



REDSTONE ARCHITECTS INC.

Specialists in Law Enforcement, Justice, and Public Safety Architecture

ESTABLISHED 1937



Request for Proposal

Design-Build Services for New Fire Station 1

November 01, 2023

Chelsea, MI



Request for Proposal
 Design-Build Services for New Fire Station 1
 November 01, 2023
 Chelsea, MI

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Redstone Architects Inc.

SECTION A

COVER LETTER



Law Enforcement
Justice
Public Safety
Municipal
Corporate/Commercial

Redstone Architects, Inc.

30700 Telegraph Road, Suite 1677, Bingham Farms, MI 48025

November 1, 2023

Chelsea Area Fire Authority ("CAFA")
200 W. Middle Street
Chelsea, MI 48118

Attn: Rob Arbini, Fire Chief

RE: "Design/Build" services for a new Fire Station 1

Dear Members of the CAFA:

We are pleased and excited to submit our qualifications, approach, and fee proposal to assist CAFA to provide initial planning services for a new Fire Station 1.

Our proposal is to work directly with the CAFA to design the project, not through a contractor. We believe strongly that design is a collaborative approach between owner and architect, and it would be premature to provide designs for you that were not developed together with CAFA.

Keeping a contractor involved during the design phases is very important. We recommend a Construction Manager at Risk ("CMR") approach as a much better choice for CAFA to utilize in reaching its objectives of functionality, aesthetics, and budget. The "CMR" will come on board early in the design phases and will be at the table with CAFA and us throughout the design effort.

We are teaming with O'Brien Construction Company, a firm we have had a relationship with for over 30 years (including two design-build projects), to be the CMR part of the CAFA team. O'Brien's information can be found in our submission in the Firm Profile section.

Trying to design a facility without your input or a selected site will not be meaningful. We propose instead a "first step" which will identify and confirm the space requirements, site selection analysis, conceptual layouts, and preliminary estimates, all of which would be developed jointly by Redstone and CAFA.

We have included a recent study for Comstock Township, MI for consideration of what we would develop as a "first step." Once completed and approved, our team can then begin the design process in earnest with CAFA having a significant role in its contents. Please refer to our description of our Approach and Work Plan Pre-Design Effort in our proposal.



Chelsea Area Fire Authority

November 1, 2023

Page 2

We also call to your attention that in the past few years there has been a major emphasis in fire station design to contain carcinogen contaminants to reduce cancer among firefighters. New fire station designs require three zones within a building- Red (hot); Yellow (transition) and Green (cold) zones to minimize exposure to carcinogens. Our top priority is to keep your staff as safe as possible as we plan your new facility. The concept plan provided to us did not show any inclusion of a transition zone.

Ninety-five percent of our work is for public safety agencies, including both police and fire. In addition to our public safety work in Michigan, we are currently public safety consultants to architects planning fire facilities throughout the United States, including New York, Pennsylvania, Oklahoma, and Iowa. We have a thorough knowledge of national standards and building code requirements for this category IV essential facility.

We have put together a team of design consultants with whom we work on a regular basis. Our design team includes:

Civil Engineering & Landscape Architecture:	Beckett & Raeder, Inc.
Structural Engineering:	Robert Darvas Associates
Mechanical & Electrical Engineering:	Sellinger Associates

In closing, we believe our approach of utilizing a CMR and developing a "first step" pre-design study should be given serious consideration by the selection committee for this very important project.

We would be honored to work with you and see that your goals and objectives are met.

Sincerely,

Daniel Redstone, FAIA, NCARB
President

w/attachments



Redstone Architects Inc.

SECTION B

QUALIFICATIONS AND EXPERIENCE ORGANIZATIONAL CHART



QUALIFICATIONS AND EXPERIENCE

Redstone Architects are nationally recognized public safety experts. Ninety-five percent of our work is for public safety agencies, including both police and fire. We are more than just architects - we are specialists in fire station design that listen to all the issues and collaborate with you to help you find the best solution for your agency.

Redstone brings to CAFA the best mix of vision, specific experience, and leadership to harness project ideas to meet the needs of the Authority and to deliver a successful outcome.

In addition to our public safety work in Michigan, we are currently public safety consultants to architects planning fire facilities throughout the United States, including New York, Pennsylvania, Oklahoma, and Iowa. We have a thorough knowledge of national standards and building code requirements for this category IV essential facility.

We lead – but we do not direct. We also understand the importance of sound financial planning, one of the challenges facing every project, all of which are factored into the decision-making process. This is a major factor in our recommendation to engage a Construction Manager at Risk (“CMR”). A “CMR” is far and away the best construction delivery method to meet the objectives of CAFA- functionality, aesthetics, and budget.

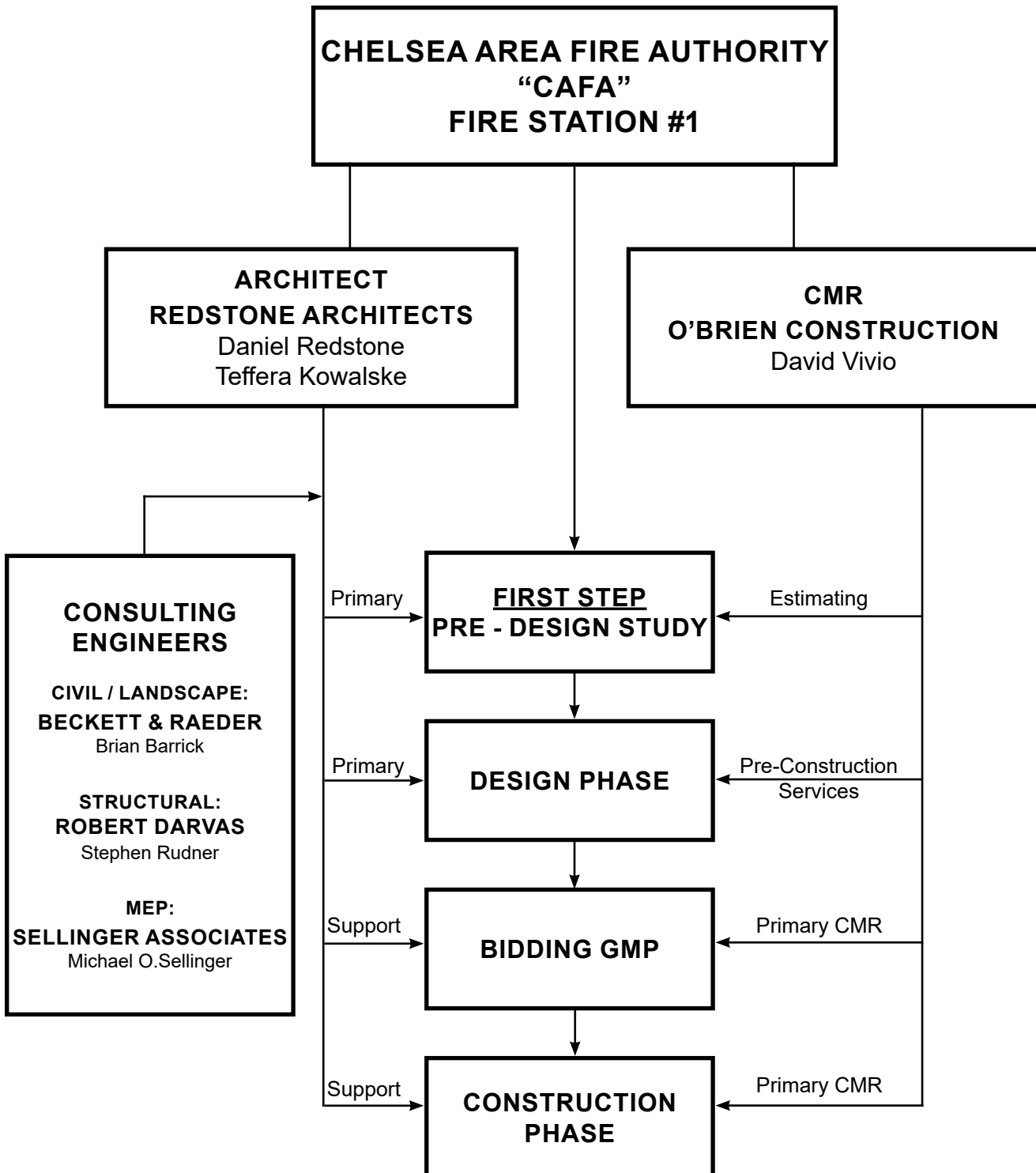
Our team is led by Daniel Redstone, FAIA, NCARB, Principal of Redstone Architects, and Teffera Kowalske, AIA, Senior Project Manager. Daniel and Teffera have worked together on numerous fire station projects, as shown on their resumes.

Our design team includes professional consultants with whom we work on a regular basis. Our design team includes:

Civil Engineering & Landscape Architecture:	Beckett & Raeder, Inc.
Structural Engineering:	Robert Darvas Associates
Mechanical & Electrical Engineering:	Sellinger Associates

Our proposal proposes the use of Our Team includes O’Brien Construction Company as the CMR. Redstone and O’Brien Construction have had a strong relationship for over 30 years, including projects where O’Brien was a contractor, construction manager, and as part of a Redstone-O’Brien design-build team. Most of these projects were in the public safety sector.

ORGANIZATIONAL CHART





Redstone Architects Inc.

SECTION C

COMPANY / TEAM PROFILE

REDSTONE ARCHITECTS FIRM PROFILE



Redstone Architects, Inc.
Public Safety -- Police -- Fire -- Justice

A Michigan S-Corporation
E.I.N. 38-1618558

30700 Telegraph Road, Suite 1677
Bingham Farms, MI 48025
Telephone: (248) 418-0990
Facsimile: (248) 418-0999

Email: dredstone@redstonearchitects.com
Website: www.redstonearchitects.com

Authorized Representative: Daniel A. Redstone, FAIA,
NCARB, LEED AP, President and CEO

Overview

For 80 years, the firm has understood the importance of providing design solutions that embrace functionality and client needs, as well as pleasing and appropriate aesthetics. We provide strong design leadership and technical expertise in a world where change is occurring at breakneck speed. We emphasize the importance of satisfying all of our clients' needs, including security, functionality & workflow, quality, sustainability, aesthetics, and budget.

The firm maintains open communications with our clients throughout our engagement, helping to insure a successful Project. We listen to our clients and to their users. Your buildings and facilities are a result of collaborate effort.

The firm was established in 1937, and was incorporated in Michigan in January, 1960. Daniel Redstone, FAIA, joined the firm in 1967, became President in 1987, and has been Chairman and Chief Executive Officer since 1996.

We specialize in public safety, law enforcement, justice and municipal projects. We offer a full range of traditional architectural and professional services, including master planning, programming and schematic design, as well as non-traditional consulting services such as strategic planning and financial planning.

Our firm has become an expert in its field by developing a thorough understanding of the specialized, operational needs of our clients. We regularly attend national conferences focusing on our specialties.

We develop state-of-the-art solutions for our clients, and help clients and agencies maximize their facilities while staying within budget.



Fire Department Monroe, MI

Redstone Architects works directly with agencies and as consultants to architects throughout the United States.

By being a consultant to a local architect, local firms can continue to serve their community on specialized projects by augmenting their knowledge and use of local engineering consultants with our specialized expertise.



