorizing the Community Development Director Mark Brinson to negotiate and execute an agreement with JPR for the Downtown River District Revitalization Plan.

NOW, THEREFORE, BE IT RESOLVED that the Goshen Redevelopment Commission approves the terms and conditions of the contract with JPR for the Downtown River District Revitalization Plan which is attached to and made part of this resolution.

BE IT FURTHER RESOLVED that the Goshen Redevelopment Commission ratifies the execution of the agreement by Mark Brinson, Community Development Director on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on November 10, 2020.

Thomas W. Stump, President

Andrea Johnson, Secretary

AGREEMENT

Development of a Downtown River District Revitalization Plan

THIS AGREEMENT is entered into on October 14, 2020, 2020, between **Jones Petrie Rafinski Corp.**, hereinafter referred to as "JPR" or "Consultant", and the **City of Goshen** acting through the Goshen Redevelopment Commission, hereinafter referred to as "City".

WHEREAS, the Goshen Redevelopment Commission desires to have a revitalization plan developed for the four (4) block area north of Lincoln Avenue, west of Third Street, south of Pike Street and east of the Elkhart River (the "Downtown River District" or "District") to 1) assess the existing socio-economic and geographic strengths and weaknesses of the area and to identify threats, barriers, and opportunities to improve the economic vitality and quality of life of the District, 2) recommend redevelopment strategies and actions to enhance private economic investment, and 3) identify specific urban design opportunities that support potential catalytic projects that will spur long-term private investment and growth in this Downtown River District with the plan driven by community input;

WHEREAS, the City issued a Request for Proposals for the development of a Downtown River District Revitalization Plan and four (4) proposals were received and a selection committee completed the ranking and interview process and determined that JPR's proposal best fit the needs of the project; and

WHEREAS, the City desires to contract with Consultant, and Consultant agrees to develop a Downtown River District Revitalization Plan for this area to achieve all the objectives identified in the Request for Proposals and within the scope of this Agreement.

NOW THEREFORE, in consideration of the terms, conditions and mutual covenants contained in this Agreement, the parties agree as follows:

SCOPE OF SERVICES

Consultant's services under this Agreement consist of the comprehensive development of a Downtown River District Revitalization Plan which is described in further detail below.

A. Strategic Kick-Off and Determination of Critical Success Factors

Consultant will provide a Detailed Work Plan for discussion at a Strategic Kick-Off meeting with city staff to review the details of the work plan and formalize the timeline and details for the Assessment, Public Involvement and Information Gathering phases, including accepted methodologies and tasks, final number and types of meetings, expected quality and formats for deliverables and to reach an agreement on the implementation strategies. Consultant will lead the discussion on the desired outcomes and timeline for processes with the city's project team.

Consultant will facilitate an initial planning meeting to:

- Develop roles and responsibilities;
- Establish the engagement's timeline;
- Finalize the scope of the engagement;
- Develop lines of communication;
- Establish the format and content of Consultant's deliverable products;

- Establish a working group which will include representatives of the project team and Consultant team;
- Collect for review and analysis previous relevant demographic and visitation studies for Goshen as it relates to the future market analysis;
- Meet personally with local project stakeholders (City officials, County officials, businesses, local foundations, etc.) to discuss the project and potential support; and
- Modify the work plan, if necessary, to reflect any appropriate changes arising from the information obtained in the tasks noted above.

B. Review and Assess Existing Plans and Conditions

Consultant will review all recent and/or current planning projects including work that has either recently been completed or is currently in progress. The planning process will consolidate relevant information from these planning documents, and from budgets, work plans, and funding plans utilized by the City to facilitate the comprehensive coordination of direction and recommendations.

Consultant will meet with the Downtown River District Steering Committee and appropriate City staff to confirm the goals of the study and other contextual issues related to the project. Consultant team will also review available data related to the project, identify those contacts and resources necessary to ensure complete review and assessment of critical issues as well as perform the following orientation and due diligence tasks:

1. Obtain information and data from the Goshen Redevelopment Commission, City of Goshen, economic and development authorities, and any other appropriate agencies.
2. Tour the area and meet with local officials, community leaders and others identified in consultation with the City.
3. Interview stakeholders from a variety of location private and public organizations and perform fieldwork as appropriate, including:
 - Retailers
 - Tourism attractions
 - Hoteliers
4. Review the various projects on which the team members have worked, discuss their attributes, implementation and approach as part of the interview with the City and others.
5. Gather and review available economic, demographic and financial data.
6. Inventory retail, dining, entertainment and hotel facilities within the project boundaries and surrounding areas.

C. Existing Economic and Physical Conditions Analysis

Consultant shall evaluate the Downtown River District and the surrounding area's position as a center of economic activity, including resident population and growth, business location and growth, accessibility, and destination for visitors. Consultant will summarize key demand generator trends and comment on the overall growth prospects for the market. The data gathered and analyzed will include, but not be limited to, the following:

- Geographic attributes, accessibility, and transportation links;
- Trends in populations growth and income;
- Demographics;

- Corporate presence, major employers and any other significant future changes;
- Analysis of business and commercial development;
- Higher education activity;
- Cores of economic activity;
- Major retail destinations;
- Profile of public assembly and other meeting facilities;
- Arts, culture and entertainment assets and activity; and
- History and expected trends, including downtown and major arterial nodes of activity.

Consultant shall use the completed analysis to provide an assessment of the strengths, weaknesses and opportunities and threats (SWOT) of the Downtown River District Area.

D. Collaborative Stakeholder and Community Engagement

1. **Stakeholder Input Process.** Consultant will utilize their established stakeholder methodology to help identify all of the needs, issues and opportunities of the Goshen community. Consultant shall conduct a comprehensive “Information Gathering” process that will include, but not be limited to, the following:
 - a. Goal-setting, information fact-finding, and reviews of existing plans;
 - b. Meetings with the Goshen project team, City leadership, Steering Committee, any relevant Advisory Committees, select Departmental staff, user groups and other identified key community stakeholders;
 - c. Solicitation of public input through a series of public meetings during the Public Involvement Process and at critical review points;
 - d. On-site and phone meetings; and
 - e. On-site work sessions.

Consultant will provide facilitation, processing of feedback, analysis and recommendations for the following:

- a. Realistic short, intermediate, and long-term recommendations with implementation strategies and action steps and will include conceptual plans;
 - b. Cost estimates to implement each capital recommendation with implementation strategies for land acquisition, development and associated funding;
 - c. Priorities for any operating-related recommendations, not including capital expenses and development of a recommended timeline for implementation;
 - d. Collaborative efforts with public and private organizations; and
 - e. Future potential funding sources.
2. **Public Input Process.** Consultant will utilize the input collected during the various stakeholder meetings to prepare a Preliminary Master Plan. This plan will be used to conduct additional public meetings to gather additional information and will help outline the vision and guide public discussion.

Consultant team will review all prepared information with the City’s Project Manager in advance of all meetings.

The public process program will be customized to the City’s needs and will consist of the following Public Assessment and Information Gathering Tools. Determination of the most effective method will be determined with the City’s input at the Strategic Kick Off.

Potential Public Assessment & Information Gathering Tools				
Who	Users	Citizens/Voters	Key Stakeholders Staff & Decisions Makers Partners Alternative Providers	Consultants Project Team
Methodologies	Intercept Surveys Focus Groups Questionnaires Various Group Process Techniques SWOT Analysis Dot-ocracy	Public Meetings Statistically-Valid Surveys Commission Meetings Websites Media Outlets Group Process SWOT Analysis	Individual Interviews Small Group Meetings SWOT Analysis	Facilitation Inventory Trends Demographics Benchmarking Best Practices
Outcomes	Issues Needs Satisfaction Fees Amenities Identity Stakeholders	Support Consensus Education Funding Tolerance Priorities	Opportunities Constraints Gap Analysis Special Interest Political Issues Historic Issues Niche Markets	Recommendations Policies Staff Development Sustainability Level of Service Community Profile Partnerships Business Planning Funding CIP & Action Plans

Consultant will be responsible for creating messaging and announcements to be provided to the public regarding the plan development and input opportunities.

E. Market Analysis and Development Strategies

Consultant shall undertake an analysis of the commercial and residential supply and demand in the relevant marketplace geography. This initial study will consist of a high-level market analysis to determine the focus and direction of the Revitalization Plan. This analysis will also help to identify recommendations for future detailed market studies upon completion of this plan. The analysis will include, but not be limited to the following, as appropriate:

- Restaurant, Retail supply/demand and opportunities;
- Residential supply/demand and opportunities;
- Hospitality and Event supply/demand and opportunities;
- Entertainment and Recreation supply/demand and opportunities; and
- Office and Other Uses supply/demand and opportunities.

Specific analysis to be completed will be driven by the information gathered throughout the project up to this point and will be confirmed with the City prior to commencement of analysis activities.

Visioning Strategies Development Workshop

Consultant will facilitate a Visioning Strategies Workshop that will include an analysis of all finding, including operational feasibility, political or historical constraints, and any other potential challenges.

Consultant will also identify opportunities for implementation steps, work plans and funding implications.

Consultant's Visioning Strategies Workshop shall produce an articulated guiding vision for the following:

- Future acquisition;
- Future development;
- Plan area maintenance needs; and
- Desired goals, outcomes and project standards.

F. Revitalization Plan and Project Implementation Strategy

Consultant will utilize the analysis results to provide implications for the Downtown River District that may include, but not limited to, the following:

- Development programming and related recommendations;
- Tenant concepts, sizes, brands;
- Residential development numbers and types (if warranted by analysis results);
- Event facilities, sized, other elements (if warranted by analysis results);
- Key amenities inside or outside the other components;
- Specifics that enhance the developments (design and other elements); and
- Others as appropriate.

Consultant will organize recommendations for future redevelopment and strategic approach for the Downtown River District and will provide a summary of the financial viability of the recommendations with estimates of the public incentive value that may be needed to induce the developments in a transitioning area.

Based upon the findings of the above activities, the stakeholders will focus on the investment needs, business support and sustainability requirements, infrastructure needs and public/private partnership structures. Results of this effort will include, but not be limited to:

- Land use recommendations (all categories) provided graphically, with locations;
- Infrastructure plan (presented graphically and in narrative);
- Acquisition plan (assemblage, single sites);
- Relocation plan;
- Budget estimates (all categories);
- Implementation plan/recommendations for key sites;
- Development revenue needs /income projections;
- Incentive menu, funding recommendations; and
- Timeline for 5, 10 and 15 year horizons.

G. Draft Recommendations, Final Plans, Presentation and Deliverables

Consultant will summarize and synthesize all research and stakeholder/public input, develop recommendations and priorities for needs regarding the future development of the Downtown River District and develop a set of prioritized recommendations regarding implementation of the proposed improvements.

1. **Capital Improvement Planning.** Consultant will provide a multi-year Capital Improvement Program Outline that is broken down by short-term, intermediate and long-term projects.
2. **Draft Revitalization Plan.** Consultant will submit electronic copies of the Draft Plan for preliminary review, revision and for recommendations. Input provided by the City will be incorporated into the draft plan.

Consultant will assist in guiding the Plan through the formal local legislative adoption process, including review and recommendations, and review and acceptance of the Plan by the Redevelopment Commission and the Goshen Common Council.

3. **Final Revitalization Plan.** Consultant will incorporate any final revisions and finalize the draft plan into a final plan.

DELIVERABLES:

- Weekly Written Progress Reports detailing recent progress, outstanding issues and/or information needed, upcoming meeting details and agendas
- Eight (8) printed, bound copies and one (1) electronic version of the final Downtown River District Revitalization Plan, to begin with an Executive Summary, followed by clearly labeled sections for each of the Plan's components. All supporting documents to be included in the appendices.
- Electronic copies of all monthly reports, meeting agendas, presentations and workshop materials/handouts, relevant summary documents, inventory database, appropriate mapping, review documents, etc.
- One (1) final copy/print and one (1) high-resolution electronic version of the overall Revitalization Plan, to be in color poster format and to include the goals and objectives set forth during the planning process.
- The City of Goshen Redevelopment Commission shall retain all rights to the Plan.

Consultant shall obtain and maintain all required permits, licenses, registrations and approvals, as well as comply with all health, safety and environmental statutes, rules or regulations in the performance of the services for the City.

TERM OF THE AGREEMENT

This Agreement shall become effective on the date of execution and approval by both parties.

Consultant acknowledges that time is of the essence and that the timely performance of its services is an important element of this Agreement. Consultant shall perform all services as expeditiously as is consistent with professional skill and care in the orderly progress of the project.

Consultant's services shall be completed by April 30, 2021.

COMPENSATION

The City agrees to compensate Consultant for the services in this agreement in accordance with Consultant's standard hourly rates set forth in paragraph A below and the actual hours worked, and not-to-exceed the fee for each of the six categories of services as set forth in the Consultant's fee schedule in paragraph B below.

A. Consultant's Standard Hourly Rates:

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

B. Consultant's Not-to-Exceed Fee Schedule for Each Category of Service:

Strategic Kick-Off and Determination of Critical Success Factors	\$4,500.00
Review and Assess Existing Plans and Conditions	\$4,250.00
Existing Economic and Physical Conditions Analysis	\$6,250.00
Collaborative Stakeholder and Community Engagement	\$7,500.00
Market Analysis and Development Strategies	\$40,000.00
Revitalization Plan and Project Implementation Strategy	\$12,500.00

City agrees to reimburse Consultant for actual out of pocket expenses directly attributable to this agreement such as printing/copies, messenger/delivery services, shipping expenses, or permit application fees. The total compensation for reimbursable expenses shall not exceed One Thousand Eight Hundred Dollars (\$1,800).

The total compensation for each of the six categories of services shall not exceed each of the amounts listed above for the respective service category. The total compensation to Consultant under this agreement shall not exceed Seventy-six Thousand Eight Hundred Dollars (\$76,800), including any reimbursable expenses.

Consultant may submit to City a maximum of one (1) detailed invoice per calendar month for services satisfactorily completed under this agreement. The invoice shall be sent to the following address, or at such other address as City may designate in writing.

City of Goshen
c/o Goshen Redevelopment Commission
204 E. Jefferson Street
Goshen, IN 46528

Payment will be made within forty-five (45) days following City's receipt of the detailed invoice from Consultant. Payment is deemed to be made on the date of mailing the check.

Consultant is required to have a current W9 form on file with the City before the City will issue any payment.

OWNERSHIP OF DOCUMENTS

The City acknowledges Consultant documents, plans, drawings, specifications, including electronic files, as instruments of professional service. Nevertheless, the final documents prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all monies due to Consultant.

INDEPENDENT CONTRACTOR

Consultant shall be deemed an independent contractor operating as a separate entity from the City of Goshen. The City shall not be responsible for injury, including death, to any persons or damage to any property arising out of the acts or omissions of the agents, employees, or subcontractors of Consultant.

NON-DISCRIMINATION

Consultant agrees to comply with all federal and Indiana civil rights laws, including, but not limited to Indiana Code 22-9-1-10. Consultant or any subcontractors, or any other person acting on behalf of Consultant or a subcontractor, shall not discriminate against any employee or applicant for employment to be employed in the performance of this agreement, with respect to the employee's hire, tenure, terms, conditions, or privileges of employment or any other matter directly or indirectly related to employment, because of the employee's or applicant's race, religion, color, sex, disability, national origin, or ancestry. Breach of this covenant may be regarded as a material breach of contract.

EMPLOYMENT ELIGIBILITY VERIFICATION

Consultant shall enroll in and verify the work eligibility status of all their newly hired employees through the E-Verify program as defined in IC 22-5-1.7-3.

Consultant shall not knowingly employ or contract with an unauthorized alien. Consultant shall not retain an employee or continue to contract with a person that the Consultant subsequently learns is an unauthorized alien.

Consultant shall require their subcontractors, who perform work under this contract, to certify to Consultant that the subcontractor does not knowingly employ or contract with an unauthorized alien and that the subcontractor has enrolled and is participating in the E-Verify program. Consultant agrees to maintain this certification throughout the duration of the term of a contract with a subcontractor.

The City may terminate the contract if Consultant fails to cure a breach of this provision no later than thirty (30) days after being notified by the City of a breach.

Consultant affirms under the penalties of perjury that they do not knowingly employ an unauthorized alien.

CONTRACTING WITH RELATIVES

Pursuant to IC 36-1-21, if Consultant is wholly or partially owned by a relative of an elected official of the City of Goshen Consultant certifies that Consultant has notified in writing both the elected official of the City of Goshen and the City’s legal department prior to entering into this contract that an elected official of the City of Goshen is a relative of an owner of Consultant.

INDEMNIFICATION

Consultant agrees to indemnify and hold harmless the City of Goshen and City’s agents, officers, and employees from any and all liability, obligations, claims, actions, causes of action, judgments, liens, damages, penalties or injuries arising out of any intentional, reckless or negligent act or omission by Consultant or any of Consultant’s agents, officers, and employees, during the performance of services under this Agreement with the City of Goshen. Such indemnity shall include attorney’s fees and all costs and other expenses incurred by the City, and shall not be limited to insurance required under the provisions of this Agreement.

INSURANCE

Prior to commencing services, Consultant shall furnish the City a certificate of insurance in accordance with the following minimum requirements, shall maintain the insurance in full force and effect, and shall keep on deposit at all times during the term of the contract with the City the certificates of proof issued by the insurance carrier that such insurance is in full force and effect. Consultant shall specifically include the City of Goshen as an additional insured for Employer’s Liability, General Liability and Automobile Liability coverage. Consultant shall at least include the following types of insurance with the following minimum limits of liability:

Workers Compensation & Employer’s Liability	Statutory Limits
General Liability	Combined Bodily Injury and Property Damage \$1,000,000 Each Occurrence and \$2,000,000 Aggregate
Professional Liability	Combined Bodily Injury and Property Damage \$1,000,000 Each Occurrence and Aggregate
Automobile Liability	Combined Bodily Injury and Property Damage \$1,000,000 Each Occurrence and Aggregate

Each certificate shall require that written notice be given to the City at least thirty (30) days prior to the cancellation or a change in the policy that would not meet the minimum limits of liability set forth above.

FORCE MAJEURE

Except for payment of sums due, neither party shall be liable to the other or deemed in default under this contract if and to the extent that such party's performance under this contract is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party and could not have been avoided by exercising reasonable diligence. Examples of force majeure are natural disasters or decrees of governmental bodies not the fault of the affected party.