Select Market Expertise

Redstone Architects provides specialized services to select markets, including:

- LAW ENFORCEMENT
- JUSTICE
- PUBLIC SAFETY
- MUNICIPAL
- PUBLIC SAFETY CONSOLIDATION

At Redstone Architects, we work with our clients throughout the programming, schematic design, contract documents and administration to achieve success.

We maintain a high level of expertise for new construction, renovation, adaptive re-use, historic rehabilitation and building additions. We understand the unique nature of our municipal clients' various needs. This enables us to provide our municipal clients with timely responses and solutions.



Oklahoma City Public Safety

Professional Services

We offer a full range of services, including:

- PROGRAM MANAGEMENT
- STRATEGIC PLANNING
- NEEDS ASSESSMENT
- PROGRAMMING & SPACE PLANNING
- SITE PLANNING
- ARCHITECTURAL SERVICES
- INTERIOR DESIGN SERVICES
- PUBLIC SAFETY CONSOLIDATION STUDIES
- PROJECT COST ESTIMATING
- DESIGN/BUILD PROJECT DELIVERY
- OTHER CONSULTING SERVICES

Our understanding of public safety related operational, procedural, and regulatory issues, combined with our specialized experience, creativity, imagination, and managerial skills, is your assurance that you may rely on Redstone Architects and Redstone Public Safety Consulting Group to make your Project a success.



Police Department
Waterford, MI



Professional by Discipline

Redstone Architects maintains a professional staff of between four and ten employees. Our firm is in full compliance with the architectural registration statutes of the State of Michigan. Daniel Redstone is licensed in Michigan and 12 other states, and is NCARB certified.

	Current Staff	LEED-AP & Green Assoc.
Licensed Architects	3	3
Designer/CAD	1	
Administrative/Clerical	2	



Fire Operations

Fire Station Study
 Fire Station Study
 Fire Station Study
 Fire Station Replacement Study
 Fire Station
 Fire Station & DPW Study
 Fire Station #1
 Fire Station #4 Replacement
 Fire Department Renovations
 Fire Station Study
 Fire Station #1 Study
 Fire Station #3
 Central Fire Station

Quincy, MI
 Comstock Twp, MI
 Port Huron, MI
 Cascade Twp, MI
 Cedar Springs, MI
 Grand Blanc, MI
 Monroe, MI
 Troy, MI
 Auburn Hills, MI
 Lyon Twp, MI
 West Bloomfield, MI
 White Lake Twp, MI
 Waterford Twp, MI

Fire Operations Consulting

Fire Station
 Fire Station & ESO
 Fire Department
 Fire Station

Warr Acres, OK
 Upper Providence Twp, PA
 Perkins Twp., OH
 Warrington Twp, PA

Justice

Juvenile Justice Center
 62-B District Court
 54-A District Court Study
 Justice Center Study

Genesee County, MI
 Kentwood, MI
 Lansing, MI
 Lincoln Park, MI

Justice Consulting

Court/Jail/Police Station
 Municipal Court
 Justice Center

Cape Girardeau, MO
 Mt. Pleasant, SC
 Hancock County, OH



Municipal

Dept. of Public Works
 Pontiac Housing Commission
 McGregor Library
 DMC Rouge Facility

Waterford Twp, MI
 Pontiac, MI
 Highland Park, MI
 Detroit, MI

Municipal Consulting

Brunswick Community College

Brunswick, NC



We are known nationally for our knowledge of law enforcement, public safety, and justice facilities. We strive to help keep clients, users, and “customers” safe by designing buildings that recognize the need for collaborative work flows with appropriate security separations.

The following is a partial listing of our firm’s recent and current client-agencies:

Law Enforcement

Sheriff Department Study	Livingston County, MI
Police Headquarters	Battle Creek, MI
Regional Law Enforcement Ctr.	Marshall, MI
Firearms Training Center	Novi, MI



Law Enforcement Consulting

Police Department Study	Pelham, NY
Police Department	Warrington, PA
Police Department	Ponca City, OK
Police Headquarters	Oklahoma City, OK
Police Department	Jacksonville, NC
Police Department Consultation	Medford, OR
Police Headquarters/Court	Cape Girardeau, MO
Sheriff Department	St. Mary's, MD
Valdes Gun Range	Orland Park, IL
Police Department	Upper Dublin Twp., PA
Police Department	Mt. Pleasant, SC
Police Department	Windsor, CO
Police Station	Edina, MN
Police Station	Sauk Prairie, WI
City Hall & Police Facility Study	Mission, KS



Public Safety (Police and Fire Facility)

Public Safety Study	Quincy, MI
Public Safety Building	Monroe, MI
Public Safety Building	Novi, MI
Public Safety Building	White Lake Twp., MI

Public Safety Consulting

Public Safety Department	Parsons, KS
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The O'Brien Construction Project Approach

Operational Procedure

O'Brien Construction uses a quality management operating system to assure standardization of workflow. Our procedures are designed to aid team members in producing desired outcomes, which directly translate into our collective ability to meet our owners' expectations. We use the latest technology, such as Pro Core and Open Space, to collaborate from concept to close-out.

Preconstruction Cost Control Methodology

During the preconstruction phase, O'Brien Construction works with the owner and architect to support the design process by offering insight and expertise into scope alignment, constructability, phasing and sequencing of work, cost containment, and value engineering options. When necessary, we invite critical trades to participate in the preconstruction process to enhance the team's breadth and depth of experience. This early involvement is essential for incorporating streamlined content into the project's plans and specifications and is designed to translate into a more cost effective and timely project.

For example, in construction of the NSO Bell Building, we found \$2.6M in efficiency savings that could be reinvested in the job.

Estimating

At logical intervals during the pre-construction phase, O'Brien Construction will progress from performing internal estimates to hard bidding plans and specifications. One of the most important factors in the cost control process is inviting subcontractors to bid on the project that have appropriate experience in the specific type of construction.

While our experience and connections in the subcontractor community is critical to this process, O'Brien Construction also utilizes a formal vendor pre-qualification and evaluation process to vet our subcontractor base. This entire process enables us to pass on trade-specific expertise to our owners through competitive pricing and schedule efficiencies.

During the bidding phase, we prepare project and trade specific bid forms that are to be completed by the proposing subcontractors. This step is essential to generating comparative pricing and assists in eliminating scope gaps and overlaps that can occur when subcontractors are left to interpret the plans and specifications without guidance. Further, we solicit at least three proposals in every trade category and carry the price in our bid summary.

Constructability Reviews

With the right trades at the table, we then perform the first of two constructability reviews. This process involves both an internal and subcontractor review, and it is designed to assure compatibility between plans and specifications and how the project will actually be constructed.

We utilize trade review checklists to eliminate scope gaps and overlaps to assure each subcontractor understands where the scope hand-offs exist. During this process, we often find areas for improvement in the plans and specification which tend to result in streamlining scope of work — saving money and time in the field.

Value Engineering

Once the first pass of the hard bid estimate and constructability review is complete, we find the project team now has ample knowledge and feel for specific value engineering suggestions.

O'Brien Construction will then draft a value engineering suggestion document complete with scope narrative and pricing options. A revised bid summary is then prepared, itemizing acceptance of any value engineering suggestions. The revised summary formulates the anticipated cost of construction used as the cost control document during post-bid review and buy-out.

Post-Bid Review and Buy-Out

The post-bid review process provides each subcontractor the opportunity to ensure compatibility with plans, specifications, constructability revisions and value engineering options.

O'Brien Construction prefers to interview multiple subcontractors in each trade category to assure competitive pricing right through the point of award. This process, while somewhat time consuming, tends to yield the project's best value while optimizing scope.



Norton Shores, Michigan

Beckett & Raeder, Inc. is a Michigan Corporation headquartered in Ann Arbor with additional offices in Petoskey, Traverse City, and Grand Rapids, Michigan. The firm includes landscape architects, planners, civil engineers, LEED accredited professionals, and support staff maintaining registrations in the States of Michigan, Ohio, Indiana, and Illinois and certification at the national level.

HISTORY

Beckett & Raeder, Inc. was established as a Michigan corporation in 1966 with its corporate office in Ann Arbor, Michigan. BRI is also licensed to operate in the State of Ohio.

SERVICES

Major areas of practice and scope of services include sustainable design, land use programming and analysis, master planning, campus planning, placemaking, site planning and civil engineering, site development, municipal engineering, storm water management, downtown revitalization and redevelopment, community planning and urban design, economic development, public/private development services, and environmental services.

PARTNERS, PRINCIPALS, AND/OR OFFICERS

Deborah Cooper, President & Partner
John Iacoangeli, Executive V.P., Treasurer & Partner
Christy Summers, Secretary & Partner
Brian Barrick, Partner
Kristofer Enlow, Partner
Christopher DeGood, Partner
John Beckett, Partner Emeritus
Tim Knutsen, Principal

PHILOSOPHY

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's seven Partners. Principals, Senior Associates, Associates, Project Landscape Architects, Planners, and Engineers are assigned to projects in accordance with their individual expertise and the requirements of the project. In keeping with the philosophy of the office, the project team is involved in all aspects of the work through its entire duration. The firm routinely engages other consultants, as the work plan requires.

LOCATIONS

Ann Arbor
535 W. William,
Suite 101
Ann Arbor, MI 48103
Tel: 734.663.2622
Fax: 734.663.6759

Traverse City
148 E. Front St.
Suite 207
Traverse City, MI 49684
Tel: 231.933.8400
Fax: 231.944.1709

Petoskey
113 Howard Street
Petoskey, MI 49770
Tel: 231.347.2523
Fax: 231.347.2524

Grand Rapids
5211 Cascade Rd SE
Suite 300
Grand Rapids, MI 49546
Tel: 616.585.1295

www.bria2.com

CONTACT:
Brian Barrick, PLA, ASLA
Partner
734.663.2622 | bbarrick@bria2.com



1. FIRM PROFILE

1.1. Robert Darvas Associates, P.C. (RDA)

440 South Main Street
Ann Arbor, Michigan 48104
734.761.8713

Incorporated in 1971 in the State of Michigan, currently employing 6 full-time employees

Partners:

- Robert M. Darvas, Chairman
- Stephen M. Rudner, Vice President and Secretary
- Nadir Makhoul, Treasurer
- Brad Cutter, Principal
- Johanna Grum, Principal

Services:

- All phases of Structural Engineering service: Schematic Design, Design Development, Construction Documents and Construction Administration for various types of new construction and existing buildings.
- Research and development.
- Sustainable design.
- Structural Investigations of existing buildings.
- Expert witness testimony.

2. FIRM HISTORY

Robert Darvas Associates, P.C. began in 1961 as Robert Darvas and Associates. The company is named after its founder, Robert M. Darvas, an engineer who left his position as senior structural designer for the Chicago-based firm of Skidmore, Owings and Merrill to accept a position as Professor of Architecture at the University of Michigan. In September of 1979, Robert Darvas and three of the registered engineers on his staff incorporated to form the present professional corporation. Mr. Darvas and one of the original principals of the firm remain with Robert Darvas Associates today.