If either party is delayed by force majeure, the party affected shall provide written notification to the other party immediately. The party shall do everything possible to resume performance. The notification shall provide evidence of the force majeure event to the satisfaction of the other party. If the period of non-performance exceeds thirty (30) calendar days, the party whose ability to perform has not been affected may, by giving written notice, terminate the contract and the other party shall have no recourse.

BREACH

It shall be mutually agreed that if Consultant fails to provide the services or comply with the provisions of this Agreement, and Consultant is not able to correct the breach within fifteen (15) calendar days after the City provides written notice to Consultant of such breach, the City may provide or have provided alternative provisions to correct and/or complete the project. Consultant shall be responsible for any and all costs that are incurred and such costs may be deducted from amounts owed to Consultant to correct the breach or complete the project. If such costs exceed the amounts owed to Consultant, Consultant is liable to reimburse the City for such costs.

If Consultant fails to perform the work or comply with the provisions of this Agreement, then Consultant may be considered in default.

Consultant may also be considered in default by the City if any of the following occur:

1. There is a substantive breach by Consultant of any obligation or duty owed under the provisions of this Agreement.
2. Consultant is adjudged bankrupt or makes an assignment for the benefit of creditors.
3. Consultant becomes insolvent or in an unsound financial condition so as to endanger performance under the Agreement.
4. Consultant becomes the subject of any proceeding under law relating to bankruptcy, insolvency or reorganization, or relief from creditors and/or debtors.
5. A receiver, trustee, or similar official is appointed for Consultant or any of Consultant's property.
6. Consultant is determined to be in violation of federal, state, or local laws or regulations and that such determination renders Consultant unable to perform the work under the Agreement.
7. The Agreement or any right, monies or claims are assigned by Consultant without the consent of the City.

TERMINATION

The parties may terminate this Agreement under any of the following conditions:

1. The contract may be terminated in whole or in part, at any time, by mutual written consent of both parties. Consultant shall be paid for all work performed and expenses reasonably incurred prior to notice of termination.
2. The City may terminate this contract, in whole or in part, in the event of default by Consultant. In such event, the City shall issue a written notice of default and provide Consultant at least fifteen (15) calendar days in which Consultant shall have the opportunity to cure. If the default is not cured within the time period allowed, the contract may be terminated by the City. In the event of default and failure to satisfactorily remedy the default after receipt of written notice, the City may secure similar work in any manner deemed proper by the City, and Consultant shall be liable to the City for any excess costs incurred.

3. The rights and remedies of the parties under this section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this contract.

Upon termination for any reason, the City shall be entitled to the use of all plans, drawings, specifications and other documents pertaining to the project prepared by Consultant under this Agreement.

SUBCONTRACTING OR ASSIGNMENT

Neither party shall subcontract or assign any right or interest under the contract, including the right to payment, without having prior written approval from the other. Such approval shall not be unreasonably withheld. Any attempt by either party to subcontract or assign any portion of the contract shall not be construed to relieve that party from any responsibility to fulfill all contractual obligations.

MODIFICATIONS

It is mutually understood and agreed that no alteration or variation of the terms in this Agreement including the scope of services, completion of services and compensation, shall be binding unless specifically agreed to in writing by the parties. Any modification or amendment to the terms and conditions of the Agreement shall not be binding unless made in writing and signed by both parties. Any verbal representations or modifications concerning the Agreement shall be of no force and effect.

NOTICES

All written notices, properly addressed and sent by U.S. mail or delivered personally to the address provided below shall constitute sufficient notice whenever written notice is required for any purpose in the Agreement. Notice will be considered given three (3) days after the notice is deposited in the U.S. mail or when received at the appropriate address.

City: City of Goshen
Attention: Legal Department
204 East Jefferson St., Ste. 2
Goshen, IN 46528

Consultant: Jones Petrie Rafinski Corp.
Attention: Kenneth K. Jones, Sr.
325 South Lafayette Blvd.
South Bend, IN 46601

APPLICABLE LAWS

Consultant agrees to comply with all applicable federal, state and local laws, rules, regulations, or ordinances as the same shall be in full force and effect during the term of this Agreement.

MISCELLANEOUS

1. Any provision of this Agreement or incorporated documents shall be interpreted in such a way that they are consistent with all provisions required by law to be inserted into the Agreement. In the event of a conflict between these documents and applicable laws, rules, regulations or ordinances, the most stringent requirements shall govern.

2. This Agreement shall be construed in accordance with and governed by the laws of the State of Indiana and any suit must be brought in a court of competent jurisdiction in Elkhart County, Indiana.
3. In the event legal action is brought to enforce or interpret the terms and conditions of this Agreement, the non-prevailing party will pay all costs incurred by the prevailing party including reasonable attorney's fees.

SEVERABILITY

In the event that any provision of this Agreement is found to be invalid or unenforceable, then such provision shall be reformed in accordance with applicable law. The invalidity or unenforceability of any provision of the Agreement shall not affect the validity or enforceability of any other provision of the Agreement.

BINDING EFFECT

All provisions, covenants, terms and conditions of this Agreement bind the parties and their legal heirs, representatives, successors and assigns.

ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all other agreements or understandings between the City and Consultant.

AUTHORITY TO EXECUTE

The undersigned affirm that all steps have been taken to authorize execution of this agreement, and upon the undersigned's execution, bind their respective organizations to the terms of the agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below:


**City of Goshen
Goshen Redevelopment Commission**



Mark Brinson,
Community Development Director

Date: October 8, 2020

Jones Petrie Rafinski Corp.



Kenneth K. Jones, Sr., President

Date: 10/14/20

RESOLUTION 65-2020

**Authorization to Negotiate and Execute an Agreement with BKV Group for the
New South Fire Station Study**

WHEREAS the Request for Proposals (RFP) was issued in September. Proposals were received on October 12, 2020 and opened at the October Redevelopment Commission meeting.

WHEREAS proposals were scored by a selection committee and interviews were held for the top three firms and based on those interviews BKV Group was selected with a not-to-exceed cost of \$12,500.00.

NOW, THEREFORE, BE IT RESOLVED that Mark Brinson, Community Development Director is authorized to execute the Agreement with BKV Group on behalf of the City of Goshen and Goshen Redevelopment Commission.

PASSED and ADOPTED on November 10, 2020.

Thomas W. Stump, President

Andrea Johnson, Secretary



**Department of Community Development
CITY OF GOSHEN**

204 East Jefferson Street, Suite 2 • Goshen, IN 46528-3405

Phone (574) 537-3824 • Fax (574) 533-8626 • TDD (574) 534-3185
communitydevelopment@goshencity.com • www.goshenindiana.org

Memorandum

To: Redevelopment Commission

From: Becky Hutsell, Redevelopment Project Manager

Date: November 10, 2020

RE: Request to Negotiate and Execute an Agreement with BKV Group for the New South Fire Station Study

In September, the Redevelopment Commission approved issuance of a Request for Proposals for a New South Fire Station Study. Proposals were received on October 12th and opened at the October RDC meeting from the following firms:

1. Abonmarche
2. Alliance Architects
3. BKV Group
4. DKGR, LLC
5. EPOCH Design
6. JPR
7. Keystone Architecture
8. Kil Architecture
9. KZF Design, Inc.
10. Odle McGuire Shook Architecture

Per the RFP, proposals will be scored by a selection committee based upon the following criteria:

- Experience and Qualifications of the Consultant(s) – 20 pts
- Approach to Work (including communications, schedule and innovative ideas – 30 pts
- Experience providing similar services to similar entities – 25 pts
- Compensation – 25 pts

A copy of the completed scoring sheet is attached and the selection committee opted to conduct interviews with the following three (3) firms based upon the final scoring:

1. BKV Group
2. EPOCH Design
3. Alliance Architects

Following the completion of the interviews, the selection committee is recommending that the Redevelopment Commission move forward with an agreement with BKV Group. They have extensive experience with fire station design, with more than 130 similar projects in their portfolio. In addition, their cost was substantially less than the other proposals received. Their compensation includes \$9,000 for the tasks detailed within the RFP, an additional \$2,000 allowance if additional locations are analyzed beyond the initially proposed location on Dierdorff and a \$1,500

reimbursement allowance for travel-related and printing expenses. In total, the agreement would include a not-to-exceed cost of \$12,500. The timeline for the project is four (4) months from the date the agreement is executed and we intend to work with BKV to have an agreement in place for ratification at the December RDC meeting.

A copy of BKV Group's proposal is also attached.

New South Fire Station Study
 Consultant Proposal Scoring Sheet
 October 2020

Firm Name	Experience and Qualifications of the Consultant(s)							Approach to Work (including communications, schedule and innovative ideas)							Experience providing similar services to similar entities							Compensation							POINT TOTAL						
<i>Available Points</i>	20							30							25							25							100						
Abonmarche	15							21.5							15.5							16.8							70						
	10	15	15	20	18	12	-	20	20	20	20	24	25	-	15	20	20	13	15	10	-	15	20	20	22	12	12	-	60	75	75	75	69	59	80
Alliance Architects	16.7							25.8							20.8							14.8							80						
	13	15	17	20	20	15	-	25	25	25	28	27	25	-	20	20	20	25	25	15	-	10	20	20	21	8	10	-	68	80	82	94	80	65	90
BKV Group	20							29.2							25							23.3							97						
	20	20	20	20	20	20	-	30	30	30	25	30	30	-	25	25	25	25	25	25	-	25	20	20	25	25	25	-	100	95	95	95	100	100	95
DKGR, LLC	12							16.7							19.2							15.2							65						
	10	10	10	10	12	20	-	10	10	10	20	20	30	-	20	15	15	20	20	25	-	17	10	10	23	16	15	-	57	45	45	73	68	90	80
EPOCH Design	20							27.8							24.2							15							87						
	20	20	20	20	20	20	-	30	25	28	26	28	30	-	20	25	25	25	25	25	-	10	25	20	20	6	9	-	80	95	93	91	79	84	90
JPR	12.3							15							12.5							12.8							57						
	10	10	10	20	12	12	-	10	10	10	20	20	20	-	10	15	15	10	15	10	-	10	20	15	20	4	8	-	40	55	50	70	51	50	80
Keystone Architecture (Cordogan Clark Group)	14.2							19.5							20							16.8							73						
	10	15	10	20	15	15	-	15	20	15	28	24	15	-	20	20	20	20	20	20	-	20	20	18	22	10	11	-	65	75	63	90	69	61	85
Kil Architecture Planning	12.3							15							12.5							17.8							61						
	10	10	10	20	14	10	-	15	10	10	20	20	15	-	10	15	15	10	15	10	-	19	15	15	24	20	14	-	54	50	50	74	69	49	80
KZF Design, Inc.	18							18.5							21.8							16.2							77						
	17	15	18	20	18	20	-	10	20	10	26	25	20	-	20	20	20	25	21	25	-	16	20	19	21	14	7	-	63	75	67	92	78	72	90
Odlie McGuire Shook Architecture	15.7							15.3							18.8							16.3							68						
	14	15	16	20	14	15	-	10	10	10	22	20	20	-	20	20	20	13	20	20	-	18	15	17	19	16	13	-	62	60	63	74	70	68	80

BKV
GROUP

BKV GROUP
209 S. LASALLE STREET
SUITE 920
CHICAGO, IL, 60614
O: 312.279.0407
F: 612.339.6212
WWW.BKVGROUP.COM
IL LICENSE #: 184.007850-0001
001.018894

CONTACT
HENRY PITTNER, AIA
PARTNER-IN-CHARGE
224.250.3878
HPITTNER@BKVGROUP.COM

CITY OF GOSHEN, IN

Proposal for New South Fire Station Study

OCTOBER 12, 2020

Architecture | Interior Design | Landscape Architecture | Engineering



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ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENGINEERING

October 12, 2020

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

**RE: Request for Proposals
New South Fire Station Study**

Dear Ms. Hutsell and members of the Selection Committee:

On behalf of BKV Group, we thank you for considering our proposal to provide professional services to the City of Goshen, Goshen Redevelopment Commission, and the Goshen Fire Department.

Our team has reviewed the Request for Qualifications and visited the site. We understand the scope of services requested and can deliver on the District's long-term needs. From our office in downtown Chicago, BKV Group has spent the past decade designing more than 40 fire station projects across the country, ranging from studies including, small remodels and maintenance projects to headquarters buildings for large suburban departments.

BKV Group was founded in 1978 under the principle that government architects should put the best interests of the citizens above their own. Our core belief is that architecture has a profound responsibility to the community – regardless of the project type, our duty is to always enhance the economic, aesthetic, social, and environmental context of the communities we work in.

More than 40 years later, this vision has not changed. Today, we provide our government clients with superior customer service by adopting the client's goals as our own, enabling transparent decision making, committing to responsible spending of public dollars, and being passionate about the success of the communities for whom we work.

The day-to-day business of the project will be led by Craig Carter, our Project Manager and Firematic Expert. Not only does Craig have the organizational skills and architectural experience to run the project successfully, he also is a National Expert in fire station design. He routinely teaches at conferences and writes on such topics as sleep deprivation, station design response to cancer initiatives, the changing gender issues and others of interest to the fire service. Craig will be heading a BKV Group team that consistently works together on fire station projects, and they can tap into the experience and productivity of the 200+ professionals who work alongside us.

Over three years ago we started working with Chief Greg Martin from Rochester, Minnesota, Fire Department. Greg was the Chief in Rochester and after 36 years, 4 cities and 8 new stations at various locations, he decided to retire. Chief Martin joined the BKV team in 2018. His experience in staffing, operations, budgeting, community engagement and station planning is invaluable. Greg will provide insight from his time as a firefighter, his time as a Fire Chief, and from his current role as an instructor for MNFIRE on the impacts that stations have on long-term firefighter health.

BKV Group offers five differentiators that make our team an excellent choice to work with you:

Innovation. BKV Group has completed more than 130 fire station projects across the country, but it is our ongoing discussions with fire chiefs, participation in national fire station design conferences, and research into the future of the fire service that will allow us to help you design a cutting-edge fire station.

Creativity. BKV Group has a history of design excellence, winning both regional and national awards for our fire stations and other municipal projects. We think harder, earlier, to make sure we find the best solution for our clients.

Efficient Study Process. BKV Group has a wide array of in-house design disciplines, which allows us to approach the study from all important angles while saving our clients time and money. Through countless studies together, our core team has perfected our approach to maximize the amount of information we can gather and analyze with our clients while taking up the least amount of your time.

Thorough Results. BKV Group's process is research intensive and workshop based, using hard data to enable informed decision making by our clients. Our team will explore a variety of out-of-the-box ideas to save whatever we can of the existing stations, as well as examine the possibility of the complete replacement of each. We believe that exercising our creativity to explore many diverse options is the only way to recommend, with certainty, which approach is optimal for citizens of Goshen.

Accurate Project Costing. Our staff has had phenomenal success estimating both construction costs and total project costs. This is due to our use of Building Information Modeling even in the earliest phases of our projects as well as a familiarity with the marketplace and a rigorous multi-faceted approach. Time and again, our pre-design estimates have turned into successful design projects, and our design projects have bid in the ideal range of 0%-5% below our client's budget.

We believe in a collaborative and engaged approach to our work. We look forward to sharing our passion with the City of Goshen, working towards a common goal of improved functionality, durability, and the appropriate aesthetics for the new South Fire Station.

Selection of firms for studies and projects are about the teams that have the best experience, knowledge and talent – most importantly they are about the people that you want to work with and the firm that provides demonstratable value for the proposed fee. Test us out with an invitation to interview for the project - we will demonstrate to you our team's abilities by providing a short work session with you reviewing our initial site analysis, potential site concepts and our thoughts about a potential images of the building. We know you are going to like what you see in our people, our process, initial thoughts – and our competitive fee for value should seal the deal.

Please contact us if you have any questions. We look forward to joining your team!

Respectfully,
BKV Group



Henry Pittner, AIA
Partner-in-Charge



Craig Carter, AIA
Project Manager / Fire Station Planner



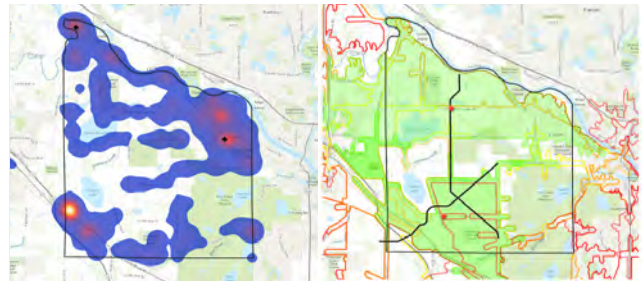
LIST OF REFERENCES AND PROJECTS

▲ LIST OF REFERENCES AND PROJECTS

REFERENCES

City of Dayton

Jason Mickelson
Fire Chief
City of Dayton Fire Department
612.751.8158
jmickelson@cityofdaytonmn.com



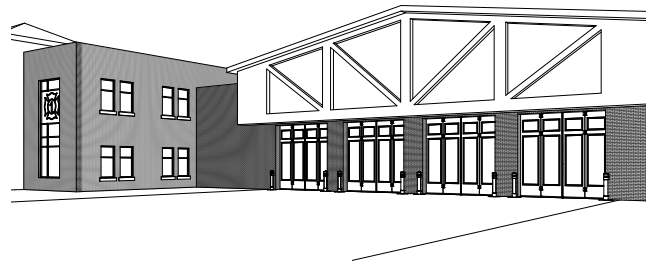
Lincolnshire-Riverwoods Fire Station #51

Jason McKenna
Battalion Chief
Lincolnshire-Riverwoods Fire Protection District
847.634.2512
jmckenna@lrfpd.org



Lake Zurich Fire Rescue Department (LZFD)

John Malcolm
Fire Chief
Lake Zurich Fire Rescue Department
847.540.5070
john.malcolm@lakezurich.org



Village of Streamwood

Chris Clark
Fire Chief
Village of Streamwood
630.736.3650
cclark@streamwood.org



Ramsey Fire Station #2

Matt Kohner
Fire Chief
City of Ramsey
763.427.4452
mkohner@ci.ramsey.mn.us



Carrollton Fire Station Study

Gregg Salmi
Fire Chief
City of Carrollton
972.466.3068



Custer Volunteer Fire Department

Joel Behlings
Fire Chief
Custer Volunteer Fire Department
605.673.1218
custervfd@goldenwest.net



Seven Corners Fire Station 28

Danilo Nunez
Senior Engineer
Fairfax County DPWES
703.324.2148
Danilo.NunezJr@fairfaxcounty.gov



▲ LIST OF REFERENCES AND PROJECTS

Woodlawn Fire Station

Maryam Mostamandi
Projects Manager
Fairfax County DPWES
703.324.4472
Maryam.Mostamandi@fairfaxcounty.gov



Penn Daw Fire Station 11

Lisa Dixon
Senior Engineer
Fairfax County DPWES
703.324.5155
Lisa.Dixon@fairfaxcounty.gov



Remington Fire Station Study

Donald Mason
Fire Chief
Remington Volunteer Fire Department
540.272.5897
donald.mason@rvfrd.com



Henrico County Firehouse #19

Chuck Phan
Capital Projects Manager
Henrico County
804.501.4137
PHA002@henrico.us



FIRM NAME	PRACTICE AREAS	LOCATIONS	OFFICE	CONTACT
BKV Group	Government Housing	Chicago Dallas	209 S. LaSalle Street, Suite 920	Henry Pittner, AIA, Partner-in-Charge
YEAR ESTABLISHED	Hospitality	Minneapolis	Chicago, IL	224.250.3878
1978	Education Commercial	Washington DC	60604 312.279.0470	hpittner@bkvgroup.com com
FIRM EMPLOYEES				
209				

BY THE NUMBERS

42
YEARS IN OPERA-
TION

200+
EMPLOYEES

18
LICENSED ENGINEERS

40+
LEED ACCREDITED

5
FOCUSED MARKETS

5
LOCATIONS

BKV GROUP – FIRE

The Health and Safety of the Firefighters is the number one driver of decisions in all of our Fire Station projects. Firefighters risk their lives to protect people and property, and we have made it our mission to help design the facilities and equipment that allow those men and women to be safe and functional.