In that time, RDA has worked on a myriad of projects, achieved recognition as an authority in the field of structural engineering, and received many design awards from the AIA and industry associations. Our projects include the Air Force Academy Chapel in Colorado Springs, the Underground Law Library at The University of Michigan, The Center for Creative Studies in Detroit, and renovations and additions to the Grand Hotel on Mackinac Island. More recently, RDA designed the Ann Arbor Traverwood Branch Library (glue laminated structure), Grace Bible Church (CLT roof), Flint Charter School (heavy timber),

the Mark Jefferson Science Complex at Eastern Michigan University (steel frame structure), and the thirty story EnV Tower in downtown Chicago (cast in place concrete).

3. LIST OF REFERENCES

3.1. Saroki Architecture

Victor Saroki
430 N. Old Woodward Ave
Birmingham, Michigan 48009
(248) 258-5707
vsaroki@sarokiarchitecture.com

3.2. Christman Constructors, Inc.

Doug Peters, P.E.
324 East South Street
Lansing, MI 48910
(517) 482-0554
dpeters@christmanconstructors.com

3.3. Hopkins Burns Studio

Gene Hopkins and Tamara Burns
113 S. Fourth Ave.
Ann Arbor, MI 48104
(734) 424-3344
Gene.hopkins@hopkinsburns.com

If you require any further information, please feel free to contact me.

Sincerely,
Robert Darvas Associates, P.C.

Stephen Rudner, P.E.

Firm Profile



FIRM

SELLER ASSOCIATES, INC.
Mechanical Engineers

19821 Farmington Road
Livonia, Michigan 48152
248.482.00045
248.482.0052 (Fax Line)

PRINCIPAL

Michael O. Sellinger, P.E.,
President
msellinger@sellerinc.com

ABOUT THE FIRM

Established 1996
Livonia MI

Michael O. Sellinger
President

Steven J. Benaske
V. President

19821 Farmington Rd.
Livonia, MI 48152
248 482 0045
(F) 248 482 0052
msellinger@sellerinc.com

Seller Associates, Inc. is a Michigan-based Mechanical Engineering Consulting firm, established in 1996, by Michael O. Sellinger, P.E.

Seller Associates, Inc. provides all phases of mechanical engineering from Schematic Design to Construction Administration. We team with select Electrical Engineers and Architectural firms to offer our clients a seamless project experience.

With over 75 years of combined experience, the staff at Seller Associates, Inc. is dedicated to providing our clients with the finest engineering services available. We offer superior design solutions that are sensitive to budget issues and building aesthetics. We are experienced in LEED, having designed numerous LEED certified projects, including the 1st Public Library and the 1st Bank in Michigan to receive silver rating. We designed one of the few manufacturing facilities in the country to receive LEED Gold Rating and we've commissioned a number of other LEED projects, to date.

Firm Profile

Sellinger Associates is well versed in the commissioning process, having a certified "Commissioning Authority" on staff. We have commissioned both LEED and non-LEED projects. Sellinger Associates is also experienced in BIM (Building Information Modeling) and has designed multiple large projects using the latest Revit programs from Autodesk. In addition to using Revit for design projects, Sellinger Associates has also successfully completed a number of BIM Coordination projects for clients utilizing Navisworks and BIM 360 for clash detection and coordination amongst trades. We strive to continually enhance our technical knowledge and capabilities in order to provide innovative, state-of-the-art, cost effective designs. As a firm, we design to a budget, doing our own cost estimating, utilizing an excellent cost estimating data base.

Sellinger Associates, Inc. has designed several award-winning projects, including The Little Caesars Arena in Detroit, The Dime Building in Detroit, Ferndale Public Library, Rayconnect in Rochester Hills, the Barton Malow Headquarters in Southfield, Tabernacle Missionary Baptist Church in Detroit, and the ACCO Headquarters in Warren.

Our drawings are produced with the latest computer equipment, utilizing current software, including the REVIT 3-D modeling and AutoCAD 2019. Our engineers and CAD designers have the experience, enthusiasm and talent required to ensure a successful project.

Firm Profile

Sellinger Associates, Inc. is a certified Minority Business Enterprise, through the Michigan Minority Supplier Development Council, Inc. Our company strives to promote minority involvement throughout the Consulting Engineering profession.

STAFF

2 Licensed Professional Engineers
2 Professional Staff
2 CADD Staff
2 Administration Staff
8 Total in House Staff

CAPABILITIES

Over one billion dollars of projects constructed.

Experience:

Skilled Nursing
Assisted Living
Independent Senior Living
Senior Apartments
Wellness Centers
Multi-Family Living
Ecclesiastical
Office/Retail
Medical Office Buildings
Hospitals
Municipal Buildings
Industrial Buildings
Educational

Specialized Experience:

Senior Daycare
Senior Activity Centers
Health Care Facilities
Office/Retail
Municipal
Elementary/Higher Education

Daniel A. Redstone, FAIA, NCARB, LEED AP

Redstone Architects - Law Enforcement & Public Safety Specialist



For over 30 years Mr. Redstone has led the programming and design efforts for numerous law enforcement, justice, and public safety agencies. As Principal-in-Charge, Dan works directly with architects, agencies, and command staffs throughout the country. He has gained valuable insight on the spectrum and variety of public safety services offered nationally, as well as having worked with a variety of public-safety, organizational structures.

Mr. Redstone was the author of Chapter 28 -Fire Station and Facility Design – in the 7th Edition of the **Fire Chiefs Handbook**, published in 2015. Mr. Redstone was also a member of the Team that wrote the new **IACP's Planning Facilities Planning Guidelines**, published in 2019. The Guidelines was accompanied by case studies, which included the Marshal Regional Law Enforcement Center, designed by Redstone Architects.

Relevant Public Safety Project Experience (*Current Project: 2023)

Education

University of Michigan-MBA
University of Michigan-B. Arch

Professional Registration

Michigan plus 12 states
NCARB Certificate Holder

Professional Associations

MI Board of Professional Surveyors
2003-2011
MI Board of Architects
1992-2002, 2003-2011
Zoning Board of Appeals,
West Bloomfield, MI 2015-18

International Assoc. of Chiefs of Police
International Assoc. of Fire Chiefs
MI Assoc. of Chiefs of Police
MI Assoc. of Fire Chiefs
SE Michigan Assoc. of Chiefs of Police

American Arbitration Association,
Panel Member
National Architectural Accrediting Board
Accreditation Team Member (8)
Team Chair: 2010-2013, 2016

Conferences

AIA Academy of Architecture for Justice,
2006-2010; 2015
Law Enforcement Track Leader 2006
AAJ Jurist 2017
IACP Annual Conf. and Exposition
1993-2016; Exhibitor 2002-2019

Honors

2007 AIA Detroit, Gold Medal
2002 Fellow (FAIA), American Institute
of Architects
1995 AIA Michigan, Robert Hastings
Award
1993 AIA Board Member of the Year

FIRE

*Fire Station #3, White Lake Township, MI
Fire Station #1 & #3 Modernization, Auburn Hills, MI
Comstock Fire Department Study, Galesburg, MI
Fire Station Study, Cascade Township, MI (Fire Consultant)
Fire Department Station Study, Port Huron, MI
Fire Station, Warr Acres, OK (Fire Consultant)
Fire Station, Upper Providence Twp, PA (Fire Consultant)
Central Fire Station, Monroe, MI
Fire Station #4 Replacement, Troy, MI
Central Fire Station, Waterford Township, MI
Fire Station, Bridgeport, WV

POLICE / COURT

*Police Station, Edina, MN (Law Enforcement Consultant)
*Gun Range/EOC, Orland Park, IL (Law Enforcement Consultant)
*County Sheriff's Department Headquarters, St. Mary's, MD (Law Enforcement Consultant)
*Police Headquarters, Ponca City, OK
Police Station, Sauk Prairie, WI (Law Enforcement Consultant)
Police Station, Warr Acres, PA (Law Enforcement Consultant)
Police Department, Warrington, PA (Law Enforcement Consultant)
City Hall and Police Facility Study, Mission, KS (Law Enforcement Consultant)
Police Headquarters, Cape Girardeau, MO (Law Enforcement Consultant)
Police Headquarters, Battle Creek, MI
Police Headquarters, Medford, OR (Law Enforcement Consultant)
Police Department Headquarters, Town of Mt. Pleasant, SC (Law Enforcement Consultant)
Police Department and City Hall, Saline, MI
Tri-City Post, Michigan State Police, Freeland City, MI
Police Headquarters, Waterford Township, MI
Marshall Regional Law Enforcement Center, Marshall, MI
Firearms Training Center, City of Novi, MI
Police Headquarters, Oklahoma City, OK (Law Enforcement Consultant)
63rd District Court, Kent County, MI
23rd District Court, Taylor, MI

PUBLIC SAFETY

*Public Safety Building, Monroe, MI
*Public Safety Building, Novi, MI
*Public Safety Building Study, Quincy, MI
*Public Safety Building (Police & Fire), White Lake Township, MI
*Public Safety Building Study, Parsons, KS (Public Safety Consultant)
*Genesee County Juvenile Justice Center, Flint, MI
Public Safety Building, Clive, IA (Law Enforcement Consultant)
Center for Public Safety, Jacksonville, NC (Law Enforcement Consultant)



Teffera Kowalske AIA, CDT, LEED Green Assoc., NCARB Senior Project Manager



Teffera has been with Redstone Architects for over 9 years and is involved in design, code analysis, interior architecture, specifications and leading the architectural development of public service projects from Programming through the Construction Administration Phase. Experience from previous management positions makes Teffera ideal for managing projects which includes coordinating with all disciplines, meeting job schedules, and project budgets. Her background in professional photography has given her an eye for detail. Teffera is passionate about architecture and dedicated to providing the public safety community with functional and secure facilities from which to serve their communities.

Relevant Public Safety Project Experience (*Current Project: 2023)

FIRE

- *White Lake Township Fire Station #3, White Lake Township, MI
- *Perkins Township Fire Headquarters Study, OH
- West Bloomfield Township Fire Station #1 Study, MI
- *Lyon Township Fire Headquarters Study, MI
- Fire Station #1 & #3 Modernization, Auburn Hills, MI
- Comstock Fire Department Study, Galesburg, MI
- Fire Station Renovation/Consolidation Study, Port Huron, MI
- Fire Station Study, Cascade Township, MI (Public Safety Consultant)
- Central Fire Station, Monroe, MI
- Fire Station #4 Replacement, Troy, MI

POLICE / COURT

- *Upper Dublin Township Police Station, Upper Dublin Township, PA
- Gun Range/EOC, Orland Park, IL
- Hancock County Court, OH (Public Safety Consultant)
- *Windsor Police Department, CO (Public Safety Consultant)
- Police Station, Sauk Prairie, WI (Public Safety Consultant)
- Police Headquarters, Ponca City, OK (Public Safety Consultant)
- Police Station, Warr Acres, OK (Public Safety Consultant)
- Sheriff Department Study, Livingston County, MI
- Justice Center, Lincoln Park, MI
- Police Station, Warrington, PA (Public Safety Consultant)
- Police Headquarters, Battle Creek, MI
- Marshall Regional Law Enforcement Center, Marshall, MI
- Police Station Renovation, Livonia, MI

PUBLIC SAFETY

- Public Safety Building, Monroe, MI
- *Public Safety Building, Novi MI
- *Public Safety Consulting for Pelham NY
- *Public Safety Study, Quincy, MI
- *White Lake Township, MI Police and Fire Study
- Public Safety Building Study, Parsons, KS (Public Safety Consultant)

EXPERIENCE

- *Brunswick Community College, Brunswick NC
- *Pontiac Housing Commission Carriage Place MSHDA/HUD Renovation
- Fire, Township Hall, DPW Study, Grand Blanc, MI
- POTW Complex Study, (2017) Delhi Township, Holt, MI

Education

Bachelor of Architecture
Lawrence Technological University

Masters of Architecture
Lawrence Technological University

Professional Registration

State of Michigan Registered Architect
NCARB Certificate Holder

Professional

Credentials/Affiliations

LEED Green Associate
Construction Documents
Technologist (CDT)

American Institute of Architects (AIA)
Construction Specifications
Institute (CSI)



DAVID VIVIO

PRESIDENT

966 Livernois Road, Troy, MI 48083

Mobile 517.927.0487

Email dvivio@obriencc.com

Connect with David on LinkedIn



YEARS OF EXPERIENCE

16 Years

EDUCATION

- Eastern Michigan University, Bachelor of Science in Construction Management

LICENSURE

- State of Michigan: Licensed Builder
- American Institute of Constructors: AC
- USGBC: LEED Accredited Professional
- OSHA 30-Hour Training
- First Aid, AED and CPR Training

AFFILIATIONS

- Association General Contractors (AGC)
- AGC of Michigan
- Construction Association of Michigan (CAM)
- Michigan Housing Council (MHC)
- Home Builder's Association of Southeast Michigan
- Washtenaw Contractors Association (WCA)

BOARD EXPERIENCE

- AGC of Michigan Board of Directors
- AGC of America Project Innovation & Delivery Forum Steering Committee
- AGC of America Construction Leadership Council Steering (CLC) Committee
- AGC of Michigan CLC Chair
- Matrix Theatre Company Board of Directors

EXECUTIVE SUMMARY

David Vivio is President of O'Brien Construction, a Michigan-based general contracting and construction management firm. David joined O'Brien Construction in 2007, and his career quickly progressed from field assignments to management positions. David's 16-year construction career includes a focus on all facets of multifamily housing and historic preservation projects. As President, David's role is visionary for the company's overall strategy and to provide all resources necessary to ensure every project is delivered successfully. Under David's leadership, O'Brien Construction has achieved record growth, realizing gains of \$39MM to \$120MM in under a decade.

PROFESSIONAL EXPERIENCE

President at O'Brien Construction (2021 - Present)

Vice President of Preconstruction at O'Brien Construction (2019 - 2021)

Director of Preconstruction at O'Brien Construction (2012 - 2019)

Project Manager at O'Brien Construction (2010 - 2012)

Project Engineer at O'Brien Construction (2007 - 2010)

SELECT MAJOR PROJECTS

- ZEN Apartments (Troy, MI) - New Construction \$67MM
- Hotel Eddystone (Detroit, MI) - Renovation \$32MM
- StoryPoint (Chesterfield, MI) - New Construction \$23MM
- Orleans Landing (Detroit, MI) - New Construction \$50MM
- NSO Bell Building (Detroit, MI) - Historic Renovation \$35MM



Brian Barrick, PLA, ASLA
Partner, Landscape Architect



Brian Barrick is a Partner with Beckett & Raeder (BRI) and provides landscape architectural support, historic site assessments, public and stakeholder participation, campus planning, site planning, placemaking, and site budgeting to the overall team. Brian has over 20 years of experience in site development, environmental and natural systems planning and design, contract documents and construction administration. His work experience includes urban and downtown design and planning; parks, open space and trails projects; office, commercial, institutional and industrial projects; and municipal master planning projects.

EDUCATION

Bachelor of Landscape
Architecture
Minor in Natural History
Ball State University
Muncie, Indiana

REGISTRATIONS

Licensed Landscape Architect
States of Michigan, Illinois,
Ohio

Michigan DEQ Certified
Stormwater Operator
(Management/construction
Site) 2000

AFFILIATIONS

American Society of
Landscape Architects

National Complete Streets
Complete Streets

Michigan Recreation & Parks
Association

SELECTED EXPERIENCE

Walled Lake DDA

Lakefront District Improvement Plan
Walled Lake, MI

MSHDA Downtowns of Promise

Master Plans for 7 Communities including: Flint, Saginaw,
Benton Harbor, Muskegon Heights, Highland Park,
Hamtramck, and Joy/Southfield in Detroit

Grandville DDA

Grandville Streetscape and Wayfinding
Grandville, MI

Grand Rapids Conceptual Wayfinding

Downtown Grand Rapids
Grand Rapids, MI

Ypsilanti DDA and CVB

Ypsilanti Wayfinding and Signage
Depot Town TIF and Development Plan
Ypsilanti, MI

White Lake Township

Bloomer Park (Award Winning)
Hidden Pines Park
White Lake, MI

City of Charlevoix

Charlevoix Downtown Park & Marina
Charlevoix, MI



Stephen M. Rudner, P.E., R.A.

Vice President and Secretary



Stephen M Rudner, P.E., R.A., joined Robert Darvas Associates in 1972. During his career, he has become an expert at evaluating existing structures and designing structural renovations that reflect the historical nature of the building and its surroundings. A walking encyclopedia of information with regard to building materials and methods, Steve is an invaluable resource in regard to evaluating existing conditions, resolving building issues, and designing complicated structures.

Mr. Rudner's leadership experience includes college-level instruction, service on community building review boards, and structural peer review of projects.

Mr. Rudner has served as the principal-in-charge of varied projects, from the renovation of State Capitol Building in Lansing to structural design of large and small office buildings in the range of \$4 to \$40 million in construction cost.

His skills have contributed to numerous successful and notable historic renovation projects in Michigan including the Governor's Mansion and the Grand Hotel on Mackinac Island, the Orchestra Hall restoration in Detroit, and the restorations of the Michigan Theater in Ann Arbor and Eastern Michigan University's Pease Auditorium.

Additionally, Mr. Rudner oversees many projects statewide at our universities and community colleges including the Mark Jefferson Science Building at Eastern Michigan; the Science Center and College Student Services Administrative Building, at Albion College; and the BaydeNoc Community College Business & Higher Education Building.

Mr. Rudner is a member of the original 1979 corporation and serves as a Vice President.

PROJECT EXPERIENCE

Grand Hotel

Mackinac Island, MI – 1977 - Present

Phased renovation and restoration along with various additions to the wood framed structure dated from 1887. Associated project at numerous out buildings including The Woods, The Jockey Club and The Windsor.

State of Michigan Capitol Building

Lansing, MI – 1988 - 2018

Phased restoration of the 1879 building with brick-arched floors, iron beams, and masonry bearing walls.

Michigan State University – Chittenden Hall Renovation

Michigan State University, East Lansing, MI - 2013

Renovation and rehabilitation of historic structure.

CREDENTIALS

Title: Vice President, Secretary and Principal

Team Role: Structural Engineer and Project Manager

Years with Firm: 50

Professional Engineer Licenses:

Colorado, District of Columbia, Georgia, Kansas, Michigan, Virginia and Wisconsin

Education:

Bachelors of Science, Architecture, University of Michigan - 1970

Masters of Architecture, University of Michigan - 1972

Sellinger Associates, Inc. Consulting Engineers



Michael O. Sellinger, PE
President

Summary / Expertise

Michael has thirty+ years' experience designing mechanical systems for the construction industry, in the Metro Detroit area and nation-wide.

Michael oversees all project engineering management, client relations and administration. Mike is a Qualified Commissioning Expert, through the University of Wisconsin and has over twenty years' experience in the commissioning process.

Licensure

Michigan, Alabama, Georgia, Maryland, Ohio, New Jersey, North Carolina, Pennsylvania, South Carolina

Education

Bachelor of Science –
Mechanical Engineering
Lawrence Institute of
Technology
Southfield, Michigan

Professional Associations

QCP / QCxP

Qualified /Commissioning
Process Provider

BCA – Building Commissioning
Association

NFPA – National Fire Protection
Association

Sellinger Associates, Inc. Consulting Engineers



Naum Popovski **Mechanical Engineer**

Summary / Expertise

Naum has over 20 years' experience designing HVAC and plumbing systems for the building and construction industry.

As an Mechanical Engineer for Sellinger Associates, Naum's responsibilities include project management, system evaluation, project design/layout, development of project specifications, selection of equipment and interface with clients. Naum is a Qualified Commissioning Expert, through the University of Wisconsin and has vast experience in the commissioning projects.

Naum has been with SAI since 2003 and has worked on a variety of projects including but not limited to:

- Automotive
- Commercial
- Industrial
- Healthcare
- Educational
- Multi Family
- Mixed Use – Office / Retail
- Restaurants

Education

Bachelor of Science –
Mechanical Engineering
Wayne State University - 2008

Professional Certifications

QCP / QCxP
Qualified /Commissioning
Process Provider

Professional Associations

ASHRAE – American Society of
Heating, Refrigeration and
Air Conditioning Engineers

NFPA – National Fire Protection
Association

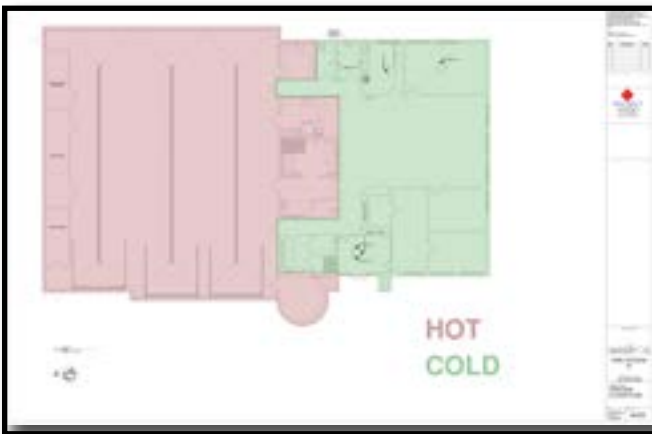


REDSTONE ARCHITECTS EXPERIENCE

Auburn Hills, MI Fire Station #1 & #2 Renovation (2022 - Current)

Location: Fire Station #1 Fire Station #3	Size: 8,939 sf 8,049 sf	Scope: Architects of Record
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Client Contact: Steve Baldante, Director of Public Work 248-364-6902



EXISTING STATION #1 PLAN



STATION #1 RENOVATION

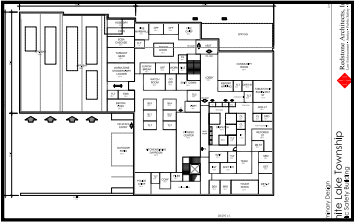
The City of Auburn Hills, MI engaged Redstone Architects to assist with the renovation of two of its fire stations. Both stations were built in the early 90's and are functionally outdated. When the stations were constructed, the City had an on call fire department, but have since switched operations to full time staffing.

Redstone worked with the City to create a project scope and plan that would work within the City's tight budget, and provide the stations with the necessary spaces to work efficiently and safely for now and in the future. The project scope includes the addition of sleep rooms and Hot, Warm, and Cold spaces. The Hot, Warm, and Cold spaces have been separated with not only walls and doors, but with the mechanical systems that allow these spaces to be free of harmful carcinogens. In addition, the male and female locker rooms have been converted to unisex shower rooms to better provide for staffing regardless of gender or sexual orientation. As of the summer of 2023, the projects are awaiting funding.