We program and design our stations to be functional, aesthetically responsive

FIRM INTRODUCTION

BKV Group is a full-service architecture, engineering, interior design, landscape architecture and construction administration firm. Over the last 42 years, BKV Group has grown from a sole proprietorship into a diverse partnership with offices in Chicago, Washington DC, Dallas, and Minneapolis, serving clients locally and nationwide.

Collectively, we represent a practice whose expertise is team-focused and offers a client-centered approach to creating architectural solutions. Through our full-service structure, we offer our clients a single source for all aspects of design and construction administration services.

BKV Group is an established leader in five primary practice areas: government, housing, hospitality, education, and commercial. Each practice area is led by BKV Group partners who are nationally recognized leaders in their respective fields.

As a full-service, multi-disciplinary firm of more than 200 professional staff, BKV Group has architects, landscape architects, interior designers, construction administrators, structural, mechanical/plumbing, and electrical engineers, certified code officials, and specification writers all in-house. We provide facility evaluations and space needs analysis, facility options, and full design services from schematic design through construction and close-out.

WHAT WE PROVIDE

BKV Group, through rigorous continuing education, provides design solutions at the leading edge of innovative technologies. A commitment to integrated design necessitates constant collaboration among all professional disciplines who share a common vision. Our multi-disciplinary approach allows us to serve the unique and diverse needs of each client through a fully-coordinated, single-source team.

PROJECT MANAGEMENT

- Goals and Objectives
- Communication Protocols
- Project Budget Management
- Project Schedule Management
- Quality Assurance

PLANNING AND FEASIBILITY

- Existing Condition Assessment
- Functional Workflow Assessment
- Health and Safety Assessment
- Capital Improvement Planning
- Phased Property Planning
- Space Needs Analysis
- Space Standard Diagrams
- GIS Drive-time Analysis
- Land Use and Zoning Analysis
- Site Selection Study
- Site Feasibility and Planning
- Building Planning and Stacking
- Project Master Planning
- Total Project Cost Estimating
- Total Cost of Ownership Analysis

ARCHITECTURE

- Visioning and Conceptual Design
- Construction Documentation
- CSI-format Specifications
- Building Science/ Forensics
- Cost Estimating and Value Engineering
- Critical Path Scheduling
- Building Information Modeling
- Computer Rendering
- Immersive 3D Visioning

INTERIOR DESIGN

- Space Planning
- Interior Concept Renderings
- Material Finish Selection

- Durability Analysis
- Infection Control Analysis
- Furniture and Equipment Selection
- Art & Accessories Staging
- FF&E Budgeting and Procurement
- Installation Monitoring

MECHANICAL ENGINEERING

- Energy Use/Conservation Analysis
- HVAC System Lifecycle Analysis
- Building Commissioning
- System Operations and Training
- Building Automation Controls Sequencing
- Fire Protection Systems
- Plumbing & Piping System Design

ELECTRICAL ENGINEERING

- Photometric Lighting Design
- Power Distribution Design
- Generator Load Analysis
- Photovoltaic Integration
- Data and A/V System Design
- Security Hardware and Cameras
- Fire Alarm System Specification
- Alert Notification Design
- Power and Systems Commissioning

STRUCTURAL ENGINEERING

- Structural Analysis and Design
- Structural System Comparisons
- Existing Structure Evaluations
- Dynamic Vibration Analysis

LANDSCAPE ARCHITECTURE

- Land-Use and Zoning Analysis
- Planting and Hardscape Design

- Boundary/Screening Yard Design
- Rainwater Collection and Irrigation
- Tree Inventory and Analysis
- Streetscape Design

SUSTAINABLE DESIGN

- Owners Project Requirements
- Simple Box Analysis
- Comprehensive Energy Modeling
- Basic Commissioning
- Daylight Modeling and Calculations
- Custom Systems Analysis
- Typical Meteorological Year Analysis
- ASHRAE Calculations
- LEED Project Tracking and Submissions
- LEED Construction Phase Oversight
- Green Communities Submissions
- National Green Building Standard

CONSTRUCTION ADMINISTRATION

- Contractor Selection Assistance
- Cost Control and Evaluation
- Scheduling Oversight
- Construction Observation
- Quality Control Management
- Move-in Coordination
- Photography Coordination
- Grand Opening Coordination
- Eleven-Month Warranty Walk-Through

HISTORIC PRESERVATION

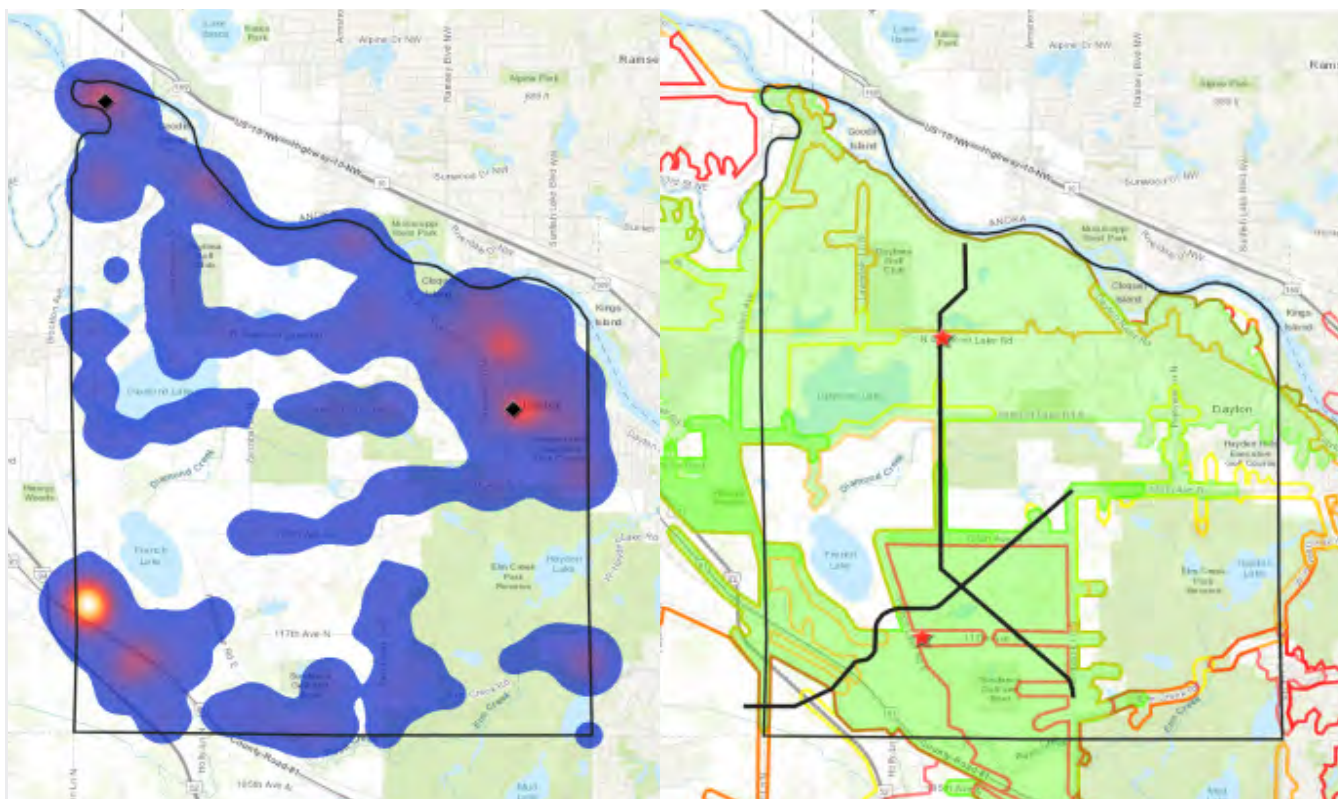
- Historic Structures Report
- Adaptive Reuse Options
- Measuring and Documentation

Fire Stations are a unique building type that are very specialized in nature. At BKV Group we specialize in Fire Station and Public Safety design, providing you with an experienced team to ensure your project is customized to fit your needs. Below is a sampling of our fire station and public safety projects.

OVER **130** FIRE STATIONS



Andover Fire Station, Needs Assessment Study, Andover, MN • **Bedford Municipal Complex**, Needs Assessment, New Fire Station and Municipal Campus, Bedford, OH • **Belle Plaine Fire Station**, New Facility, Belle Plaine, MN • **Bloomington Fire Station**, Needs Assessment, Addition to Station #3 and New Main Station #1, Bloomington, MN • **Carrollton Fire Station Study**, Carrollton, TX • **Centennial Lakes Fire Station**, Needs Assessment and New Facility, Circle Pines, MN • **Champlin Fire Station**, Needs Assessment Study, Addition and Remodeling, Champlin, MN • **Chanhassen Fire Station**, New Facility, Chanhassen, MN • **Coon Rapids Fire Administration**, Needs Assessment Study, Coon Rapids, MN • **Coppell Fire Station Study**, Coppell, TX • **Eagan Fire Administration**, Needs Assessment and New Facility, Eagan, MN • **Eden Prairie Fire Station**, Needs Assessment and New Facility, Eden Prairie, MN • **Fridley Fire Station**, Needs Assessment and Remodeling, Fridley, MN • **Fridley Civic Complex**, Fire, Police, City Hall, Public Works, Fridley, MN • **Golden Valley Public Safety**, Needs Assessment, Expansion and Remodeling, Golden Valley, MN • **Grand Island Fire Station**, Needs Assessment and Site Selection, Grand Island, NE • **Henrico County Fire House #19**, New Facility, Henrico, VA • **Hermantown Public Safety**, Needs Assessment and New Facility, Hermantown, MN • **Key Largo Fire Department**, space needs assessment and Expansion Planning, Fire Station 1, Key Largo FL • **Lake Johanna Fire Station**, Needs Assessment and New Facility, North Oaks, MN • **Little Canada Fire Station**, Needs Assessment and New Facility, Little Canada, MN • **Long Lake Fire Department**, Needs Assessment and New Facility, Long Lake, MN • **Mahtomedi Fire Department & City Hall**, Needs Assessment, Mahtomedi, MN • **Maple Grove Fire Station**, Needs Assessment and New Fire Station No 5, Maple Grove, MN • **Maple Grove Fire Station**, Needs Assessment and Renovation Fire Station No 1, Maple Grove, MN • **Minneapolis Fire Station #27**, Needs Assessment and New Facility, Minneapolis, MN • **Minneapolis Fire Station #28**, Needs Assessment and New Facility, Minneapolis, MN • **Minnetonka Fire Stations**, #1, #3, #4, #5 Prototype Design, Minnetonka, MN • **Navarre Fire Station**, New Facility, Orono, MN • **New Prague Fire Station**, Main Station Remodeling, New Prague, MN • **New Ulm Fire Station**, Addition and Remodeling, New Ulm, MN • **Penn Daw Fire Station 11**, Renovation and Expansion, Fairfax County, VA • **Pennington County Search and Rescue**, Facility Space Needs Assessment and Master Planning, Rapid City, SD • **Pennington County Fire Administration**, Facility Space Needs Assessment and Master Planning, Rapid City SD • **Plymouth Fire Station**, Needs Assessment and New Facility Main Station, Plymouth, MN • **Prior Lake Fire Station**, Needs Assessment and New Main Fire Station, Prior Lake, MN • **Ramsey Fire Department**, Study, New Facility No. 2, Ramsey, MN • **Red Wing Fire Department**, Space Needs Assessment and Facility Planning, Fire Station 2, Red Wing, MN • **Rochester Fire Station No. 2**, Rochester, MN • **Richfield Fire Department**, Needs Assessment and Master Plan, Richfield, MN • **Rosemount Fire Department**, Needs Assessment, Rosemount, MN • **Russell Township Fire Station**, Feasibility Study, Needs Assessment and New Facility, Novelty, OH • **Savage Fire Department**, Needs Assessment, Savage, MN • **Scott County Association For Leadership and Efficiency**, County Wide Fire and Police Training Academy, Needs Assessment and New Facility, Shakopee, MN • **Shakopee Fire Station**, Needs Assessment and New Facility, Shakopee, MN • **St. Louis Park Fire Administration**, Needs Assessment, St. Louis Park, MN • **White Bear Lake Fire Station**, Needs Assessment, White Bear Lake, MN • **Woodbury Fire Station**, Needs Assessment, Woodbury, MN • **Woodbury Fox Run**, New Facility, Woodbury, MN • **Woodbury Afton**, New Facility, Woodbury, MN • **Woodlawn Fire Station #24**, Alexandria, VA • **Wyoming Public Safety/Fire Facility**, Wyoming, MN



CLIENT

City of Dayton

SIZE

Headquarters: 18,594 SF

Satellite: 11,457 SF

COMPLETED

Kickoff: September 30, 2019

SERVICES

Existing Conditions,
Needs Assessment,
Programming, Planning
Engagement

REFERENCE

Chief Jason Mickelson

612.751.8158

jmickelson@cityofdaytonmn.com

DAYTON FIRE STATION STUDY

DAYTON, MINNESOTA

BKV Group was selected by the City of Dayton to conduct a conditions and functionality assessment of Stations 1 and 2 as well as an apparatus assessment, staffing assessment, and a station location study. Our work with The City of Dayton during this engagement also included programming and master planning.

GOALS AND OBJECTIVES

- Analyze and document limitations of existing Stations
- Analyze and document how much space is necessary to work effectively
- Plan for enhanced training capabilities
- Analyze the condition of current stations and estimate costs for remodel and expansion provide new conceptual station and global cost estimate
- Analyze current station locations. Plot out alternative locations
- Analyze Fire Department staffing models and suggest alternatives for current and future call volumes
- Review the fleet and make recommendations
- Basic review of operations and make recommendations.



CLIENT

Lincolnshire-Riverwoods Fire Protection District

SIZE

31,325 SF
4 double-deep drive-thru
5 double-deep small vehicle
10 bunk rooms

COMPLETED

Kickoff: March 2018
Final Report: August 2018

SERVICES

Existing Conditions, Needs Assessment, Programming, Planning, Site Feasibility

REFERENCE

Battalion Chief Jason McKenna
847.634.2512
jmckenna@lfpd.org

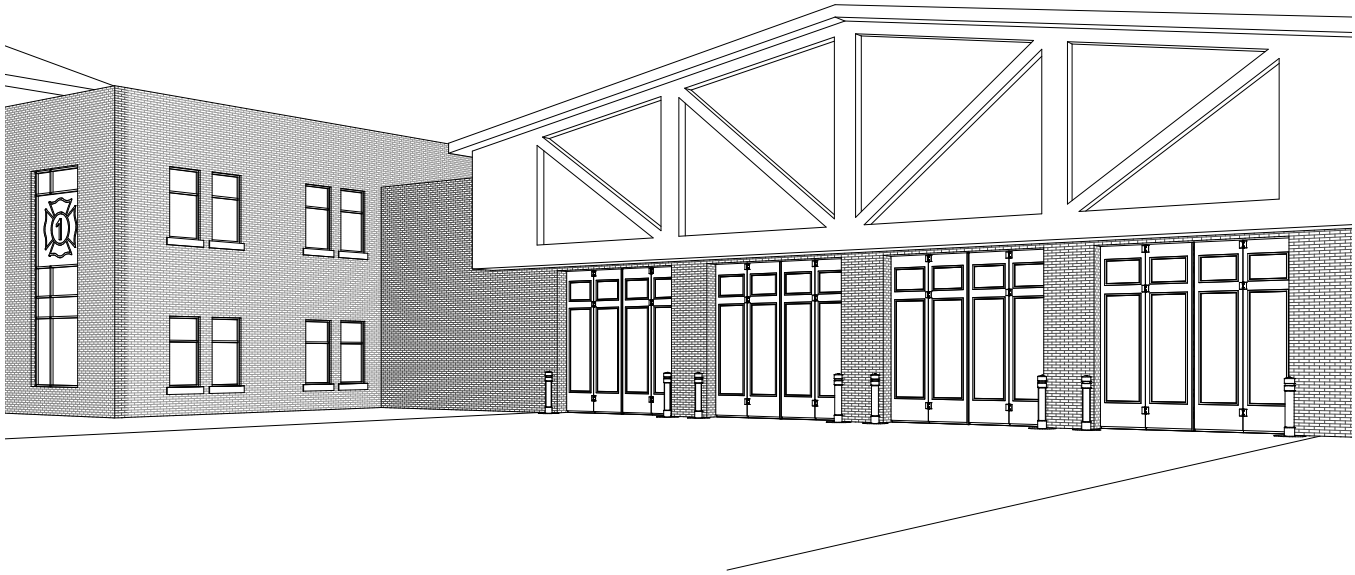
LINCOLNSHIRE-RIVERWOODS STATION #51 STUDY

LINCOLNSHIRE, ILLINOIS

Lincolnshire-Riverwoods Station #51 is only 24 years old, but has already started to show some serious issues. Constructed as a new headquarters station as the district expanded, it is located on a narrow industrial parcel and was built as inexpensively as possible. The cost savings taken at construction have placed a large burden on today's firefighters.

BKV Group conducted a physical and functional assessment of the existing station, identifying some significant concerns. For example, the through-wall flashing has failed, there is no insulation at the exterior walls, and sealant is missing between coping stones. Turnout gear is stored alongside the apparatus in the bays due to lack of any other space to put it, and the decontamination areas are limited. There is no women's toilet room, dormitory nooks provide very little privacy and no sound isolation, and the kitchen is too tight to function appropriately.

After identifying the concerns about the current building and estimating the costs to remedy them, BKV Group worked with the department to determine their space needs for the future, discussing how the station would react to changes in cancer prevention and sleep deprivation best practices, accommodate ever-growing apparatus, and address gender separation and personal privacy, among other issues. The team is waiting for a GIS analysis and vehicle deployment study back from another consultant before finalizing the report and making a recommendation about renovation/expansion, replacement on site, or replacement on a different site.



CLIENT

Lake Zurich Fire Rescue
Department (LZFD)

SIZE

25,300 SF
4 double-deep drive-through bays
8 bunks

COMPLETED

Kickoff: October 2019
Final Report: January 2020

SERVICES

Existing Conditions, Needs
Assessment, Programming, Site
Feasibility, Master Planning,
Concept Sketch

REFERENCE

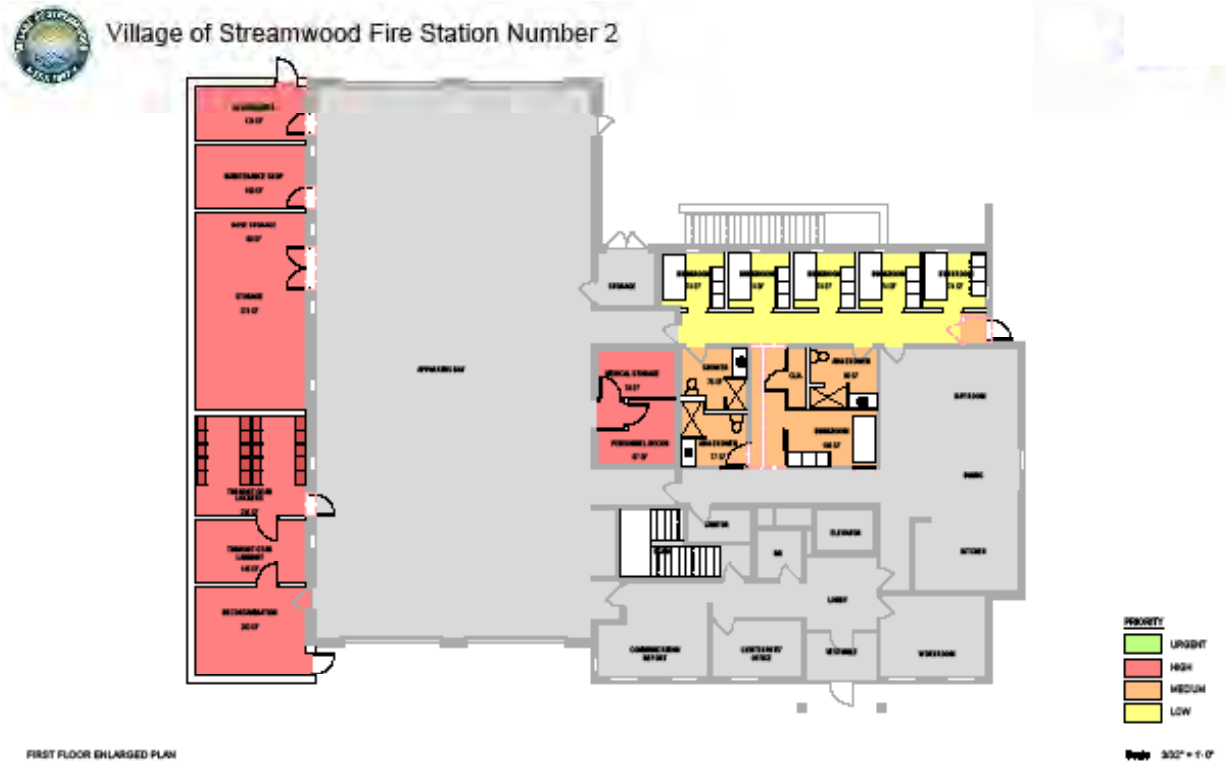
Chief John Malcolm
847.540.5070
john.malcolm@lakezurich.org

LAKE ZURICH FIRE RESCUE DEPARTMENT STUDY

LAKE ZURICH, ILLINOIS

BKV Group is conducting a thorough study of four fire stations and three Parks buildings for the City of Lake Zurich. The four existing stations are being reviewed for Response Time Considerations, Functional Issues, NFPA Compliance concerns, Building Code Compliance concerns, Accessibility Code Compliance concerns, and Sustainability Issues. In addition, Maintenance and Repair Issues were documented for all building systems, including site paving, landscaping, grade-mounted equipment, fencing, exterior walls, windows, doors, structural systems, ceilings, floors, lighting systems, electrical and communications systems, mechanical systems, plumbing systems, fire suppression and notification systems, appliances and equipment, finishes, casework, etc. Costs to rectify the concerns were developed so the City can understand the severity of the issues and the projected expense.

Along with LZFRD and City leadership, BKV Group developed optimal space programs for each station and compared them to existing square footage, indicating missing areas and suggesting opportunities for remodeling. For the headquarters station, BKV Group is studying the site constraints to explain the difficulties with adding onto the existing building and the challenges of tearing down and building new.



CLIENT
Village of Streamwood

SIZE
11,6695 SF

COMPLETED
Final Report: 2017

SERVICES
Existing Conditions, Programming,
Planning, Site Feasibility, Site
Selection

REFERENCE
Fire Chief Chris Clark
630.736.3650
cclark@streamwood.org

STREAMWOOD SPACE STUDY

STREAMWOOD, ILLINOIS

BKV Group performed a space needs analysis and space utilization master plan for the Village of Streamwood. Several departments have outgrown their physical space, others feel their space is awkwardly organized, and one department was recently created and given space in several buildings. BKV Group evaluated the layout, efficiency, code compliance, security, etc. of the Village Hall, Police Station, three Fire Stations, the Community Development Garage, and the Public Works facility. BKV Group then worked with the Fire, Police, Public Works, Community Development, Finance, IT, and Administration departments to discuss their workflows and overall space needs, now and in the future.

BKV Group was asked to continue the project into the design phases. These started with careful documentation of existing elements, including mechanical and electrical systems. In addition, the Village requested some asbestos testing and some work on the exterior of the building. Detailed 3D models were created to walk the Village Board members through the customer service experience at the finance counter and at the community development counter, and BKV Group utilized a virtual reality system to allow staff to look around and understand where cash drawers, monitors, card readers, forms, etc. would be located.



CLIENT

City of Ramsey

SIZE

12,000 SF

COMPLETED

Kickoff: June 2015

Final Report: March 2016

SERVICES

Space Needs Study, Conceptual Design Services, Cost Estimation

REFERENCE

Fire Chief Matt Kohner

763.427.4452

mkohner@ci.ramsey.mn.us

RAMSEY FIRE STATION NO. 2 ASSESSMENT STUDY

RAMSEY, MINNESOTA

BKV Group was hired by the City of Ramsey Fire Department to evaluate a proposed new site for a replacement station for their current Station #2. BKV Group was asked to assess whether a replacement Fire Station #2 would fit on a nearby City owned property of unusual shape. Apparatus turning clearances were met only when the apparatus bays were located on a specific place on the site, but the remaining program areas fit easily around that constraint.

Another part of the study was a re-analysis of the spaces desired in the new Station, which were expected to be different than those in the existing facility. Based on the services and training the Department planned to deliver out of the building and incorporating the latest best-practices in fire station design, a program was developed that totaled approximately 12,000 S.F.

The new design is laid out to improve the existing station's facilities by providing enhanced carbon monoxide containment, facilities to accommodate a multi-gender workforce, improved physical and classroom training facilities, and a flexible day room and kitchen facility to be utilized as a shared training space. The design also includes more functional gear and equipment storage and maintenance areas than the existing station, and integrates a hose tower. Finally, the new design also includes a small bunk room to provide sleeping quarters outside of the day room and training room for when overnight staffing is required by their paid-on-call staff.



CLIENT

City of Ramsey

SIZE

11,850 SF
3 drive-through bays
Volunteer

COMPLETED

March 2016

SERVICES

Programming, Site Feasibility, Planning, Design, Documentation, Architecture, Interior Design, Mechanical, Electrical, and Structural Engineering, Construction Administration

COST

\$3,236,1700

REFERENCE

Fire Chief Matt Kohner
763.427.4452
mkohner@ci.ramsey.mn.us

RAMSEY FIRE STATION NO. 2

RAMSEY, MINNESOTA

BKV Group was hired by the City of Ramsey Fire Department to evaluate a proposed new site for a replacement station for their current Station #2. The city was approached by two separate developers interested in acquiring the land currently occupied by their current Station #2, and BKV Group was hired to assess whether a nearby city-owned site was adequate to house a new replacement station.

The site planning process began by first analyzing the site to make sure all apparatus turning clearances could be met, and by assessing a proposed program for the replacement station. It was determined the program for the new station would require 12,000 SF, and the program analysis included options for either a single or two story building options. BKV Group also provided a preliminary cost estimate for the city to evaluate the feasibility of construction financing.

After the original assessment in 2012, the fire department retained BKV Group to continue design development. This stage began with review of the program completed as part of the study, and program and area specifications, as the city finalized their financing strategy for the station. BKV developed the floor plan, as well as completed the exterior design and massing of the building using Revit and Building Information Modeling.



CLIENT

Carrollton Fire Rescue Fire

SIZE

Station #3, ~4,500 SF, two single-deep back-in

Station #4 ~4,500 SF, two single-deep back-in

Station #5, ~5,800 SF, two double-deep back-in

Station #6, ~4,650 SF, two double-deep back-in

COMPLETED

Kickoff: December 2017

Final Report: March 2018

SERVICES

Existing Conditions, Site Feasibility, Site Selection

REFERENCE

Chief Gregg Salmi

972.466.3068

CARROLLTON FIRE STATION STUDY

CARROLLTON, TEXAS

Working as a consultant underneath Emergency Services Consulting, International, BKV Group performed Facility Assessments for Carrollton Fire Stations #3, #4, #5, and #6, the oldest four stations in town.

BKV Group reviewed the condition of each system or element in each station and made note of maintenance concerns, code and ADA compliance concerns, security concerns, energy concerns, etc. Simultaneously, the team also reviewed the functionality of the stations and noted any issues identified including missing spaces, response time concerns, or lack of compliance with NFPA Standards. These issues were documented with text and photographs and estimated costs to rectify the issues were provided.

Specific recommendations for the disposition of each station were provided to tie into station relocation recommendations identified by ESCI.



CLIENT

Custer Volunteer Fire Department

SIZE

33,930 SF
4 double-deep drive-thru
8 double-deep small vehicle
8 bunks

COMPLETED

March 2018

SERVICES

Existing Conditions, Programming, Planning, Site Feasibility, Site Selection

CONSTRUCTION COST

\$10,000,000 (est.)

REFERENCE

Chief Joel Behlings
605.673.1218
custervfd@goldenwest.net

CUSTER FIRE STATION

CUSTER, SOUTH DAKOTA

Working as a consultant underneath Emergency Services Consulting, International, BKV Group performed Facility Assessments on Custer’s Fire Station, as well as the buildings on either side, to determine if an expansion into those structures would create a functional fire station. To determine if the Department could physically fit into the buildings, BKV Group sat with the department administration to program a facility that would serve the Department for 50+ years. To be conscious of budget, three programs were created – Good, Better, and Best – showing a range of facility sizes that would satisfy Department goals of varying importance. A vacant property across the street was assessed for a station as well, and it was found to accommodate the full program and all required parking with a two-story office/ living wing.

To determine if the Department could physically fit into the buildings, BKV Group sat with the department administration to program a facility that would serve the Department for 50+ years. To be conscious of budget, three programs were created – Good, Better, and Best – showing a range of facility sizes that would satisfy Department goals of varying importance. The potential inclusion of the Ambulance Department and the US Forestry Service Fire Station were examined to take advantage of shared spaces and other income sources



CLIENT

Fairfax County Department of Public Works and Environmental Services

SIZE

14,000 SF

COMPLETED

Est October 15, 2019

SERVICES

Planning, Design, Documentation, Architecture, Interior Design, Mechanical, Electrical, and Structural Engineering, Construction Administration

REFERENCE

Danilo Nunez, Project Engineer
703.324.2148
Danilo.NunezJr@fairfaxcounty.gov

SEVEN CORNERS FIRE STATION 28

FAIRFAX COUNTY, VIRGINIA

BKV Group was commissioned by Fairfax County Department of Public Works and Environmental Services to perform PHASE 1 design services for the Seven Corners Fire Station 28 facility replacement project.

BKV Group and our partner Pacheco Ross Architects, division of H2M, explored multiple master plan options for replacing and modernizing the existing facility to meet current codes and programmatic requirements identified within the FRD Fire Station Design Guidelines. Our process identified potential site and building concepts to achieve the functional, operational, schedule and budget goals for the proposed scope of work. Each of the three concepts developed addressed the full range of site organization, circulation, functional and operational requirements typical of Fairfax County Fire Station facilities.

The master plan development paralleled our program validation process. Through our process we identified development risks and appropriate design approaches to mitigate risks to achieve the project goals. The selected concept for phase 2 services included a two-story replacement facility. Operations will be moved to a temporary facility once vacated located one mile from the current site.



CLIENT

Fairfax County Department of Public Works and Environmental Services

SIZE

15,149 SF
4 double-deep drive-through Bays
17 bunks

COMPLETED

In Progress
Grand Opening: September 2021 (est.)

SERVICES

Programming, Planning, Design, Documentation, Construction Administration

COST

\$5,500,000 (est.)

REFERENCE

Maryam Mostamandi, Projects Manager
703.324.4472
Maryam.Mostamandi@fairfaxcounty.gov

WOODLAWN FIRE STATION

ALEXANDRIA, VIRGINIA

BKV Group was commissioned by Fairfax County Department of General Services to provide design and construction administration services for the modernization of Woodlawn Fire Station 24. After careful investigations of the costs, long term operational concerns, and short-term operational complications associated with phased-occupied renovations, the County elected to construct a two-story facility adjacent to the existing fire station, which will then remain operational during construction.

The station will contain four drive-through apparatus bays to house two Medics, an Aerial, an Engine, and an EMS Supervisor. Modern decontamination and turnout gear facilities will protect the long-term health of the firefighters. Bunk rooms and separate locker/shower facilities for men and women are located on the second floor, with two stairwells positioned for easy access into the bays and a fire pole providing direct access to the apparatus floor. Office spaces and living spaces join apparatus support on the first floor.

The building will employ low-maintenance materials and superior insulation to minimize long-term operating costs. The project has a goal of LEED Silver certification. The project team used cutting edge software to select the best long-term approach for mechanical, exterior enclosure, and lighting systems.



CLIENT

Fairfax County Department of Public Works and Environmental Services

SIZE

16,960 SF existing
4 double-deep drive-thru
1 small vehicle
18 bunks

COMPLETED

N/A

SERVICES

Programming, Planning, Design, Documentation

COST

\$6,100,000

REFERENCE:

Lisa Dixon, Project Engineer
703.324.5155
Lisa.Dixon@fairfaxcounty.gov

PENN DAW FIRE STATION 11

ALEXANDRIA, VIRGINIA

BKV Group was commissioned by Fairfax County Department of General Services to provide design and construction administration services for the modernization of Penn Daw Fire Station 11. The existing Penn Daw Fire Station was constructed for a volunteer fire company but has grown to a full time staff of 18. The living spaces added over time no longer meet County standards, and the apparatus bays are too small. The return apron is at a 12% slope and the parking lot cannot accommodate enough vehicles to manage a shift change.

Fairfax County retained BKV Group and Pacheco Ross Architects to develop a plan to renovate the facility on a tight budget. The new facility will have four and a half bays, 18 bunks, and appropriately sized office, kitchen, dining room, dayroom, and locker room facilities. BKV Group and PRA developed several options to accommodate the enlarged program, ranging from a new facility off-site, to replacing the apparatus bays and apparatus support spaces, to replacing only the apparatus bays and renovating the other existing spaces. Each option came with conceptual exterior renderings, although the styles applied to each can be applied to any of the massing solutions.



CLIENT

Fauquier County
Remington Volunteer Fire

SIZE

25,184 SF

COMPLETED

Kickoff: March 2019
Final Report: September 2019

SERVICES

Facility Study, Space Analysis,
Concept Planning

REFERENCE

Chief Donald Mason
540.272.5897
donald.mason@rvfrd.com

REMINGTON FIRE STATION STUDY

REMINGTON, VIRGINIA

The Remington Volunteer Fire & Rescue Department was organized in 1942 by the citizens of Remington, Virginia. In 2007, the RVFRD broke ground on an addition and renovation to its current building. The renovated facility, while a huge improvement, has serious operational concerns for their fire & rescue mission and frequent maintenance issues with respect to the HVAC system. BKV Group was hired by the city to provide an assessment of the existing conditions and recommendations for operational improvements as well as a firematic analysis to determine how to better support the health and safety of the firefighters.