White Lake Township, MI Public Safety Building 2020 - Current

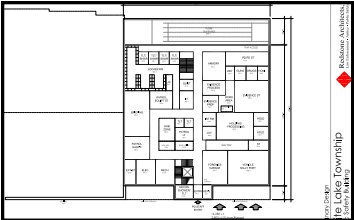


Size: 45,000 sf (Police, Fire & Community Functions)
 Scope: Architect of Record
 Owner Contact: Rik Kowall, Township Supervisor
 248-698-3300
 Dan Keller, Chief of Police
 248-698-1042
 John Holland, Fire Chief
 248-698-3993



Number of Staff: 23

Redstone Architects was initially engaged by White Lake Township, MI., to develop a new Public Safety Building on the Townships new Civic Center site. The study included developing a space needs assessment, creating block and conceptual plans and elevations, conceptual site diagrams, assisting with cost estimating, and coordinating the building with other developments on site. The new facility will include Administrative suites for Police and Fire Departments, as well as 24/7 facilities for fire operations. The design includes Hot-Warm-Cold Zone separations to minimize fire fighter exposure to carcinogens. The project is currently in the Design Phase, with bidding anticipated in spring of 2024.



Jacksonville, NC Center for Public Safety –Police & Fire (2010-2014)



Size: 99,000sf
 Scope: Programming & Design Services
 Construction Budget: \$24,000,000
 Final Construction Cost: N/A
 Location: Jacksonville, NC
 Est. Completion Date: 2014
 Final Completion Date: October, 2014
 Time Adherence: On Schedule
 Owner Contact Information: Mike Yaniero, Chief of Police
 (910) 938-6403

Redstone Architects, law enforcement consultant, and Bergmann Architects of Charlotte, NC, were selected to design the city's new Public Safety Building. The facility houses the Police Department, Fire Department Headquarters, and the Central Fire Station.

Architect of Record: Bergmann Architects



Monroe, Michigan Fire Station #1 (2004-2006; 2013-2015; 2017-2019)

Size: 15,500sf
Scope: Architect of Record
Estimated Project Cost: \$6,000,000 including construction, soft costs, land
Final Construction Cost: \$5,276,601
Location: Monroe, MI
Est. Completion Date: Fall 2019
Final Completion Date: Sept. 2019
Client Contact: Patrick Lewis, P.E., DPW Director (734) 384-9124



Redstone Architects was engaged by the City of Monroe to identify the space needs for the City's new Public Safety Department. Redstone had previously prepared a Needs Assessment for replacement of the Central Fire Station. (In 2010 the City moved towards a Public Safety Department and began to cross-train its police officers) The City's Police Department is currently housed in the County Law Enforcement Center.

In late 2014, Redstone began Schematic Design for the first phase of the new facility that will house fire operations only. In November 2015 voters approved a bond issue for this project. In 2017 the Project was relocated to a different site and Schematic Design Phase was completed. At this point the City was confronted with a major tax revenue reduction, resulting in the elimination of almost \$1,000,000 from the project budget. Scope was reduced and the reduced design continued. Ground breaking was held on September 5, 2018. Substantial completion of the building was September 5, 2019.

"It has been my honor and privilege to work with Dan and his staff over the past few years and I would highly recommend his firm for any projects he may be under consideration. He and his staff have brought innovation and value added features to our station and I am very excited for what our future holds."

-Fire Chief Robert Wight

Troy, Michigan Fire Station No. 4 (2013-2017)

Size: 10,600sf
Scope: Architect of Record
Estimated Project Cost: \$4,000,000, including soft costs and Land
Final Construction Cost: \$3,512,867
Location: Troy, Michigan
Est. Completion Date: Late Summer 2017
Final Completion Date: July, 2017
Client Contact: Peter Hullinger, Fire Chief
(248) 524-3419
Number of Staff: 12



Redstone Architects was initially engaged in 2013 to program and design a new, replacement fire station to better serve the southeastern area of the city. The old 6,800sf station, built in the 1960's, was both physically and functionally obsolete.

The new Station, built on the same site, contains a three-bay apparatus wing, training and exercise facilities, and offices. The New Station was dedicated in August 2017.

Upper Providence Township, PA New Central Emergency Services Facility (2019-2022)

Size: 21,300sf
Scope: Public Safety Consultant for Programming, Design Services
Estimated Project Cost: \$12,900,000
Location: Upper Providence Twp., PA
Est. Completion Date: March 2022
Client Contact: Dan Kerrigan, Fire Chief
(610) 933-9179
Number of Staff: 125



Redstone Architects consulted for GKO Architects on a New Central Emergency Services Facility. Redstone provided the services for programming through schematic design and assisted with the completion of the design and construction phases.

Focusing on firefighter safety, Hot-Warm-Cold Zones were implemented into the facility which houses the full-time Fire Department, administrative offices, and the Township's EOC. The facility also has space to accommodate future EMS operations.

The project broke ground in January 2021 and was completed in spring 2022.

*Architect of Record: GKO Architects, Ambler, PA
Michael O'Rourke, AIA; Principal (215) 646-2003*



Clive, Iowa Public Safety Facility, (2019- 2021)

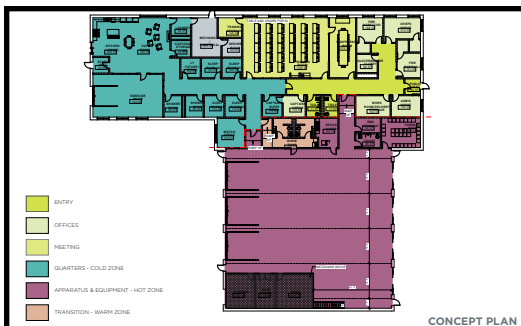
Size: 45,000sf
 Scope: Public Safety Consultant
 Estimated Construction Cost: \$12,000,000
 Final Construction Cost: \$10,807,000
 Location: Clive, Iowa
 Completion Date: November, 2021
 Client Contact: SVPA Architects
 Thad N. Long, AIA, 515-327-5990
 Owner's Rep: Angie Pfannkuch,
 Siidekick Development 515-822-3257



Redstone Architects was engaged by SVPA Architects to help organize the design of the police portion and shared spaces of a new Public Safety Facility for the City of Clive, Iowa. The Police Department has approximately 25 sworn plus five staff. The Fire Department has 20 full-time and 30 part-time personnel. Shared spaces include the public lobby, workout areas, and training rooms. The building was completed and occupied by both departments in late November 2021.

Architect of Record: SVPA Architects, Des Moines, IA

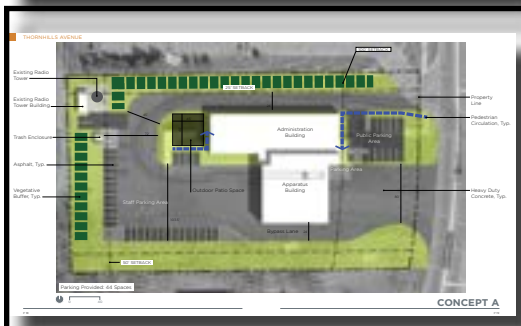
Cascade Township, MI Fire Department Study 2020



Size: 19,620sf
 Scope: Public Safety Consultant for Study
 Location: Cascade Township, MI
 Client Contact: Adam Magers, Fire Chief
 (616) 949-1320

Number of Staff: 22

Redstone Architects was asked to join the Progressive AE team to offer our public safety expertise to the Township of Cascade for their fire station study.



The study included developing a space needs assessment, creating block diagrams, conceptual site diagrams for multiple potential sites, and assisting with cost estimating.

*Architect of Record: Progressive AE, Grand Rapids, MI
 Jim Horman, AIA; Principal (616) 447-3322*

Warr Acres, Oklahoma Fire Station (2019-2021)

Size: 8,300sf
Scope: Public Safety Consultant for
Programming, Conceptual/
Schematic Design
Estimated Project Cost: \$2,690,000
Location: Warr Acres, Oklahoma
Est. Completion Date: December 2021
Client Contact: Stephen Coy, Fire Chief
(405) 789-5912
Number of staff: 20



Redstone Architects joined Troy D. Rhodes Company to design the Warr Acres Fire Station. Redstone's expertise allowed for a more efficient, safe, and secure facility to be constructed to meet the client's budget. The facility includes administration offices, sleeping and living accommodations for six full-time firefighters, and a three bay apparatus bay with support spaces. These spaces are separated into Hot-Warm-Cold Zones for firefighter safety. The project was completed in December 2021.

*Architect of Record: Troy D. Rhodes Company, Inc., Oklahoma City, OK
Troy Rhodes, AIA; Principal Architect (405) 255-4694*



O'Brien Construction is proud of our long history of delivering projects that strengthen the services and infrastructure of our communities. We know how to apply innovative solutions and cost-effective methods in markets where every penny counts. From collaborating with stakeholders to maximizing energy efficiency, we meet the unique challenges of building superior educational and civic facilities.

Previously Completed Projects:

Danvers Public Schools Public Safety



Commercial Tap Water Stations 1, 2, & 4



Waterford Fire Headquarters & Station 1 *



Westfield Police Department *



West Brookfield Fire Headquarters



West Brookfield Police Headquarters *



Waterford Police Headquarters *



Waterford Department of Public Works *



Drake Park Community Center



* Redstone Architects - Architect of Record



Recent Conceptual Project Studies Performed in Conjunction with Redstone Architects:

- Novi Police Department - Conceptual estimates for renovations to existing facility and an alternate for a new facility.
- West Bloomfield Fire Station #1 - Conceptual estimates for 2 renovation options to existing facility.
- Comstock Fire Station - Conceptual estimate for new construction of fire station.
- Auburn Hills Fire Stations #1 & #3 - Conceptual estimates for renovations to both fire stations with 2 renovation options per facility.

Representative Public Safety Projects

Ann Arbor City/County Governmental Complex Site Selection Study
Ann Arbor, Michigan

Allen Park Governmental Facilities Master Plan & New Court Building
Allen Park, Michigan

Grand Blanc Township Government Facilities Master Plan and Site Selection Study
Grand Blanc, Michigan

Hudson Police Station
Hudson, Michigan

Lyon Township Fire Department Facility & Response Time Study
Lyon Township, Michigan

McNamara Federal Building
Detroit, Michigan

Milan Municipal Complex
Milan, Michigan

Monroe Fire Station Site Selection Study
Monroe, Michigan

Port Huron Fire Department Facility & Response Time Study
Port Huron, Michigan

Northville Township Police, Government Facilities Master Plan and Feasibility Study
Northville Township, Michigan

Romulus Fire Department Facility & Response Time Study
Romulus, Michigan

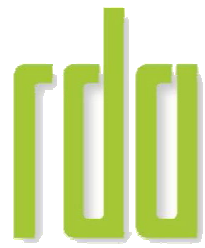
Saginaw State Office Building Site Selection and Site Development
Saginaw, Michigan

Shelby Township Fire Station 1 Renovation & Addition
Shelby Township, Michigan

Shiawassee County Courthouse Feasibility Study
Shiawassee County, Michigan

Troy Police Facility
Troy, Michigan

Washtenaw County Justice Center
Ann Arbor, Michigan



In our over 60 years of experience, Robert Darvas Associates has designed and renovated a myriad of buildings of all sizes, complexity, and material. The list below highlights a few of the projects that our firm has designed:

Public Safety Projects

Downtown Ann Arbor Fire Station
Ann Arbor Public Services

Woodlands Fire Station 1B & #2
Lewis Greenspoon Architects

Auburn Hills Fire Stations #1 & #2
A3C Collaborative Architects

Commerce Township Fire Station #4
Charter Township of Commerce

GISD Fire Training Facility
Kingscott and Associates

White Lake Township Public Safety Building
Redstone Architects, Inc.