CLIENT

Henrico County

SIZE

12,680 SF
3 drive-through bays
12 bunk rooms

COMPLETED

March 2018

SERVICES

Programming, Planning, Design,
Documentation, Architecture,
Interior Design, Mechanical,
Electrical and Structural
Engineering, Construction
Administration

COST

\$5,003,131

REFERENCE

Chuck P. Phan, Capital Project
Manager
804.501.4137
PHA002@henrico.us

HENRICO COUNTY FIRE HOUSE #19

HENRICO, VIRGINIA

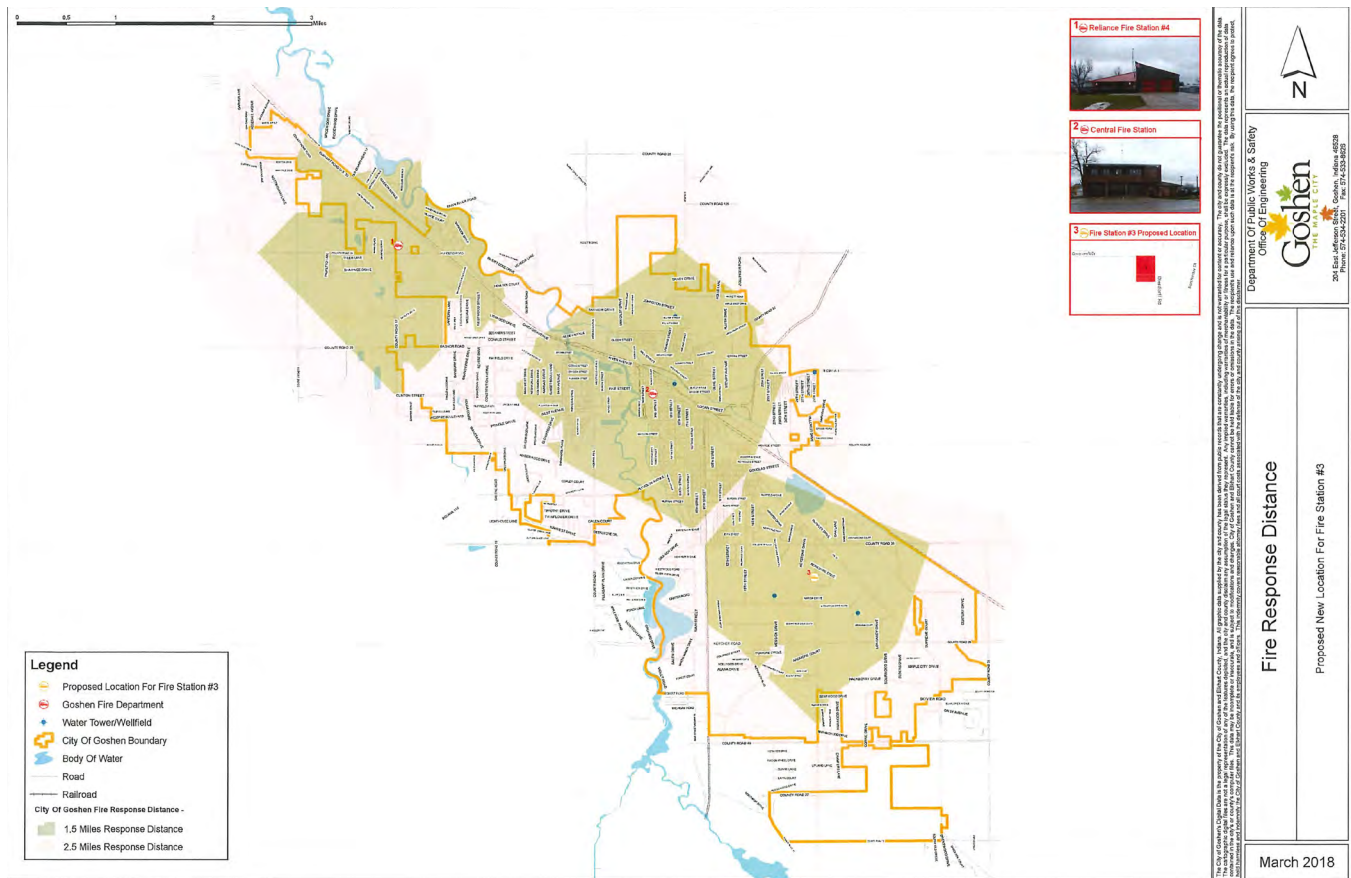
Henrico County selected BKV Group to design a fire station in a neighborhood northwest of Richmond. The County had been using a prototype station for several years, but recently reached the point where it no longer met their needs. In addition, the aesthetics of the prototype were unlikely to satisfy the well-to-do neighbors. BKV Group's national expertise and innovative fire station planning were major deciding factors during the selection process.

The fire station houses full-time staff, with 12 dorm rooms and three apparatus bays. It is LEED Gold certified with a particular sustainable focus on the quality of the interior environment for the firefighters and long-term energy efficiency (33% cost savings over a baseline building). A separate workshop behind the return apron houses the County's Drone Workshop, where they store and maintain remote controlled equipment and practice using drones in search and rescue operations.



PROJECT UNDERSTANDING

PROJECT UNDERSTANDING



PROJECT AUNDERSTANDING

We have visited the proposed site, the three current fire stations, and the training center and have a solid understanding of the project requirements, the service area, and your community. Our understanding of the project follows.

The purpose of the study is 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. It is expected that all tasks will be compiled into one (1) comprehensive document that can be utilized to move this project forward to final design and construction.

The project has multiple tasks and goals.

1. Determine if the Greencroft site is a suitable location based on criteria outlined by the City

We will use GIS drive-time simulations to analyze the service area, analyze historic dispatch data to calibrate the coverage model based on actual response time, analyze current coverage area and response time of existing station locations, and determine predictive coverage areas and response times for the proposed site.

We understand that if this site is not suitable, three additional sites will be evaluated as an additional service.

Once a site is selected, we will assist the City in developing a press release to the community to provide initial notice about the future fire station relocation project.

2. Develop the Program of Requirements (POR) for a new fire station

We will develop interior and exterior space requirements, site requirements, and possible expansion options all based on best practices and current NFPA standards related to fire station design.

3. Develop Schematic Design Site and Building Design

Using the approved site and POR, we will develop multiple site and building blocking and stacking concept diagrams for that accurately define the site layout and overall area requirements to allow the City to make an informed decision regarding the selection of a preferred option.

With a preferred option selected and approved by the City, we will develop the schematic design documents including a site plan, detailed floor plans and exterior elevations, narrative descriptions for engineering systems, and three 3D exterior views showing the basic design concepts.

Once the exterior design has been approved, we will develop high quality photo-realistic renderings of the new facility that are suitable for public presentation and fundraising efforts.

4. Develop Overall Project Budget

With the approved Schematic Design, we will develop an opinion of probable construction cost using current industry standard square foot cost for site development and new construction for typical fire stations being built in the general Goshen area. We will also work with the City to develop project soft costs including the eight recognized categories associated with soft costs: 1) Professional Services, 2) Fixtures, Furniture & Equipment (FF+E), 3) Special Fees, 4) Financing Costs, 5) Insurance, 6) In-House Staff Cost, 7) Surveys, and 8) Land Costs.

Check out "Station Construction: Budgeting for Soft Costs" in the October 2020 issue of Firehouse Magazine.

Link: <https://www.firehouse.com/stations/article/21150704/station-design-station-construction-budgeting-for-soft-costs>

5. Final Report & Presentation

We will develop a final bound report in 8-1/2 by 11 format that will include all required deliverables prepared in the study. We will develop a power point presentation of the final report findings and present the information during one evening to the Goshen Redevelopment Commission and the Goshen Common Council in a public forum that will discuss the study goals and objectives, development process, and final conclusions including the site and building plans, exterior views, and probably estimated cost of the project.

ADMINISTRATIVELY WE UNDERSTAND THE FOLLOWING:

1. Throughout the process of the study, we 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.
2. The City's Common Council and Redevelopment Commission wish to remain informed and updated throughout the entirety of this project.
3. We 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 intermittently throughout the process of the study. Presentations may include the sharing of deliverables, reports, findings, determinations, and recommendations and may be conducted in a public forum.
4. The timeline for the study is approximately 16-weeks.



PROJECT APPROACH



PROJECT APPROACH

DESIGN AND APPROACH PHILOSOPHIES

BKV Group's approach to our projects is, at its core, defined by research. Our team has completed more than 130 fire department projects across the country, ranging from rural volunteer stations through headquarter buildings for large urban departments. Through this experience, our team has developed a deep knowledge of national standards (NFPA) and best practices, as well as an appreciation for the different skill sets and unique attributes that make each department a unique joy to work with. We understand that the same approach does not work for every client, but we also understand that we are hired due to our expertise in this building type. To avoid overburdening our clients with questions and meetings, we conduct a significant amount of research before we put pen to paper and gather information that will streamline the process for everyone involved.

RESEARCH INTO YOUR ORGANIZATION

To provide a project tailored to Goshen Fire Protection District, BKV Group will research your organization to understand your policies, procedures, and goals. We will tour your existing stations and discuss what works and what aspects are challenging. Our vast experience with fire station design allows us to quickly confirm national standards with you and move on to the specifics of how your department operates. What apparatus do you have now and what do you anticipate? Will this station do technical rescue? Because we know the fire service inside and out, the answers to these kinds of operational questions can feed directly into our space planning and we can advise you of square footage needs, recommend equipment manufacturers, and suggest spatial relationships that reinforce your goals. With your consent, we will conduct a survey of your firefighters to solicit information about what elements to repeat from your current stations, what elements to avoid, and any features of other stations they have seen and liked.

RESEARCH INTO THE SITE

A critical part of any project is truly understanding the context that the building will occupy. Traffic conditions, soil conditions, property lines, utility availability, zoning restrictions, etc. are explored as early as possible. Documentation of the built environment in the nearby vicinity will provide important clues to the massing and style of the building to come. We will also explore the local environment – wildlife, sun paths, prevailing winds, water drainage patterns, etc. Our goal is to incorporate every appropriate sustainable strategy into our fire station designs, yielding a building that takes full advantage of the natural amenities offered by the site.

RESEARCH INTO THE FIRE SERVICE

The other aspect of our initial research is an ongoing analysis of national trends affecting the fire service and how those are impacting fire station design. We attend and speak at the national fire station design conferences, FIERO Fire Station Symposium and FIREHOUSE Station Design Conference, to stay current on the strategies and innovations used by our expert peers around the country. We talk to fire chiefs about their worst fears and how a building might be able to mitigate risks. By applying all this information to your project, we can design a cutting-edge facility that will still seem forward-thinking for years to come.

CRITICAL THEMES IN FIRE STATION DESIGN



Firefighter Health and Safety

- Multi-strategy Exhaust Removal
- Cancer Prevention Measures
- Transition Spaces
- Appropriate Equipment and Personnel Decontamination Facilities
- Segregated Turnout Gear Storage
- Infection Control Measures
- Advanced Alerting Systems
- Supporting Healthy Sleep
- Classroom and Hands-on Skills Training
- Strength/Endurance/Agility Training



Community Resiliency

- Station Security
- Tornado-safe Rooms
- Crime Prevention Through Environmental Design
- Emergency Materials Storage
- Backup Emergency Operations Center
- Law-Enforcement Office
- Evolving Apparatus (size, weight, shore lines, turning radius, etc.)
- Community Paramedicine



Supporting Staff Diversity

- Gender-neutral Facilities
- Private-but-boring Sleeping Areas
- Attractive-and-fun Communal Spaces to Build Camaraderie
- Simple and Legal ADA Solutions



Sustainability

- Reduced Energy and Water Use
- Healthy Interior Environment
- Integration into the Local Ecosystem
- Vegetable Garden
- Daylighting
- On-site Power Generation

DISCOVERY

Successful programming and master planning efforts must begin with an understanding of the Department and a base knowledge of the existing facilities. We will request the following, if available, for review prior to the first workshop:

- Construction drawings or plans of the existing facilities so we can compare future space needs with current space allocation, as well as make comparisons between stations.
- List of current staff and apparatus so we have a point of departure for discussions of future expectations.
- Demographics of your community and expected trends so we can benchmark expectations against national standards.
- Mission statement so we can suggest ways the building can support your organizational priorities.
- City comprehensive plan.
- Zoning Information so we can research permitted uses, setbacks, etc.
- Aerial photo of the community so we can communicate the impacts the facility may have on existing conditions.

▲ PROJECT APPROACH

KICKOFF

The first step in any successful project is establishing an effective team. We do this during the project kickoff meeting by facilitating the creation of shared goals, objectives, expectations, and vision. The goals and objectives always include “on-time” and “on-budget,” but also include things like “study finished by late June,” “plan for LEED Gold Certification,” or “enthusiastic buy-in from the staff.” The discussion of expectations allows each stakeholder around the table to talk about how they typically work, their management style, and any pet peeves that consultants sometimes fall into. Each member of the BKV Group team will consciously adopt and internalize these goals, objectives, expectations, and visions so that every decision we make aligns with our client’s best interests. An effective kickoff is the first step to a professionally managed project.

STATION LOCATION ASSESSMENT

BKV Group will utilize GIS mapping technology as well as historical call data to examine response times, call volume and coverage for the community.

SPACE NEEDS ANALYSIS

Leaning heavily on the results of our research — both on national trends and standards and on Hanover Park specific operational procedures and goals — we will create a preliminary matrix of programmatic spaces. This matrix will compare the size of the space proposed for the new South Fire Station to that found at the current stations so everyone can understand the relative size. Using this initial matrix as a starting point for discussion, our team will work with the Department to identify and closely define all the spaces required for the new South Fire Station to function efficiently, in compliance with law and national standards, for the next 20+ years. We will compare those needs to the space you currently have in your stations, and we will discuss in depth the future of the fire service and how trends may impact your space needs in the future. We will discuss the pros and cons of including a training tower, community room, fueling stations, and/or police substation in the facility.



BKV Group realizes that your most important asset is your firefighters. The high nationwide incidence of cancer, heart disease, sleep deprivation, depression, and other serious health concerns can be directly affected, positively or negatively, by the physical space of the fire station. We are committed to reversing the trend of illness, disease, and death. To that end, we will specifically discuss how space design impacts firefighter health.

The Programming Matrix will be carefully iterated at project workshops until all parties are satisfied that they capture the current needs of the Fire Department and can accommodate the expected changes indicated by the industry trends. Our deliverable will be a spreadsheet listing the required spaces, the number of each needed, an area for each type of space, total areas or programmed spaces, and total overall square footage.

ROOM CRITERIA SHEETS. BKV Group will complete a conceptual design of each room identified in the Space Needs Analysis to give the Department complete information about the nature of the space. This will document the general layout of the space, adjacency requirements, architectural requirements (acoustics, natural light, hardware, casework, etc.), finishes, necessary systems and equipment, furniture, and owner-supplied items. Our deliverable will be a series of 11x17 sheets showing 2D and 3D views and lists of detailed space requirements.

FACILITY COMPARISONS. BKV Group will work with you to develop a list of communities similar to the City of Goshen in terms of area, population, demographics, geography, etc. and research the size of any recently constructed fire stations that we don't already have in our databases. This allows a comparison between the projected Space

Needs and what other communities have done, helping to assure the community that the proposed program is neither too large nor too small.

SCHEMATIC DESIGN. BKV Group will use the information compiled in the previous phases to explore several options to lay out a station on the approved site. Separating apparatus circulation from the general population is a priority to avoid accidents that delay response times and to avoid damage to expensive apparatus. This requires an obvious entry/exit point for civilian cars, so they don't park on the aprons and a self-evident building entry near any community-use spaces to assist in wayfinding. The topography of the site and various storm water management options need to be analyzed to make sure the solution is cost-effective. A plan for building expansion — both for apparatus bays and for living/office space — will be accommodated. Finally, the locations of utility access points will be reviewed and an estimate of costs to extend them to the building will be provided for the project budget.

For fire station projects especially, the interior and exterior layouts influence each other substantially. Therefore, we will also be creating quick conceptual building fit plans. Sometimes called a block diagram or an adjacency plan, the fit plan shows all the programmatic spaces and adds walls and corridors to establish a conceptual plan that can be analyzed for internal response times, acoustic separations concerns, ease of distribution for MEP systems, optimal solar orientation, etc. This will not typically result in a final floor plan, but it will prevent the project from proceeding too far on an actually unworkable site.

BKV Group will present multiple planning options to the City, pointing out the strengths and weaknesses of each with regards to aesthetics, due diligence issues, functionality, constructability, sustainability, and financial feasibility, and will iterate those plans until a feasible option is reached for each site.

Total Project Costs for the selected option for each site will be estimated. For each master planning option, we will use diagrams, floor plans, site plans, etc. to communicate the implications of the option to the City, and will work with you to develop a list of pros and cons regarding operational impacts, firefighter health and safety, first costs, sustainability, workflow efficiency, response times, safety and security, and long-term serviceability to the citizens.



EXTERIOR IMAGE. BKV Group does not have a consistent design style – we believe that this fire station belongs to the citizens and we will work with your team to find the right exterior expression for the site and the community. To do this, we will schedule a project vision charrette workshop. The charrette is focused on exploring a range of potential visual solutions to meet the programmatic requirements, budget restraints, site and building security standards, and sustainability goals. This interactive workshop uses photographs of existing fire stations from across the country to generate discussion about conceptual design options, civic image, public perception, wayfinding, and other design strategies. This meeting facilitates collaboration between all team members with a focus on establishing group consensus about subjective issues early in the design phase. Using outcomes from the project vision charrette, we will develop exterior concept options and work with the City to select and refine those concepts. We will use virtual reality to let the project team experience the building in three dimensions.

TOTAL COST OF OWNERSHIP

BKV Group will use the conceptual project schedule for each of the master planning options and use those timelines to project the estimated costs out to the dates of the work. Our deep experience working with developers

▲ PROJECT APPROACH

in the housing and commercial markets has allowed us to develop a robust methodology to combine first costs, long-term costs, and implementation schedules into a Total Cost of Ownership analysis, which will allow a decision based upon long-term value. We will utilize these calculations to work with the City's financial advisors to estimate bond costs and the yearly tax impact to properties of different value. We find this final step to be critical to communicating the true, often minor impact of a multi-million dollar project to the individual homeowner.

Our deliverable will be graphic schedules, project cost estimates, and Total Cost of Ownership spreadsheets for each master planning option.

FINAL REPORT

Through the research-intensive process detailed above, BKV Group will have guided the City through a wide variety of creative ideas and options, providing clear information to allow the client team to make informed decisions throughout the process. All of the study deliverables will be combined into a final document that presents the options being considered and discusses their pros and cons with regards to aesthetics, firefighter health and safety, compliance with mission statement, short and long-term cost impacts, schedule, impacts to neighborhoods, sustainability, functionality, etc. The entire process will be documented, which will serve as evidence of the comprehensive and transparent process with data supporting every decision made.

To aid the Village in moving forward with any projects that come out of the report, the last chapter will recommend action items.

PRESENTATIONS

The process and the final report are designed to stand up to scrutiny, so BKV Group will be happy to present to City's Common Council and/or Redevelopment Commission in a public forum to outline the process, explain how the original project goals were addressed, describe each master planning option and review its major pros and cons, and to recommend next steps.



DELIVERABLES

We will provide the deliverables per the RFP requirements as noted by each task.

TASK 1 – SITE LOCATION ANALYSIS

- 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

- Written Program of Requirements

TASK 3 – SCHEMATIC BUILDING AND SITE DESIGN

Initial Building and Site Study

- 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.

Final Schematic Design

- 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

Final Building Renderings

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

TASK 4 – OPINION OF COST

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

TASK 5 – FINAL NEW SOUTH FIRE STATION REPORT

- 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





PROJECT TEAM

▲ PROJECT TEAM

PROJECT TEAM

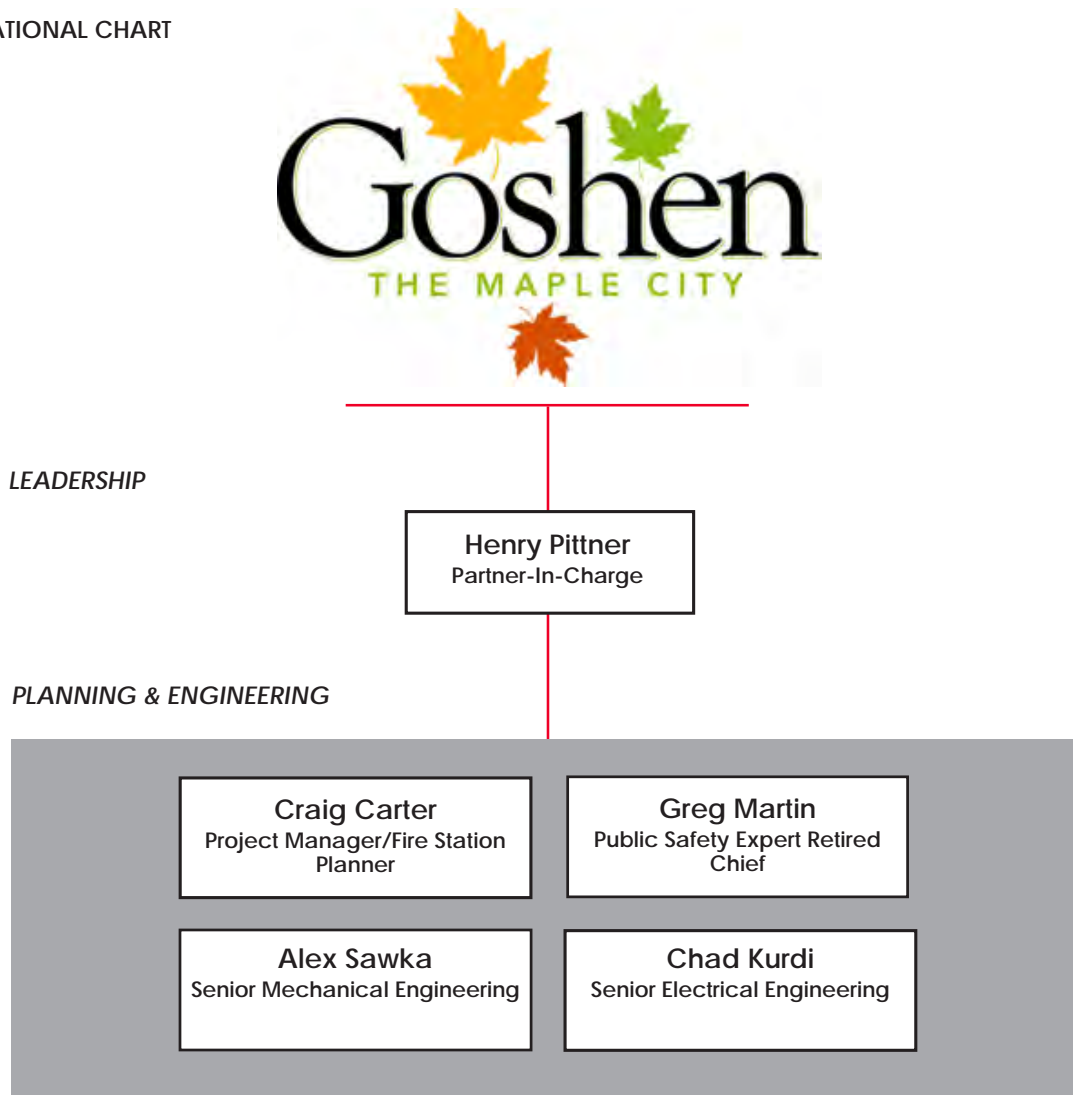
The team that we have compiled to support the City’s vision are regional and national experts in the planning and design of fire stations. The experience, collaboration and commitment of this team will provide the City of Goshen with exceptional professional services.

SPECIALIZED FIRE STATION DESIGN EXPERTISE

Craig Carter, Associate Partner with BKV Group, has been dedicated to working on public sector projects throughout his career, with a particular specialty in fire stations. He leads all fire station design projects at BKV Group’s offices nationwide. He has completed over 70 fire station projects, won numerous design awards, and published articles and spoken on a variety of relevant topics.

Craig holds a Masters of Architecture degree and is a LEED Accredited Professional with a specialty in Building Design and Construction. He has a strong working knowledge of NFPA, FEMA, OSHA and other national standards, a deep understanding of the history of fire station design, and remains up-to-date on the latest national research and trends. Craig is passionate about fire station design and providing excellent buildings that support firefighters in their service to the public.

ORGANIZATIONAL CHART





HENRY PITTNER, AIA

PARTNER-IN-CHARGE

Henry Pittner, AIA, leads Chicago's government practice with an active role in projects managing client relationships, providing programming, planning and design services, and leading business development. With more than 35-years experience, Henry has extensive project experience with municipal fire stations, police stations, and village halls. Henry authored "Station Construction: Budgeting for Soft Costs" in the October 2020 issue of Firehouse Magazine. The article explains

how to thoroughly break down hard costs, owner contingencies, and soft costs to prepare clients and trade partners to answer the difficult question from those who control a project's budget. Link: <https://www.firehouse.com/stations/article/21150704/station-design-station-construction-budgeting-for-soft-costs>

EDUCATION // Master of Architecture, University of Illinois, Champaign/Urbana, IL; Bachelor of Science Architectural Studies, University of Illinois, Champaign/Urbana, IL

REGISTRATIONS // Licensed Architect: IL #001.011985

YEARS OF EXPERIENCE // 35

AWARDS // More than 50 local, regional, and national awards on over 20 projects including Kane County Adult Justice Center and Sheriff's Office + Kane County Juvenile Justice Center, St. Charles, IL; Governor George Deukmejian Courthouse, Long Beach, CA; Maricopa Downtown South Court Tower, Phoenix, AZ; Clark County Regional Center, Las Vegas, NV; C.W.Avery Family YMCA, Plainfield, IL; Quarry Beach Aquatic Park, Batavia, IL; Hoosier Park Community Center, Streamwood, IL; Rakow Center Fitness & Recreation Center, Carpentersville, IL

▲ RELEVANT EXPERIENCE

Lincolnshire Riverwoods Fire Protection District Station #51 Study, Lincolnshire, IL – Programming, existing conditions assessment, site feasibility for 31,320 sf headquarters fire station (seven bays, ten bunks)

Lake Zurich Fire Station #1 Study, Lake Zurich, IL – programming, existing conditions assessment, site feasibility for 25,300 sf replacement headquarters fire station (four bays, eight bunks)

Streamwood Space & Program Study, Streamwood, IL – Functional analysis, programming and master planning of the Village's facilities including Police Department, Fire Stations, Village Hall, and Public Works Department

Streamwood Village Hall & Public Works, Streamwood IL – phased, occupied remodeling of 18,000 square foot Village Hall and 600 square foot Public Works lobby and restrooms

Carrollton, Texas Fire Station Study, Carrollton, TX – existing conditions assessment and architectural review of four stations

Custer South Dakota Fire Station Study, Custer, SD – existing conditions assessment and architectural review of three stations Lockport Facilities Condition Assessment, Lockport, IL – Facility condition assessment and ADA study of City Hall, Police Department and Public Works Administration Facility

Mahnomen Joint Public Safety Facility Feasibility Study, Mahnomen, MN – new jail, fire station, and sheriff's office as a joint project between Mahnomen County, the City of Mahnomen, and the White Earth Indian Reservation

Paulus Park Barn Renovation + Addition, Lake Zurich, IL – Developing As-Built and Concept Design for submission of PARC grant

Facility Condition Assessment & Conceptual Design, Lake Zurich, IL – Facility Condition assessment of Fire Station No. 1, Paulus Park Barn, Paulus Park Chalet Building and Buffalo Creek Building A & B

Grand Junction Public Safety Complex, Grand Junction, CO* – new Police Department Building with 9-1-1-Dispatch Center, renovations of the existing fire station on site for safety, security, living and sleeping quarters. New Fire Department Administration Building.

*Experience prior to BKV Group

▲ PROJECT TEAM



CRAIG CARTER, AIA, LEED AP BD+C

PROJECT MANAGER / FIRE STATION PLANNER

Craig has 16 years of experience in architectural design, documentation, and construction administration with a focus on public safety projects. Craig has worked on more than 70 fire station projects and has won several design awards celebrating the functionality and beauty of the projects. He is an expert in the detailed requirements that enable these buildings to be effective tools for their users. By virtue of his experience and his ongoing research, he combines a deep

knowledge of the history of public-sector design with an up-to-date knowledge of the latest national trends. With a family background in public service, Craig understands the culture of local government and strives to create an excellent working relationship with his clients through his fun, upbeat and friendly manner. Craig's design philosophy centers on using data-driven decision making to create beautiful projects that are functional for their users, economical to construct, and sustainable far into the future.

EDUCATION // University of Illinois at Urbana-Champaign, Bachelor of Science in Architectural Studies & Master of Architecture

REGISTRATIONS // Licensed Architect: IL #001.022303

YEARS OF EXPERIENCE // 16

AWARDS // **Fridley Civic Campus**: 2019 Firehouse Station Design Awards - Mixed Use Bronze Award; **Henrico County Fire House #19**: 2018 FIREHOUSE Station Design Awards – Gold Award; **Rochester Fire Station #2**: 2015 FIREHOUSE Station Design Awards – Gold Award; 2015 F.I.E.R.O. Design Awards – Honor Award; ENR Midwest Best of 2015 – Public/Government Projects

▲ RELEVANT EXPERIENCE

Dayton Fire Station, Dayton, MN

conditions and functionality assessment of Stations 1 and 2, apparatus assessment, staffing assessment, station location study, programming, master planning

Lincolnshire Riverwoods Fire Protection District Station #51 Study, Lincolnshire, IL

– Programming, existing conditions assessment, site feasibility for 31,320 sf headquarters fire station (seven bays, ten bunks)

Lake Zurich Fire Station #1 Study, Lake Zurich, IL

– programming, existing conditions assessment, site feasibility for 25,300 sf replacement headquarters fire station (four bays, eight bunks)

Streamwood Space & Program Study, Streamwood, IL

– functional analysis, programming and master planning of the Village's facilities including Police Department, Fire Stations, Village Hall, and Public Works Department

Ramsey Fire Station No. 2, Ramsey, MN

– study & new construction, 11,540 SF fire station (3 bays, volunteer), \$3.5M Elk River Public Safety,

Carrollton, Texas Fire Station Study, Carrollton, TX

– existing conditions assessment and architectural review of four stations

Custer South Dakota Fire Station Study, Custer, SD

– existing conditions assessment and architectural review of three stations

Woodlawn Fire Station, Fairfax County, VA

– fire station, renovation, 14,000 SF, \$5.5M

Fairfax County (Penn Daw) Study & Fire Station #11, Alexandria, VA

– programming, planning, and site feasibility for fire station addition & renovation, 2-story, 15,500 SF existing

Remington Fire Station Study (Fauquier County), Remington, VA

– Programming, existing conditions assessment, planning for 27,000 sf remodel of a volunteer fire/EMS station (10 bays, 7 bunks)

Henrico County Fire Station #19 (Short Pump), Short Pump, VA

– programming, planning, design, documentation, and CA for new 12,680 sf fire station (three bays, twelve bunks); Firehouse Station Design Awards 2018 Gold Award; LEED Gold Certified

Elk River Fire Station #3, Elk River, MN, Elk River, MN

– Programming, planning, design, documentation, construction administration for new 17,500 sf fire station (three bays, volunteer)

Springfield Four Fire Stations, Springfield, MO – Programming, planning, design, documentation, and CA for four new 7,000 sf fire stations (two bay, eight bunk)

Rochester Fire Department Station #2, Rochester, MN – Programming, planning, design, documentation, and CA for new 31,220 sf fire station (four bays, six bunks), EOC and dispatch facility, Firehouse Station Design Awards 2015 Gold Award, 2015 FIERO Design Awards Honor Award

Staples Mill Firehouse #20, Henrico County, VA – programming, planning, design, documentation, and CA for new 12,800 sf fire station (four bays, thirteen bunks); LEED Silver planned

Spotsylvania Company 6 Fire Station, Spotsylvania, VA – master planning, programming, design, construction documents and construction administration for 4,000 sf addition and renovations to existing facility

Springfield Fire Department Study, Springfield, OH – Existing conditions assessment and programming for seven stations

Lockport Facilities Condition Assessment, Lockport, IL – Facility condition assessment and ADA study of City Hall, Police Department and Public Works Administration Facility

Park Ridge Fire Stations #51 and #52, Park Ridge, IL – Existing Condition Assessment, Programming, Plannings

Little Canada Fire Station, Little Canada, MN – new construction, \$1.1M

Little Canada Study for Fire Station Remodeling, Little Canada, MN – programming, planning, and design for 17,200 SF addition/renovation (4 bays, volunteer)

Fulda Fire Station Study, Fulda MN – Facility assessment, programming, and master planning for a 12,000 SF fire station (4 bays, volunteer)

Coppell Texas Fire Station Study, Coppell, TX – existing conditions assessment and master planning for three stations

Grafton Fire Department Study for Fire Station, Grafton, ND – programming, existing conditions assessment, and planning for new 18,300 SF fire station (8 bays, volunteer)

Hampstead Volunteer Fire Department Fire Station, Hampstead, MD – programming, planning, and conceptual design for new 35,000 SF fire station (8 bays, volunteer)

Kindred Fire Station Study, Kindred, ND – programming, planning, and conceptual design for new 25,000 SF fire station (5 bays, volunteer)

Lake Elmo Municipal Space Needs Assessment, Lake Elmo, MN – existing conditions, site assessment, and master planning for 23,000 SF combination fire station (6 bays, 6 bunks), city hall, library, and public works

Lakewood Municipal Complex Master Plan, Lakewood, IL – site feasibility for new village hall, police station, fire station, and park

Albert Lea City-Wide Facilities Assessment & Master Plan, Albert Lea, MN – programming, existing conditions assessment, and site feasibility for new 28,100 SF fire station (6 bays, 5 bunks), 22,300 SF police station (33 sworn, 2 civilian), 88,300 SF public works, 19,300 SF library, 23,500 SF city hall, airport, PSAP, pool house, community center, ice arena, and park shelter

Cloquet Facilities Assessment and Master Plan, Cloquet, MN – programming, existing conditions assessment, and site feasibility for new 28,600 SF fire station (14 bays, 9 bunks), 24,200 SF police station (27 sworn, 4 civilian), 47,500 SF public works, 19,000 SF library, and 11,400 SF city hall

Forest Lake Public Works and Municipal Facilities Master Plan, Forest Lake, MN – programming, existing conditions assessment, and site feasibility for new 23,800 SF fire station (6 bays, volunteer), 37,400 SF police station (39 sworn, 6 civilian), 23,800 SF fire station (6 bays, volunteer), 46,300 SF public works, and 18,500 SF city hall

Mahtomedi City Hall and Fire Department Needs Assessment, Mahtomedi, MN – programming, existing conditions assessment, site feasibility, planning, and conceptual design for new 16,000 SF fire station (3 bays, volunteer) and city hall

Montgomery Public Safety Building, DGS Term Contract, Montgomery, MN – programming, planning, design, documentation, and CA for new 23,070 sf fire/ems station (six bays, three bunks, volunteer) and police station, \$7.8M estimated

Green Valley Fire District Station #151, Green Valley, AZ* – programming, planning, design, documentation, and CA for new 15,600 sf fire station (four bays, eleven bunks); LEED Silver certified, Station Style 2010 Notable Design

Green Valley Fire District Station #155, Sahuarita, AZ* – programming, planning, design, documentation, and CA for new 13,000 sf fire station (three bays, seven bunks); LEED Silver certified, Station Style 2010 Notable Design

Harlem-Roscoe Fire Protection District Study for Addition, Roscoe, IL* – planning for 2,500 sf addition/renovation

Mountain Vista Fire District Administration Campus, Catalina Foothills, AZ* – programming, planning, design, documentation, and CA for new 5,600 sf administration campus

Mountain Vista Fire District Station #610, Catalina Foothills, AZ* – programming, planning, design, documentation, and CA for new 14,300 sf fire station (five bays, thirteen bunks)

Mountain Vista Fire District Station #620, Catalina Foothills, AZ* – programming, planning, design, documentation, and CA for new 8,500 sf fire station (three bays, eleven bunks) dorms; Station Style 2011 Notable Design

**Experience prior to BKV Group*



GREG MARTIN, EFO, CFOD

PUBLIC SAFETY EXPERT RETIRED CHIEF

With more than 36 years of experience, Greg has been well exposed to all aspects of the fire service. He started his career in 1982 as a firefighter/EMT at the Vancouver, WA Fire Department. Since then he has been with five fire departments across the country. Prior to joining BKV Group, Greg spent 22 years as a Fire Chief. These include ten years as the Fire Chief of the Rochester, MN Fire Department, two years as Fire Chief of the Sioux City, IA Fire Department and ten years as the Fire Chief / Emergency Management Director for the Lansing, MI Fire Department.