Public Safety Project List (* with Redstone Architects)

***Monroe Fire Station – Monroe, MI**

New central fire station. The 17,500-sf building contains office, firefighter housing, kitchen, training area, a 6 bay apparatus bay for vehicles and emergency operations.

***Troy Fire Station and Police Station – Troy, MI**

64,000 sf addition and renovation project. New construction 41,000 and 23,000 sf renovation.

Hartland Fire Station – Hartland, MI

13,100 sf renovation project of a 3-bay fire station, admin offices, training rooms, storage rooms, and multipurpose rooms

***Taylor Fire Station and Courthouse – Taylor, MI**

New 33,000 sf 2-story Courthouse and 4-bay, 30,000 sf Fire Station.

***Waterford Police Department - Waterford, MI**

New 50,000 sf police department, including underground firing range, prisoner cell area, 24-hour dispatch room, forensics lab, & office spaces.

Township Hall, Police Facility and Fire Station – Plymouth Township, MI

Design of new 46,000 sf facility. Includes holding cells and a 3-bay Fire Station.

***Chesterfield Township Fire Station – Chesterfield Township, MI**

Mechanical design for new 15,000 sf fire house. Includes three drive-through bays, administration areas, kitchen, locker rooms and fitness area, living area, training room.

***Novi Police Indoor Gun Range – Novi, MI**

New indoor gun range which includes ammunition storage, toilet rooms, control room, armorer's room, as well as eight lane gun range of 25 yards.

***Plymouth Fire Department Modification and Addition,
Plymouth, MI**

Project consisted of two small addition (Training area and Locker Room area) and renovation of the existing building.

**Birmingham Fire Station Apparatus Bay Renovation –
Birmingham, MI**

3700 SF renovation of existing apparatus bay for Birmingham Adams Fire Station. Includes design of new Make-up air unit (indirect fired – heating only), new infrared heaters, gas detection and garage exhaust system. Plumbing design includes natural gas piping for mechanical equipment.

**West Bloomfield Fire Station Commissioning –
West Bloomfield, MI**

Project consisted of Commissioning thru design and construction phase of a new building fire department consisting of 4-bays, office area, sleeping corridors, fitness room and administration.



Redstone Architects Inc.

SECTION D

PROPOSED APPROACH AND WORK PLAN

PROPOSED APPROACH AND WORK PLAN

CREATING THE FOUNDATION FOR A SUCCESSFUL PROJECT –

ARCHITECT - CMR DELIVERY PROCESS

Public safety projects have special needs that are in addition to actual bricks and mortar. These special needs include security requirements, special equipment, operational spaces that are unique to a given agency, as well as the aesthetic requirements of the community.

Identifying the needs of an agency is a process that involves the public safety department who will use the facility- CAFA, the governing body of the jurisdiction who is funding the facility- also CAFA, as well as the architects whose experience in public safety projects includes industry standards and an understanding of applicable codes and regulations.

We believe that a Construction Manager at Risk approach (“CMR”) is a much better choice for CAFA to utilize in reaching its objectives of functionality, aesthetics, and budget. We are teaming with O’Brien Construction Company, a firm we have had a relationship with for over 30 years (including two design-build projects), to be the construction part of our team. O’Brien’s information can be found in our submission in the Firm Profile section.

BECAUSE WE HAVE NOT HAD THE CHANCE TO SIT DOWN AND MEET WITH THE CAFA TEAM, AND BECAUSE A SITE HAS NOT YET BEEN SELECTED, IT IS PREMATURE TO DEVELOP PLANS, ELEVATIONS, COLORS & MATERIALS, AND COST AT THIS TIME.

In lieu of your format requests “e.- Material Summary” and “h.- Conceptual elevation and building footprint drawings”, we have attached a recent preliminary study we completed for Comstock Township, MI which provides CAFA with a good example of what we propose to do in what we refer to as our “Pre-Design Effort.”

WE RECOMMEND THAT OUR FIRST STEP IN THE DESIGN PROCESS IS TO UTILIZE THE FOLLOWING APPROACH, WHICH IS SIMILAR TO WHAT WE DID IN COMSTOCK TOWNSHIP TO IDENTIFY CAFA’S NEEDS AND SITE REQUIREMENTS. ONCE EVERYTHING IS IDENTIFIED AND AGREED TO, WE CAN THEN WORK WITH YOU TO IMPLEMENT YOUR OBJECTIVES FOR THE NEW STATION #1.

The following Approach and Work Plan describes how Redstone Architects develops the initial Space Needs Analysis study, at which point CAFA can then make more objective decisions. A successful project requires the input of the entire team, and we believe in a collaborative team effort throughout the entire design process.

- Development of the Space Needs requirements of the Agency.
- Identification of the best site for a new Station #1.
- Development of Block Site and Floor diagrams to confirm the adequacy of the site.
- Development of Conceptual site and floor plans for review and approval by CAFA.
- Preparation of a Project Budget, which includes construction costs and soft costs.
- Preparation of a Space Needs Analysis report which would include the development of a presentation to the public.



Approach and Work Plan- Pre-Design Effort

CHELEA AREA FIRE AUTHORITY Fire Department New Fire Station #1

CHELEA AREA FIRE AUTHORITY is in the early design and planning stages for a new fire station to replace the current station and that would serve as the administrative and training center for the Fire Department. The new station may also be used for community outreach.

Redstone Architects are nationally recognized public safety experts. Redstone brings to CAFA the best mix of visioning, specific expertise, and leadership to harness project ideas to meet the needs of the Fire Department.

We are more than just architects - we are experts that listen to all the issues and collaborate with you to help you find solutions. **We lead – but we do not direct.** We also understand the importance of sound financial planning, one of the challenges facing every project, all of which are factored into the decision-making process.

Reaching a successful outcome requires thorough collaboration and input from the knowledgeable and experienced team members, from fire department users, CAFA personnel and consultants, as well as our designers and engineers. Our approach, which has a proven record of success, is designed to incorporate the collective expertise of all through meetings and discussions, and to weave all of this varied experience into a strong solution.

During this study we will work with you to thoroughly discuss operational and physical issues to develop a design based on how you will want to operate efficiently and safely. We can offer positive interactions with CAFA and citizens through optional workshops. Our design success is based in our ability to work with all to reach consensus on all the important issues we will need to be addressed. Our experience leads to successful outcomes and design solutions.

Finally, we strive to create a safe and secure environment for the firefighters and civilian support staff that will work in the new building, as well as public visitors using the facility. The level of security, and the necessary separations and control of visitors, will be discussed thoroughly.

A. PROGRAMMING AND BLOCK DIAGRAM PHASE (pre-Schematic Design)

Pre-Design

Prior to the Kick-off meeting, we will send questionnaires for key personnel to fill out and return. The questionnaire will allow various members of CAFA Fire Department to express their own views on issues pertaining to operations and facilities. These questionnaires would be returned to our team prior to the programming meeting.

Step 1. Kickoff Meeting with Client

The Redstone Team will meet with CAFA representatives to review the process and identify expected outcomes. Either before or after the meeting, the Redstone Team shall tour the existing Fire Stations.

We will jointly develop a tentative schedule for subsequent meetings and activities, using the input of the participants. Additional information needed by the Redstone Team shall be identified.

We will compile an initial listing of Fire Department spaces and functions from our knowledge of specific requirements and needs for Fire Stations. This will provide us with an interview checklist from which we will be able to have interviews with Fire Department and CAFA Staff.

Step 2. Programming Interview with Department and Staff

These Programming Interviews are held with stakeholders to discuss current operating issues of department. Our objective is to identify all the stakeholders' goals, objectives, operational and security issues that will drive the physical requirements of the project.

Operational topics specific to a fire station may include:

- Present and future staffing requirements
- Building Security and Accessibility
- Building Code and NFPA requirements and recommendations
- Operational issues, such as location of duty gear, cascade system locations for the CAFA, as well as how the apparatus are fueled (diesel on site or remote)
- Opportunity for shared or collaborative spaces, such as a training room/community room for use by your citizens
- Possible Hoteling spaces for other agencies
- Discussion of Space requirements and applicable standards
- Additional functions, e.g., Emergency Operations Center
- Site requirements
 - identifying Security Issues
 - Special equipment needing (storage) space.
 - Requirements for Special Apparatus
- Budget
- Timetable

These programming discussions will make the Team aware of operational and community issues and objectives that need to be addressed and help us gain an in-depth understanding of those needs. We will also discuss demographic data supplied by the departments that might affect future facility staffing.

Step 3. Confirm the Existing Space Needs Analysis

Based on the programming meetings, we will develop an updated Space Needs Analysis for the facility, which will list by space or activity the areas needed to accommodate projected operational needs.



Our approach is to identify the square footage requirements for each department or function and then apply an internal “gross up factor” to account for internal circulation in the functional areas of the facility. This allows us to develop future block diagrams that are representative of each space/function.

The net departmental requirements are then totaled, and a second gross up factor is applied to account for building structure, external and internal walls, circulation spaces between departments and agencies, as well as mechanical and electrical spaces. The total of this process provides the Projected Gross Square Footage for the identified Needs.

Redstone Architects has, over the years, developed illustrated “space standards” that we utilize with our clients to help you better understand what specific spaces look like, and how much space for each function is required. (Example space standards are included in the appendix)

Vehicular and other special needs are also identified, to size any special parking and operational needs.

Step 4. Space Needs Analysis Review Meeting with Client

The initial space needs document is reviewed and discussed with the Fire Department to confirm that all known needs have been covered, and then adjust for items that may have been omitted or misunderstood.

Step 5. Final Review and Acceptance of Space Needs

Once adjustments are made, and we ask for a final review to finalize the analysis. Once approved, the Space Needs Analysis becomes the basis for determining the adequacy of the existing building and new facility.

Step 6. Develop Conceptual Block Diagrams

Using the approved Space Needs Analysis, Redstone will develop conceptual block adjacency diagrams for the building floor plan and site plan for the site or sites identified by CAFA. All Conceptual (block) Floor Diagrams will be developed to create efficient workflows and provide a good working environment including proper separations of the Hot-Warm and Cold zones. Conceptual Site Diagrams will show how apparatus egress from and ingress onto the site, as well as where the public parks for community training or meetings.

Step 7. Conceptual Block Diagram Progress Meeting

The conceptual Block Diagrams are reviewed and discussed with the CAFA’S Fire Department and CAFA staff. Adjustments to the block diagram concepts are made to proceed into conceptual planning.

Step 8. Develop Conceptual Building Floor and Site Plans to Scale.