Greg graduated in 1988 from the National Fire Academy's Executive Fire Officer program, holds the Chief Fire Officer designation (CFOD) from the Commission on Fire Accreditation International and is a graduate of the Rocky Mountain Leadership program. Throughout his years in the fire service, he completed various courses in fire suppression tactics, investigation, budgeting, incident command and fire ground management. Greg is an instructor for the new MN Fire initiative which is dedicated to reducing cardiac and cancer issues as well as Post Traumatic Stress Disorder (PTSD) among firefighters. As a result, he has a keen understanding of health and safety issues facing firefighters.

Greg's role on this project will be to serve as a reservoir of fire service knowledge within BKV Group, to provide firematic review of the documents throughout the process, and to serve as a second line of communication between the design team and fire team (interpreting jargon along the way).

EDUCATION // Elementary Education, Bachelor of Arts, University of Montana, Missoula, MT ; School Psychology, Master of Science, Lewis and Clark College, Portland, OR; Executive Fire Officer Graduate, National Fire Academy, Emmitsburg, MD

REGISTRATIONS // Chief Fire Officer Designation (CFOD) from Commission on Fire Accreditation International; Certified HazMat Technician – Environmental Protection Agency; Minnesota Instructor IV; Minnesota Vocational Technical teaching certificate; State of Washington NFPA Level II instructor endorsement; High-rise Life Safety and Command Portland Community College; Washington State Emergency Medical Technician

YEARS OF EXPERIENCE // 36

▲ RELEVANT EXPERIENCE

Dayton Fire Department Study, Dayton, MN – Staffing analysis, apparatus assessment, existing conditions assessment, station location study, programming, and planning for two fire station

Elk River Public Safety, Elk River, MN – Programming, planning, design, documentation, construction administration for 16,000 sf addition and 4,000 sf renovation of headquarters fire station (three bays, volunteer) and police station (25 sworn)

Elk River Fire Station #3, Elk River, MN, Elk River, MN – Programming, planning, design, documentation, construction administration for new 17,500 sf fire station (three bays, volunteer)

Springfield Four Fire Stations, Springfield, MO – Programming, planning, design, documentation, and CA for four new 7,000 sf fire stations (two bay, eight bunk)r

Montgomery Public Safety Facility, Montgomery, MN – new 22,370 SF shared facility for the Fire, Police, and EMS Departments; shared spaces include the training room, break room, and locker room/shower area, apparatus bay and office space; police-only squad garage and secure office area, \$7.8M estimated

Rochester Fire Department Station #2, Rochester, MN* – Programming, planning, design, documentation, and CA for new 31,220 sf fire station (four bays, six bunks), EOC and dispatch facility, Firehouse Station Design Awards 2015 Gold Award, 2015 FIERO Design Awards Honor Award

**Experience prior to BKV Group*



ALEX SAWKA, PE

SENIOR MECHANICAL ENGINEERING

Throughout his 16 years experience as a Mechanical Engineer, Alex has focused on working on government facilities such as fire stations, police stations, city halls, and courts. He is skilled in offering innovative mechanical design solutions to projects and is highly motivated and resourceful individual who interacts productively with people from diverse backgrounds. Alex is a conscientious team player with excellent problem solving and troubleshooting skills. He is able to design innovative solutions that promote maximum efficiency while requiring minimal maintenance. He has experience with projects in many different markets, but his recent notable projects include the Fridley Civic Campus with 24,770 SF fire station and the award-winning, newly constructed Henrico County Short Pump Firehouse 19.

EDUCATION // Bachelor of Science, Mechanical Engineering, University of Minnesota

REGISTRATIONS // Professional Engineer: IL #062.069495

YEARS OF EXPERIENCE // 16

PROFESSIONAL AFFILIATIONS // (ASHRAE) - American Society of Heating and Air-Conditioning Engineers

▲ RELEVANT EXPERIENCE

Penn Daw Study Fire Station #11, Fairfax County, VA – Programming, planning, and site feasibility for fire station addition & renovation, 2-story, 15,500 SF existing

Woodlawn Fire Station #24, Fairfax County, VA – Programming, planning, design, documentation, and CA for fire station addition/ renovation; LEED Silver planned

Elk River Public Safety, Elk River, MN – Programming, planning, design, documentation, construction administration for 16,000 sf addition and 4,000 sf renovation of headquarters fire station (three bays, volunteer) and police station (25 sworn)

Elk River Fire Station #3, Elk River, MN, Elk River, MN – Programming, planning, design, documentation, construction administration for new 17,500 sf fire station (three bays, volunteer)

Short Pump Firehouse #19 Henrico County, VA – programming, planning, design, documentation, and CA for new 12,680 SF fire station (three bays, twelve bunks); Firehouse Station Design Awards 2018 Gold Award; LEED Gold Certified

Fridley Civic Campus, Fridley, MN – Programming, planning, design, documentation, and CA for new 24,770 SF fire station (6 bays, 8 bunks, volunteer), police station (1 sworn, 1 civilian), city hall, and public works facility, 184,300 GSF, \$48.8M

Staples Mill Firehouse #20, Henrico County, VA – programming, planning, design, documentation, and CA for new 12,800 sf fire station (four bays, thirteen bunks); LEED Silver planned

Streamwood Village Hall & Public Works, Streamwood IL – phased, occupied remodeling of 18,000 square foot Village Hall and 600 square foot Public Works lobby and restrooms

Albert Lea City-Wide Facilities Assessment & Master Plan, Albert Lea, MN – programming, existing conditions assessment, and site feasibility for new 28,100 SF fire station (6 bays, 5 bunks), 22,300 SF police station (33 sworn, 2 civilian), 88,300 SF public works, 19,300 SF library, 23,500 SF city hall, airport, PSAP, pool house, community center, ice arena, and park shelter

Montgomery Public Safety Facility, Montgomery, MN – new 22,370 SF shared facility for the Fire, Police, and EMS Departments; shared spaces include the training room, break room, and locker room/shower area, apparatus bay and office space; police-only squad garage and secure office area, \$7.8M estimated



CHAD KURDI, PE

SENIOR ELECTRICAL ENGINEERING

Chad has 27 years of experience in the electrical industry, and he brings in-depth understanding of electrical to each of his projects. Over the years, he has worked as an electrical engineer, electrician, electrical trainer, and manager. His electrical engineering experience includes drafting, designing, and specifying and analyzing electrical engineering projects for municipal projects including fire stations, police stations, village halls and libraries. He is also an expert in NEC Code, drafting, designing, analyzing, estimating & managing engineering/construction projects

EDUCATION // Bachelor of Electrical Engineering, Birzeit University • Master of Education, University of Minnesota

REGISTRATIONS // Professional Engineer: IIN #PE11600104

YEARS OF EXPERIENCE // 27

RELEVANT EXPERIENCE

Streamwood Village Hall & Public Works, Streamwood IL – phased, occupied remodeling of 18,000 square foot Village Hall and 600 square foot Public Works lobby and restroom

Ramsey Fire Station No. 2, Ramsey, MN – study & new construction, 11,540 SF fire station (3 bays, volunteer), \$3.5M

Seven Corners Fire Station #28, Fairfax County, VA – master planning, concept development for 2-story replacement fire station, 14,000 SF

Woodlawn Fire Station #24, Fairfax County, VA – Programming, planning, design, documentation, and CA for fire station addition/ renovation; LEED Silver planned

Lincolnshire Riverwoods Fire Protection District Station #51 Study, Lincolnshire, IL – Programming, existing conditions assessment, site feasibility for 31,320 sf headquarters fire station (seven bays, ten bunks)

Elk River Public Safety, Elk River, MN – Programming, planning, design, documentation, construction administration for 16,000 sf addition and 4,000 sf renovation of headquarters fire station (three bays, volunteer) and police station (25 sworn)

Elk River Fire Station #3, Elk River, MN, Elk River, MN – Programming, planning, design, documentation, construction administration for new 17,500 sf fire station (three bays, volunteer)

Short Pump Firehouse #19 Henrico County, VA – programming, planning, design, documentation, and CA for new 12,680 SF fire station (three bays, twelve bunks); Firehouse Station Design Awards 2018 Gold Award; LEED Gold Certified

Fridley Civic Campus, Fridley, MN – Programming, planning, design, documentation, and CA for new 24,770 SF fire station (6 bays, 8 bunks, volunteer), police station (1 sworn, 1 civilian), city hall, and public works facility, 184,300 GSF, \$48.8M

Penn Daw Study Fire Station #11, Fairfax County, VA – Programming, planning, and site feasibility for fire station addition & renovation, 2-story, 15,500 SF existing

Albert Lea City-Wide Facilities Assessment & Master Plan, Albert Lea, MN – programming, existing conditions assessment, and site feasibility for new 28,100 SF fire station (6 bays, 5 bunks), 22,300 SF police station (33 sworn, 2 civilian), 88,300 SF public works, 19,300 SF library, 23,500 SF city hall, airport, PSAP, pool house, community center, ice arena, and park shelter

Cloquet Facilities Assessment and Master Plan, Cloquet, MN – programming, existing conditions assessment, and site feasibility for new 28,600 SF fire station (14 bays, 9 bunks), 24,200 SF police station (27 sworn, 4 civilian), 47,500 SF public works, 19,000 SF library, and 11,400 SF city hall

Lake Elmo Municipal Space Needs Assessment, Lake Elmo, MN – existing conditions, site assessment, and master planning for 23,000 SF combination fire station (6 bays, 6 bunks), city hall, library, and public works



ITEMIZED BUDGET

ITEMIZED BUDGET

ITEMIZED BUDGET

The BKV Group team’s compensation goals are to establish fees that fairly compensate us for the required services to achieve our client’s project goals while ensuring that our client receives value for every dollar spent.

Producing a study that properly addresses the items specified in your RFP requires experience in this type of work. We take pride in the thoroughness and accuracy of the work we produce. Our experienced team approach defines how we will work with the City and the department to achieve a thorough and appropriate study.

PROFESSIONAL SERVICES FEE

The fee we are proposing is based on the involvement and time we currently anticipate for each task. However, I would like to state that unless there is a substantial change requested in the scope of work, our team will complete the work needed regardless of the time required. Our firm philosophy is to provide comprehensive services to achieve our client’s goals and expectations. To that extent we consider ourselves a partner in these efforts and your success is our success.

The total fee based on the rates and estimated time is \$24,000, however, a competitive fee in the marketplace would be approximately \$15,000. At BKV when doing studies, our process is to cover our direct cost without markups. That direct cost is 60% of the total fee, therefor, **our proposed our fee is \$9,000.**

Our proposed fee for the study is divided into five tasks listed in the RFP as follows:

PROFESSIONAL SERVICES FEE	FEE (\$)
Task 1 - Site Location Analysis	\$2,000
Task 2 - Program of Requirements	\$2,000
Task 3 - Schematic Building and Site Design	\$3,000
Task 4 - Opinion of Cost	\$1,000
Task 5 - Final New South Fire Station Report	\$1,000
TOTAL	\$9,000

Price is what you pay, value is what you get.

WARREN BUFFET

REIMBURSABLE EXPENSES

Our proposal for reimbursable expenses is estimated at a **not-to-exceed cost of \$1500** and includes the following out-of-pocket expenses:

1. Travel to Goshen for official business – car rental/gas or mileage, parking, meals – please note that travel time of staff is not a reimbursable cost. Reimbursable travel will not exceed IRS mileage rates and any policy limits the County has formally set on travel.
 - a. 8 total single day trips
2. Printing Milestone Documents
 - a. Tasks 1- 4 deliverables will be sent electronically for review and comments and will be presented digitally.
 - b. Task 5 – We will deliver five (5) copies of the Final New South Fire Station Report – including all previous deliverables in tasks 1-4 consolidated in a bound 8 ½ X 11 format.

There will be no mark-up on reimbursable expenses. We will provide all required back-up information on each expense.

LABOR RATE SCHEDULE

For any additional services, we will use our 2020 hourly rates for employees / disciplines. We typically review these rates annually, however, we will lock these rates for the term of the contract.

MANAGEMENT

Partner	\$225 - \$285
Project Manager/Fire Station Planner	\$150 - \$185
Public Safety Specialist	\$150 - \$185
Senior Architectural Designer	\$140 - \$200
Architectural Designer II	\$90 - \$100
Architectural Designer I	\$80 - \$90
Partner / Senior Mechanical Engineer	\$215 - \$220
Partner / Senior Electrical Engineer	\$215 - \$220

ADDITIONAL SERVICE – SITE LOCATION ANALYSIS OF THREE SITES

We propose as an additional service to provide site location analysis of three additional sites providing the same scope of services as outlined in Task 1 of the RFP in the amount of **two thousand dollars (\$2,000) total**.





PROPOSED TIMELINE



▲ PROPOSED TIMELINE

PROPOSED TIMELINE

The following is our proposed timeline for the services required organized by tasks. Please note that we can complete the work faster if you desire.

TOPIC	Weeks																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
Task 1 - Site Location Analysis																	
Data Collection	•																
Analysis of Information	•																
Kick-Off Meeting		•															
Develop predicted coverage areas and response times																	
Review of analysis, changes if required			•														
Finalize & Deliver Report				•													
If site not acceptable, develop new scenarios of 3 sites																	
Review of analysis, select most suitable site					•												
Finalize & Deliver Report						•											
Task 2 - Program of Requirements																	
Kick-off Meeting		•															
Interviews and on-site observations at 3 stations / Training		•															
Develop POR / NFPA requirements																	
Review Meeting				•													
Finalize POR space list							•										
Assist City / Prepare Narrative for Press Release							•										
Task 3 - Schematic Building and Site Design																	
A) Initial Building and Site Study																	
Develop site and building blocking and stacking options																	
Review Options							•										
Select preferred option								•									
Finalize preferred option											•						
B) Final Schematic Design																	
Workshop - Exterior Image Visioning Session								•									
Develop detailed site and floor plans																	
Develop exterior elevations																	
Develop basis of design narratives M/E/P/Structural																	
Review Meeting												•					
Changes as Required																	
Finalize Design site, floor plans, exterior, basis of design																	
Prepare 2-3 3D exterior views from Revit model																	
C) Final Building Renderings																	
Select 3D Views to be developed																	
Prepare Photo-Realistic 3D renderings of exterior image & rendered site plan																	
Task 4 - Opinion of Cost																	
Develop list of local projects including site and building costs			•														
Establish square foot budget for construction				•													
Develop list of 'soft costs' to establish project cost																	
Finalize Project Cost and Construction Cost											•						
Task 5 - Final New South Fire Station Report																	
Develop final report																	
Review final report															•		
Finalize and Deliver Report																•	
Develop presentation of report for public use																	
Review final presentation																•	
Finalize and Present final presentation of Final Report to Goshen Redevelopment Commission and Goshen Common Council																•	

CONTACT:

HENRY PITTNER, AIA
PARTNER-IN-CHARGE
224.250.3878
HPITTNER@BKVGROUP.COM



**ENRICHING LIVES
AND
STRENGTHENING
COMMUNITIES**

CHICAGO

209 South LaSalle Street
The Rookery, Suite 920
Chicago, IL 60604

P 312.279.0470

DALLAS

1412 Main Street
Adolphus Tower, Suite 700
Dallas, TX 75202

P 469.405.1196

MINNEAPOLIS

222 North Second Street
Long & Kees Building, Suite 101
Minneapolis, MN 55401

P 612.339.3752

WASHINGTON, DC

1054 31st Street NW
Canal Square, Suite 410
Washington, DC 20007

P 202.595.3173

CITY OF GOSHEN
REDEVELOPMENT COMMISSION
2021 Meeting Schedule

The 2021 regular meetings of the Goshen Redevelopment Commission will take place on the second Tuesday of each month at 3:00 p.m. as set forth below. The meetings will be held in the City Court Room/Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana.

January 19, 2021 @2:00 p.m.

February 9, 2021

March 9, 2021

April 13, 2021

May 11, 2021

June 8, 2021

July 13 2021

August 10, 2021

September 14, 2021

October 12, 2021

November 9, 2021

December 14, 2021

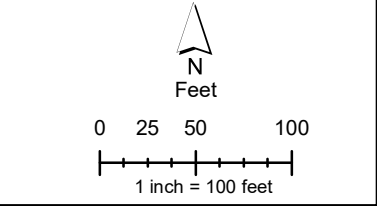
All meetings of the Goshen Redevelopment Commission are open to the public with the exception of an executive session that may be held as authorized by Indiana Code §5-14-1.5-6.1. Meetings in addition to those listed above may be scheduled as necessary, subject to public notice requirements.