The approved block diagrams are developed into conceptual floor plans to scale to confirm the basic plans layout and overall area. We will develop a similar Preliminary Site plan that defines the site layout and overall area. We anticipate one or possibly two options being presented. The Team will review and approve the conceptual plan.

Step 9. Present Conceptual Layouts to the CAFA for Approval

Redstone will present our findings conceptual design for the new Fire Station. Our presentation will be a document that has been developed as a Team, reflects a unified consensus, and meets the requirements of the community.

Step 10. Develop Preliminary Cost Projections

We will work with O'Brien Construction to prepare an initial estimate of Project Costs for the Project, based on the conceptual design, construction cost projections and anticipated soft costs.

Soft costs include Furniture, Fixtures & Equipment (FF&E), agency costs, professional fees, security equipment, IT requirements, and other specialized items that may be identified during this process. Appropriate allowances for design and construction contingencies, will also be included.

Step 11. Prepare Draft of Executive Summary

Redstone will prepare the Executive Summary and finalize documents for the report for review by CAFA.

Step 12. Revise and Submit Final Copy of Study

CAFA TO APPROVE PROGRAM, SELECT A SITE, AND INITIAL BUDGETING AND AUTHORIZE REDSTONE AND O'BRIEN TO PROCEED INTO THE DESIGN PHASES



CONSTRUCTION DOCUMENTS (ENGINEERING/ARCHITECTURAL DESIGN PLANS)

Schematic Design (SD) Phase

The approved conceptual drawings are developed into Schematic Design Drawings, and will include demolition documents, elevations, plans, material selection, and MEP systems selection. Appropriate team meetings with the CAFA are anticipated, which will include our consultants and the CMR as appropriate.

The Redstone design team will provide a Schematic Design narrative which describes in more detail the systems and materials that will be used in the project.

O'Brien will use this narrative to develop a more accurate estimate as a part of its Pre-Construction CMR services.

Progress Meeting and CAFA Acceptance

Redstone and O'Brien will meet with the CAFA to review the project documents and the revised cost estimate. Once Redstone has completed any revisions to the drawings, the Schematic Design package will be submitted to the CAFA for approval to move into the Design Development phase.

Design Documentation (DD) Phase

During the Design Development, the Design Team will prepare the documents required for the new fire stations. Several meetings will be held with the CAFA to confirm the design details and document the progress of the drawings. These meetings include station equipment, security cameras, access control, alert systems accessories, and interior finishes.

As the documents are prepared, the CMR will refine its cost estimate. This will allow the team to keep the project in budget and make any changes prior to issuing the documents for bidding.

Design Development Progress Meeting and CAFA Acceptance

Redstone and O'Brien will meet with the CAFA to review the project documents, including materials and systems, and the revised cost estimate. Once Redstone has completed any revisions to the drawings, the Design Development package will be submitted to the CAFA for approval to move into the Construction Document phase.

Construction Documents

The Construction Documents phase will include the completion of all plans, elevations, details, sections, and material selections which document the decisions that the team has made during the Schematic

We anticipate a minimum of three Construction Document progress meetings of which two will include our Engineering Consultants and two with the CMR- O'Brien Construction..

These documents will reflect the design intent of the design team, the CMR, and the CAFA.

Bidding Documents

Once the drawings and project manual are complete, the project will be issued for permitting and bidding.

The CMR shall work with the Architect to establish bid package work scopes. The CMR shall develop a bid package with a detailed scope of work for trades/subcontractors. The final bid documents and scopes of work shall be submitted to the Architect for review prior to issuing bid packages.

The CMR shall prepare a list of qualified, responsive, and responsible contractors for each area of work, and submit same to CAFA and Architect for comment.

Construction Phase

The CMR will serve as the agent for the CAFA and the sole point of authority during Construction.

- Manage construction aspects of the project and consult with the Architect for recommendations to CAFA during all phases of construction.
- Attend & assist CAFA and Architect at construction meetings and conferences.
- Administer CAFA's Form of Agreement and all Terms and Conditions of the Services contract.
- Preparation of all construction related payment applications must follow the American Institute of Architects (AIA) format.
- Prepare bulletins and review subcontractor submittal documents for CAFA directed changes.
- Aid CAFA in the process of negotiating costs for CAFA directed changes.
- Provide the following (but not limited to).
 - (1) Review and analyze laboratory test reports for materials and equipment.
 - (2) Inspect work in progress, document quantities of work completed, and maintain field investigation reports.
 - (3) Provide periodic progress reports and other required reporting at agreed intervals to CAFA for review.
 - (4) Review all shop drawings and change requests submitted by subcontractors and review same with Architect to ensure compliance with design drawings and specifications.
 - (5) Quality acceptance testing requirements.



NARRATIVE OF DESIGN AND CONSTRUCTION SERVICES USING A CMR APPROACH.

Guaranteed Maximum Price Procedure (GMP): The CAFA will immediately enter negotiations with O'Brien Construction for services to complete the project as summarized in its RFP document. The requirements and schedule for the GMP development process are further described below. The GMP will be developed based on "in-progress" design development documents (at approx. final design) available at the time the GMP is negotiated. It is the intent of CAFA to have the CMR as a part of the team in the architect's pre-design phases.

Developing the Guaranteed Maximum Price, including Site Development: The CMR shall attend a Guaranteed Maximum Price development meeting with CAFA and the Architect to develop an understanding of the project. CAFA will provide the CMR with Redstone's set of conceptual design drawings, for the project and the site development. Project milestone dates, information regarding the sequencing or timing, and limitations to conduct the Work will be identified. The CAFA will also provide the CMR with all other available and related information. The CMR shall inspect the site to compare the concept drawings with the site conditions and obtain information regarding the physical conditions and aspects associated with the Work. The CMR will use information developed during the design phases as a basis to develop the GMP for CAFA Approval prior to bidding. The CAFA reserves the right to reject the GMP or modify the scope of work, as needed, to bring the project in on time and on budget. Should long lead-time items need to be ordered to meet the timelines established by CAFA, the CMR and CAFA will identify a procedure to do so.

- a) Within ten (10) calendar days following the GMP development meeting, the CMR shall submit four (4) copies of the GMP proposal to CAFA for review. The GMP shall be bound, and submittal shall include the following:
 - i) A summary of the project scope, milestone dates (to include a completion date) and project budget amount.
 - ii) A list of all drawings and specification sections provided by the CAFA/Architect.
 - iii) A list of allowances and a statement supporting the basis of including any allowance.
A list of all assumptions used to develop the GMP.
 - iv) The GMP amount and a breakdown of the elements that make up the GMP (cost of the work, allowances, and CMR's contingency).
- b) CAFA will evaluate the submittal and schedule a meeting with the CMR and Architect to negotiate the final GMP.

Pre-Construction Services: Under this phase it is expected that the CMR will provide analysis, consultation, advice, and reasonable recommendations relating to the design, planning and administration of the Project including, but not limited to:

i) Establish documentation requirements consistent with the Terms and Conditions.

ii) Required Document Format and Software:

(1) The CMR will be required to submit all documents in hard copy and electronic format as requested, and agreed to, by CAFA (such as Word, Excel, and PDF).

(2) The CMR will be required to use a web-based computerized project management system approved by CAFA during all phases of the project. This system will allow for the management of all business processes used by the CMR and CAFA for the design and construction of this capital project. Expense categories such as builder's risk insurance, contingency budget, utilities, data, telephone, security, etc. are examples of items that require project inclusion, coordination and tracking, but are not within the CMR's direct area of responsibility. CMR will administer the project management system for the project duration.

ii) Develop CMR team organization, reporting structure, and work plan;

iv) Complete Design Reviews – The CMR will be an active participant of the Project Team (Successful Architect Team Members, CAFA, and Architect) and provide input at the Project Team meetings and throughout the formal design review submittal process. The reviews include, but are not limited to:

(1) Project Input – The CMR will provide “value” recommendations during the design process. This effort will identify opportunities for cost, schedule, or operation/maintenance savings that can be achieved without adversely impacting the safe operation, design intent or functional quality of the station.

(2) Constructability Reviews – are intended to address the ability to successfully construct the design as intended. The CMR will provide valuable insight into means and methods intended to reduce costs, improve schedule and worker safety.

(3) Phasing and Logistics – will be an integral part of construction and receipt of sub-contractor bids. The CMR will provide technical information to the Architect to develop documents in such a manner to ensure the efficient phasing, bidding, and construction in accordance with the plans. Job specifications and drawings are the responsibility of the Architects. The CMR is responsible for completing the project within the budget.

v) Schedule Development – The CMR will develop a detailed Baseline Schedule with input from the Project Team. Baseline and subsequent schedules will be developed in software and format acceptable to CAFA and updated at agreed upon intervals, but not less than required by the General Terms and Conditions. The schedule will identify detailed work activities as described in the Form of Agreement and General Terms and Conditions.

vi) Bid Packages & Trades/Subcontractor Scope of Work – The CMR shall work with the Architect to establish bid package work scopes. The CMR shall develop a bid package with a detailed scope of work for trades/subcontractors. The final bid documents and scopes of work shall be submitted to the Architect for review prior to issuing bid packages.



vii) Bid List – The CMR shall prepare a list of qualified, responsive and responsible contractors for each area of work, and submit same to CAFA and Architect for comment.

viii) Cost Estimates – The CMR shall be responsible for detailed cost estimates to prepare project budgets and bid packages.

b) **General (Construction Administration) for the Project:** CAFA requires the CMR to hold and administer all construction subcontracts. The CMR will serve as the agent for the CAFA and the sole point of authority during Construction.

i) Manage construction aspects of the project and consult with the Architect for recommendations to CAFA during all phases of construction.

ii) Attend & assist CAFA and Architect at construction meetings and conferences.

iii) Administer CAFA's Form of Agreement and all Terms and Conditions of the Services contract.

iv) Preparation of all construction related payment applications must follow the American Institute of Architects (AIA) format.

v) Prepare bulletins and review subcontractor submittal documents for CAFA directed changes.

vi) Aid CAFA in the process of negotiating costs for CAFA directed changes.

vii) Provide the following (but not limited to).

(1) Review and analyze laboratory test reports for materials and equipment.

(2) Inspect work in progress, document quantities of work completed, and maintain field investigation reports.

(3) Provide periodic progress reports and other required reporting at agreed intervals to CAFA for review.

(4) Review all shop drawings and change requests submitted by subcontractors and review same with Architect to ensure compliance with design drawings and specifications.

(5) Quality acceptance testing requirements.



Redstone Architects Inc.

SECTION E & H

MATERIAL SUMMARY CONCEPTUAL ELEVATIONS AND BUILDING (COMSTOCK TOWNSHIP STUDY)



COMSTOCK TOWNSHIP STUDY

Redstone Architects, Inc.
July 31, 2022

Comstock Fire Station
Page | 1

Schematic Design Executive Summary

Introduction

Redstone Architects was engaged by Comstock Township to conduct a study for a new Fire and Rescue Headquarters Facility. The site selected for the new station is 10080 East Michigan Avenue, Galesburg, Michigan 49053. This site was selected prior to the start of the study.

The new Headquarters Facility is to replace Station 9-3 at 8700 East Michigan Avenue, Michigan 49041, that was constructed in 2002. The current facility is functionally obsolete and does not meet the needs of the department or the community for which it serves. Design and operational standards for essential buildings have increased since the station was built, including protecting fire fighters' health and safety.