The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

Vacant Parcels - West Monroe Street

Information as of
November 2020



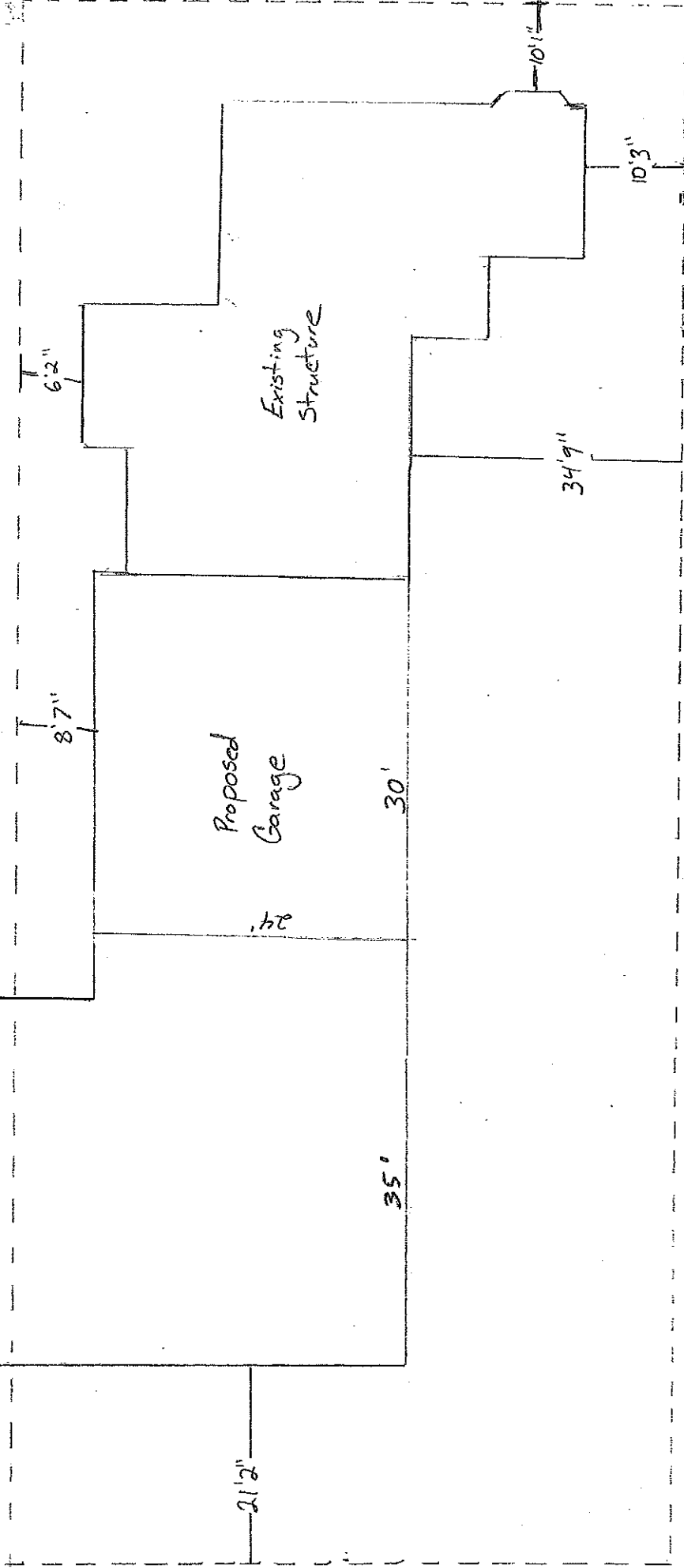
The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

Current Driveway

← W. Madison St. →

→ River Race Dr. ←

← S. 3rd St. →



↑ North

Site Plan
401 S. 3rd St.

Property lines ----

GOSHEN REDEVELOPMENT COMMISSION

Register of Claims

The Goshen Redevelopment Commission has examined the entries listed on the following itemized Expenditure Report for claims entered from **October 14, 2020 through November 6, 2020** and finds that entries are allowed in the total amount of **\$90,158.28**

APPROVED on November 10, 2020.

Thomas W. Stump, President

Andrea Johnson, Secretary

GOSHEN REDEVELOPMENT COMMISSION

Itemized Expenditure Report

Claims from 10/13/20 through 11/06/20

Invoice Date	Payee	Description	Claim #	Line Number	Amount
10/13/2020	Indiana Department of Transportation (00988)	Ninth Steet Multi Use Path	1786	480-560-00-442.0000	\$4,415.02
10/21/2020	City of Goshen Utilities	Jefferson Street Parking Lot	1789	480-560-00-439.0930	\$873.96
10/21/2020	Tracee Norton	Postage	1787	406-560-00-432.0201	\$7.50
10/21/2020	Community Business Equipment (04491)	Office Supplies	1788	406-560-00-429.0002	\$42.03
10/28/2020	Amazon Capital Services	Office supplies	1791	406-560-00-439.0930	\$39.99
10/28/2020	Mark Brinson (06374)	Health Club Membership	1792	406-560-00-413.0701	\$100.00
10/28/2020	Menards - Goshen Store # 3096 (01046)	65736 State Road 15	1793	406-560-00-436.0100	\$82.66
10/28/2020	Niblock Excavating, Inc. (00653)	Invoice paid short	1790	480-560-00-442.0000	\$900.00
11/4/2020	City of Goshen Utilities	65736 State Road 15	1798	406-560-00-439.0930	\$9.17
11/4/2020	Yarkshark, LLC	October Mowing	1794	406-560-00-431.0502	\$1,128.25
11/4/2020	American Structurepoint, Inc. (03093)	College Avenue Reconstruction	1799	473-560-00-431.0502	\$22,411.26
11/4/2020	Barkes, Kolbus, Rife & Shuler, LLP (00311)	Legal Services from November 1, 2020 through Novem	1795	406-560-00-431.0502	\$4,271.00
11/4/2020	Community Business Equipment (04491)	Office Supplies	1800	406-560-00-429.0002	\$38.25
11/4/2020	Elan Corporate Payment Systems	Supplies	1801	406-560-00-429.0002	\$13.89
11/4/2020	John Hall's True Value Hardware (00081)	Supplies	1797	406-560-00-436.0100	\$2.99
11/4/2020	Yoder Concrete LLC (10321)	Millrace Co-Housing	1796	480-560-00-442.0000	\$55,724.00
11/6/2020	Tracee Norton	Clothing Allowance	1803	406-560-00-413.0701	\$98.31
Total:					\$90,158.28



November 2020 Redevelopment Staff Report

PROJECT: GOSHEN THEATER RENOVATION-PHASE 1

PROJECT DESCRIPTION

Goshen Theater, Inc. has purchased the Goshen Theater building to serve as an Arts and Entertainment facility downtown. A phased renovation of the theater has been proposed and construction is in progress. The first phase of construction will include renovation of the lobby area, installation of an elevator, and construction of restrooms, HVAC upgrades, hazardous material remediation and façade restoration.

PROJECT UPDATE

The Commission has approved \$850,000 for this project, which is structured as a forgivable loan. Additional funding is coming from the Regional Development Authority, Community Foundation and private donors. The theater board has secured approximately \$5.0 million to date, which includes \$1 million for an operating endowment. In December of 2019 the theater received an additional gift of \$500,000 from an anonymous donor, which was matched by an additional \$500,000 from the Community Foundation. These additional gifts are targeted for auditorium renovations, including new seating, originally planned for the second phase of construction.

Construction is scheduled to be completed in summer of 2020.

PROJECT: RAILROAD QUIET ZONE FROM KERCHER ROAD TO LINCOLN AVENUE

PROJECT DESCRIPTION

Establishment of a Quiet Zone along the Norfolk Southern Railroad Marion Branch from Washington Ave to Kercher Ave.

PROJECT UPDATE

Here is the updated schedule for the implementation of the Quiet Zone:

- Spring 2020 – Installation of signs and delineators at the railroad crossings.
- Summer 2020– Traffic counts to be done at each of the railroad crossings.
- Fall 2020 – Madison Street will have flasher and gates installed which is anticipated to cost approximately \$400,000. INDOT has agreed to pay 90% of the project. INDOT is improving the crossing as a part of the Crossing Safety Improvement funds. The project is expected to be completed in 2020.
- Fall 2020 – Submit the Public Authority Application (PAA) to Federal Railroad Administration (FRA) for review, which typically takes 2 months.
- Fall/Winter 2020 – Railroad Quiet Zone is anticipated to be “in-service”.

The City met with the Federal Railroad Administration (FRA) and INDOT at the end of July 2019 to review the plans implementation status and finalize the proposed changes. An addendum to the Notice of Intent with the proposed changes have been submitted to FRA, INDOT, and Norfolk and Southern for comment.

A review of the Madison Street railroad crossing occurred with INDOT and Norfolk Southern (NS) on February 19, 2020. NS noted the design would take 12 to 18 months to complete. The City will begin installing the center dividers in 2021.

PROJECT: STEURY AVENUE RECONSTRUCTION AND STORMWATER DETENTION AREA

PROJECT DESCRIPTION

This project has grown out of the recent improvements along the Lincoln Avenue and Steury Avenue corridor with the expansion of GDC, Lions Head, the Goshen Street Department, Goshen Police Department's Training facility and the Goshen Central Garage. This corridor no longer supports the additional vehicle loads and has been chip and sealed to extend the service life of the current pavement. The intersection of Steury Avenue and Lincoln has small turning radiuses, which causes semi-traffic serving the corridor to make wide swings onto and off of Steury Avenue and Lincoln. Drainage is effectively non-existent along the roadway corridor and there are limited opportunities to improve the drainage without looking outside the corridor. In addition to the functionality of the roadway, the roadway's appearance does not reflect the investment the adjoining companies have made on their properties. The overall plan is to reconstruct both roadways, adding turning lanes and improving intersections while also addressing utility needs.

PROJECT UPDATE

Phase I of the project has been completed which was construction of the pond at the old salvage yard. The next phase of the project will include new water main and storm sewer installation for both Lincoln Avenue from the creek to just past Troyer Carpets and Steury Avenue from Lincoln to the "S" curves. Delays in securing 708 E. Lincoln Avenue and relocating the tenants have pushed the project into 2021. The water main project, which is a Water Utility project, east of Steury Avenue, is progressing and construction is scheduled to be completed by December 7, 2020.

PROJECT: KERCHER ROAD RECONSTRUCTION FROM RAILROAD TO DIERDORFF ROAD

PROJECT DESCRIPTION

Improvements to Kercher Road from the Railroad to Dierdorff Road will include one lane in each direction and a center left turn lane, curb and gutter along with storm sewer, and a 10-foot sidewalk/bicycle trail along the south side of the roadway. The intersection at Pine Manor Drive and Industrial Park Drive will be aligned to allow for safe turning movements. This project was let in February 2018.

PROJECT UPDATE

The project is complete.

PROJECT: KERCHER ROAD RECONSTRUCTION FROM DIERDORFF ROAD TO US 33

PROJECT DESCRIPTION

Improvements to Kercher Road from Dierdorff Road to US 33 will include one lane in each direction, a center left turn lane, curb and gutter along with storm sewer, and a 10-foot sidewalk/bicycle trail along the south side of the roadway. This project was let in February 2019.

PROJECT UPDATE

The project is complete and the City's consultant is working on the final closeout paperwork.

PROJECT: KERCHER ROAD RETENTION AREA

PROJECT DESCRIPTION

Development of a plan for a stormwater retention area on the north side of Kercher Road, just east of the railroad tracks. This project will address some of the flooding problems in the Goshen Industrial Park

PROJECT UPDATE

All work has been completed on the first phase of this project. An easement needs to be acquired from Benteler, and then the project can be bid. Goshen Engineering continues to work towards bidding this project. Construction is planned for the spring of 2021.

PROJECT: PLYMOUTH AVENUE AREA STORMWATER PROJECT

PROJECT DESCRIPTION

The city owns an existing stormwater facility located on the south side of State Road 119 and east of Lighthouse Lane. This facility does not adequately address the stormwater issues in the area. The project will supplement existing public stormwater facilities by constructing additional interconnecting detention areas in partnership with the developer of The Crossing, a residential subdivision. The project will also include the extension of Lighthouse Lane to connect to The Crossing.

PROJECT UPDATE

The agreement negotiation with the Barak Group, LLC, ended without an agreement. Agreements are in place with the adjoining property owners to allow the drainage improvements to proceed. To avoid loss of the collected TIF funds, Civil City is partnering with the Redevelopment Commission to fund the stormwater design. The Stormwater Department will assist with some of the anticipated construction cost overrun up to \$200,000. The agreement with the design consultant has been completed, and the design is anticipated to begin in 2020, with construction occurring in 2021.

PROJECT: FORMER WESTERN RUBBER SITE

PROJECT DESCRIPTION

The Western Rubber site went through an extensive demolition and environmental remediation process and is now considered a buildable site. The vacant parcel contains approximately 170,000 square feet and is located east of the Norfolk Railroad, north of the Plymouth Avenue.

PROJECT UPDATE

A Request for Proposals (RFP) was issued in February, 2020 with the initial round of proposals due March 10. No offers were received exceeding the fair market price of \$175,000. A second round of proposals was due April 14 and no proposals were received. The Commission has now met the legal requirements to negotiate a purchase agreement with a prospective buyer, without having to issue a new RFP.

PROJECT: MULTI-USE PAVILION AND ICE RINK

PROJECT DESCRIPTION

A market analysis/feasibility study was completed in October 2017 to evaluate the ice rink/multi-use pavilion project on the west side of the Millrace Canal and the results were favorable. The concept is to have a parks' department operated facility that will function year-round for programming and events. Public feedback was incorporated into the study and all interviewed community members are in support of the idea. The City has received a \$300,000 grant from the Regional Cities initiative and \$1,000,000 from the Elkhart County Community Foundation. Mayor Stutsman has received a \$1,000,000 anonymous private commitment and he continues to talk with other potential donors to fulfill the costs of the project. The Commission has pledged \$2,500,000 as part of the approval of our 5 Year Capital Plan.

PROJECT UPDATE

The Mayor has asked to place this project on hold until the financial impact of the COVID-19 virus can be determined. Construction will not start in 2020 as originally planned and, with the planned bridge improvements, will likely be pushed back to 2022.

PROJECT: RIVER ART

PROJECT DESCRIPTION

An agreement has been executed with Insite Development to design and construct an upscale residential project along the millrace canal. The site is near the intersection of South Third Street and Jefferson Street.

The River Art development project will consist of an approximately 46-unit apartment building, the construction of 18 condominium/apartment units in the north half of the Hawks building and the creation of a new community park. The new apartments will be constructed on property previously offered for sale by the Goshen Redevelopment Commission. The development site also includes the north half of the Hawks building which is privately owned and will be acquired separately by the developer.

The developer plans to invest \$11 million on the construction of a modern architectural style building featuring high-quality rental apartments. Amenities include covered parking spaces for residents located under the apartment building, a common terrace shared by residents and private balconies for individual apartments.

An additional \$3.6 million would be invested in the complete redevelopment of the north half of the Hawks Building for the construction of condominiums. Plans also include the possibility of constructing a coffee shop and gallery space on the first floor of the Hawks building.

As an amenity to the two development projects, Insite is proposing to design and construct a small community park on the vacant lot north of the Hawks Building. The park would serve area residents including those at the Hawks and River Art and will feature landscaping, a walkways, benches, lighting and public art produced by local artists. The developer would donate the completed park to the City.

PROJECT UPDATE

A development agreement was executed on March 26, 2018 and closing was held on April 17, 2018 for the north half of the Hawks building. Work on the Hawks is nearing completion and they will be going through the Tech Review process for the apartment building over the next several months. It is anticipated that construction will not begin until later in 2021.

PROJECT: MAIN STREET IMPROVEMENTS

PROJECT DESCRIPTION

Main Street from Pike south to Madison includes a number of aesthetic and functional improvements. Features included in the project are:

1. Asphalt pavement improvements
2. Striping for angle parking and bump-outs
3. Delineators at the bump-out locations
4. Curb ramp replacements and sidewalks as funding allows
5. Mid-block crossings at two locations.

The River Race Capital Plan includes \$500,000 for construction in 2019. For the US 33 and SR 15 transfer, INDOT will be providing the City with \$400,000 which will go towards this project.

PROJECT UPDATE

Work on this project is complete. Final clean-up items include the removal of the signal mast arms and the thermoplastic crosswalks.

PROJECT: DOWNTOWN VAULT ASSESSMENT

PROJECT DESCRIPTION

Downtown vaults have been discussed for many years as a public safety concern. Since the incident in 2012, effort and resources have been committed to identify, assess, and eliminate vaults. Many vaults have removed, but there are

approximately 26 vaults remaining. Work through the next steps, staff determined a vault assessment by a structural engineer was necessary. The Commission agreed to fund the assessment, and a contract was awarded to Clear Creek & Associates.

PROJECT UPDATE

Clear Creek & Associates has begun making contact with property owners. Over the next couple of months the assessment will be performed, with the final report due to be delivered to the City in January 2021.

PROJECT: EISENHOWER DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

Eisenhower Drive North and South's pavement has been chip and sealed multiple times in the last ten years and is ready for reconstruction. Goshen Engineering has prepared bid documents for the full reconstruction of the pavement cross section.

PROJECT UPDATE

The project is schedule to be released for bid in November 2020 with bids due in December 2020. Construction will occur in the summer of 2021.

PROJECT: MILLRACE TOWNHOME SITE

PROJECT DESCRIPTION

The Redevelopment Commission issued an RFP for the Millrace Townhome site on River Race Drive and received two proposals. A committee was established to review both proposals and make a recommendation to the board. The committee, which included members of the Redevelopment Commission, the Mayor and City staff, recommended that the Commission select the proposal from Insite Development as the preferred project. The proposed project includes 16 town homes, ranging in size from 2,500 to 3,000 square feet. All homes would feature private garages, decks and courtyards. Total private investment is projected to be \$4.2 million, with construction being completed in 2020.

At the December Redevelopment meeting, the Commission authorized staff to negotiate a development agreement with Insite Development.

PROJECT UPDATE

The developer will be working with City staff over the next several months to modify the subdivision for this area. A pre-development meeting was held in mid-December and a Major Change to the PUD has been approved by the Plan Commission. They have begun marketing the townhomes and hope to begin construction on the first unit in the spring once the subdivision process is complete.

PROJECT: RIVER RACE DRIVE IMPROVEMENTS

PROJECT DESCRIPTION

The 2019 phase of the River Race drive project includes the construction of a public parking lot at Third and Jefferson. The new lot will be constructed using brick pavers to manage stormwater on-site. There will be approximately 50 spaces that will provide parking for the new Hawks North and River Art projects. It will also provide public parking for other developments in the immediate area.

PROJECT UPDATE

Work on this project is complete, and the City is waiting on the final record drawings.

PROJECT: COLLEGE AVE FROM US 33 TO RAILROAD XING

PROJECT DESCRIPTION

This federally funded project consists of adding a center turn lane and a 10 foot multi-use path on the north side of College Ave from US 33 to the railroad crossing. The project is expected to be under construction in 2025.

PROJECT UPDATE

The City has selected American Structurepoint to design the project and INDOT has approved the selection. The contract has been signed, and the process has begun.

PROJECT: WATERFORD MILLS PARKWAY FROM SR 15 TO CR 40

PROJECT DESCRIPTION

The next phase of the Waterford Mills Parkway project will be to extend the road to the west and connect to CR 40, east of the existing bridge. The City of Goshen and Elkhart County will be working together to design and build this project, with the County taking the lead role.

PROJECT UPDATE

The County has prepared preliminary analysis of possible alignments, including a “no build” option. The County has hired the Lochmueller Group to conduct a traffic study, to further evaluate the options. The County has prepared an inter-local agreement, which will define the roles and responsibilities of both parties in the design and construction of this roadway. The interlocal agreement has been approved by the City Council and will be presented to the Redevelopment Commission in 2020.