Design requirements today provide Hot-Warm-Cold zones that are designed to protect the fire fighters against carcinogens and include a storm shelter for the occupants. The existing building does not contain these current standards.

In addition to meeting current building codes and standards for fire operations, the new Headquarters will also include a training room, administrative offices, and spaces to support a full-time fire staff.

Project Team

Redstone Architects, Daniel Redstone and Teffera Kowalske, collaborated with key members of the Township and Fire Department. The project team included the following Township personnel and staff:

Scott Hess	Township Superintendent
Matt Beauchamp	Fire Chief
Kerrie Douglas	Administrative Assistant
Mike Kessler	Fire Marshal
Mike Dyer	Assistant Chief
Dave Wuis	Deputy Chief
Kevin Thompson	Training Officer/Captain at 9-2
Mike Flick II	Lieutenant at 9-3

Process

Our process followed the Approach and Work Plan which outlined how Redstone Architects develops the initial Space Needs Analysis Study. The TEAM, including Redstone and Township representatives, collaborated throughout the entire design process to create our study and its contents.

The process included the following steps:

- Development of the Space Needs requirements of the Agency.
- Development of Block Site and Floor diagrams to confirm the adequacy of the site.
- Development of Conceptual site and floor plans for review and approval by the agency and jurisdiction.
- Preparation of a Project Budget, which includes construction costs and soft costs.
- Preparation of a Space Needs Analysis report which would include the development of a presentation to the public.

Our initial task was to develop a Space Needs Program to identify the space needs of the Fire Department as well as those of the Township or other agencies. A kick-off meeting was held on July 26, 2021, to interview members of the team to ascertain operations and functions that needed to be in the new facility. In early September a meeting was held to review the initial space needs program. Adjustments in the program were made and we then proceeded into site plan concepts.

The approved, programmed square footage for the new Comstock Fire Headquarters facility was approximately 26,000sf. Redstone then proceeded to develop Block Site Concepts for the new facility on the site chosen by the Township.

A meeting was held on November 1, 2021, to present site plan concepts and obtain the feedback of the Department and Township. Several block diagram options were developed, including operational and adjacency relationships within the facility itself. One option was chosen in early December.

During the month of December, the Design Team further developed the site and building block diagrams and a review meeting was held on January 4, 2022. Based on input from the Department, subsequent tweaks were made to both site and floor plans, which were both approved in February 2022.

Results

The resulting building is 24,569sf plus a 972sf mezzanine. The facility is designed to meet the health needs of the firefighters and staff in the on-duty and administrative spaces by providing Hot-Warm-Cold Zone separations between the apparatus bays and occupied spaces. An attached training tower is also included in the building's design.

Included in the new Headquarter Building:

Sheriff's Department Sub-office

Training/Community Room/Polling Station

Living space for on-duty firefighters, including:

- Day Room
- Gender Neutral Sleep Rooms/Shower Rooms
- Kitchen/Dining Area

Administrative Suite

- Administrative Offices
- Meeting Space

Apparatus Bays (5)

Training Tower



Redstone Architects, Inc.
July 31, 2022

Comstock Fire Station
Page | 3

Renderings

The Township then asked Redstone to provide conceptual elevations and images for the new Headquarters facility. A design charrette was held in late April 2022 with the entire team to receive ideas and input from all. The resulting images for the proposed new Headquarters Facility reflect the initial concept approved by the Team.

Cost Estimate

Our Cost consultant, O'Brien Construction, provided an initial construction cost projection of the facility. It should be noted that project costs include hard (construction) costs and soft (non-construction) costs.

Soft costs generally include professional fees; furniture, fixtures, and equipment ("FFE"); and Owner costs such as surveys, environmental, legal, bond costs, etc.) Redstone generally recommends a soft cost allowance of 20% for fire stations.

O'Brien's hard construction cost projection is \$9,794,946, or approximately \$396.00 per square foot. This assumes bidding in late 2022-early 2023, with construction beginning in late Spring of 2023. Soft costs should be budgeted at @20%, or approximately \$80/sf.

Our projected Project Budget, including construction and soft costs, are projected to be between \$11,500,000 and \$12,000,000 for this facility. This works out to approximately \$475/square foot.

Summary

The Design Team, including representatives of the Comstock Township Fire Department and Township staff, spent many months identifying, discussing, and reviewing all aspects of the requirements for this new Fire Headquarters Facility. This collaborative approach has led to the Study whose recommendations will provide Comstock Township with a document that will be the basis for a well-designed public safety building that will serve the Township for many decades.

We look forward to a continued relationship with Comstock Township to help bring your vision to reality.

Please [click here](#) or scan the QR code to see full report which includes site plan, floor plan, elevations and renders.

Either option should work





Redstone Architects Inc.

SECTION F

SUBMITTAL FORMS

**BUSINESS INFORMATION**

Incomplete forms may result in Response being deemed nonresponsive and rejected without any further evaluation.

NAME OF COMPANY REDSTONE ARCHITECTS, INC.
PRINCIPAL OFFICE ADDRESS 30700 TELEGRAPH, SUITE 1677, BINGHAM FARMS, MI 48025
TELEPHONE NUMBER 248-418-0990

FORM OF OWNERSHIP (Check One)

(☒) Corporation () LLC () Joint Venture () Other _____

Date of Incorporation/Registration 1960

() Partnership

If Partnership, select one of the following:

() Limited () or General () or Individual

FINANCIAL DISCLOSURE /CONFLICTS OF INTEREST: Identify any potential relationships or obligations that may cause concern for conflict of interest with CAFA or with any of their elected officials.

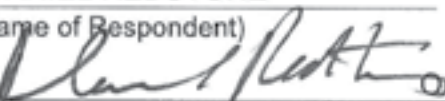
NONE

I hereby certify that the foregoing information is true, correct and complete to the best of (my/our) knowledge and belief:

DANIEL REDSTONE

(Name of Respondent)

By



(Signature)

(Date)

October 29, 2023

(Signature)

(Date)

PRESIDENT

(Title)

(Title)

PROPOSAL FORM

(modified by Redstone Architects, Inc.)

Incomplete forms may result in Response being deemed nonresponsive and rejected without any further evaluation.

The Undersigned hereby offers and agrees to furnish the goods and/or services in compliance with the scope of work in the Request for Proposal and Qualifications as modified by our proposal to provide an Architect- CMR team approach in lieu of a "Design-build" approach.

ADDENDA:

The undersigned has read, understands and is fully cognizant of the Information to Respondents, AIA A133- Owner CMR Agreement and B133 Owner Architect Agreement using a CMR "all Attachments thereto, together with any written addendum issued in connection with any of the above. The undersigned hereby acknowledges receipt of the following addendum (s), (indicate number, write "none" if none). Addendum 1.- email dated 10/12/23 indicating submittal of a CMR proposal is permitted.

OBLIGATION:

The undersigned, by submission of this Offer, hereby agrees to be obligated, if selected as the Architect & CMR team, to provide goods and/or services to CAFA, and to enter into an Agreement per a mutually agreeable contract similar in terms and conditions to that of AIA A-133 and AIA B-133 in which the selected Architect and CMR and CAFA may modify together for the design and construction of the CAFA Facilities.

NONCOLLUSION:

The undersigned, by submission of this Response Form, hereby declares that this Response is made without collusion with any other business making any other Response, or which otherwise would make a Response.

PERFORMANCE GUARANTEE:

The undersigned further agrees that if awarded the Contract, it will submit to CAFA the required performance and material guarantee provided by the CMR.

I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

REDSTONE ARCHITECTS, INC.

Business Name
30700 TELEGRAPH, SUITE 1677

Address
BINGHAM FARMS, MI 48025

For clarification of this information, contact: Name:DANIEL REDSTONE_ Phone: 248-320-3355_Fax:248-418-0999_

Daniel Redstone

Digitally signed by Daniel Redstone
DN: C=US, E=dan@redstonearchitects.com,
O="Redstone Architects, Inc.", CN=Daniel
Redstone
Reason: I am approving this document
Date: 2023.10.29 13:52:34-04'00'

Signature of Person Authorized to Sign

DANIEL REDSTONE

Email: dredstone@redstonearchitects.com

Printed Name: Title: President

Federal Tax ID: 38-1618558

Date: October 29, 2023



EDITS TO PROPOSAL FORM

(modified by Redstone Architects, Inc.)

Incomplete forms may result in Response being deemed nonresponsive and rejected without any further evaluation.

The Undersigned hereby offers and agrees to furnish the goods and/or services in compliance with the scope of work in the Request for Proposal and Qualifications as modified by our proposal to provide an Architect- CMR team approach in lieu of a "Design-build" approach.

ADDENDA:

The undersigned has read, understands and is fully cognizant of the Information to Respondents, AIA A133- Owner CMR Agreement and B133 Owner Architect Agreement using a CMR, "all Attachments thereto, together with any written addendum issued in connection with any of the above. The undersigned hereby acknowledges receipt of the following addendum (s), (indicate number, write "none" if none). Addendum 1.- email dated 10/12/23 indicating submittal of a CMR proposal is permitted.

OBLIGATION:

The undersigned, by submission of this Offer, hereby agrees to be obligated, if selected as the Architect & CMR team, to provide goods and/or services to CAFA, and to enter into an Agreement per a mutually agreeable contract similar in terms and conditions to that of AIA A-133 and AIA B-133 in which the selected Architect and CMR and CAFA may modify together for the design and construction of the CAFA Facilities.

NONCOLLUSION:

The undersigned, by submission of this Response Form, hereby declares that this Response is made without collusion with any other business making any other Response, or which otherwise would make a Response.

PERFORMANCE GUARANTEE:

The undersigned further agrees that if awarded the Contract, it will submit to CAFA the required performance and material guarantee provided by the CMR.
I certify, under penalty of perjury, that I have the legal authorization to bind the firm hereunder:

REDSTONE ARCHITECTS, INC.,

Business Name

30700 TELEGRAPH, SUITE 1677

Address

BINGHAM FARMS, MI 48025

For clarification of this information, contact: Name: DANIEL REDSTONE Phone: 248-320-3355 Fax: 248-418-0999

Signature of Person Authorized to Sign

DANIEL REDSTONE

Email: dredstone@redstonearchitects.com

Printed Name: Title: President

Federal Tax ID: 38-1618558

Date: October 29, 2023

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COST FORM

Incomplete forms may result in Response being deemed nonresponsive and possibly rejected without any further evaluation.

Respondents must submit a detailed cost proposal for completing the proposed and offered SCOPE OF SERVICES. As part of the response to the RFQ / RFP, provide a complete and all-inclusive Cost Proposal. Clearly define all relative direct and indirect costs. ~~Include all expenses and related charges, there will be no reimbursable cost accepted in addition to the proposed project cost.~~ If sub-consultants are proposed to be utilized, all cost for such services and goods must be included in proposed project cost.

Provide a breakdown of total fees by phase as follows (add additional and / or detailed information as appropriate for your proposed project approach): **FEE PROPOSALS ARE BASED ON AIA B133 AND AIA A133 AGREEMENTS, WHICH HAVE BEEN INCLUDED IN OUR DIGITAL SUBMISSION.**

PHASE OF SERVICES	Redstone Architects (Subject to Negotiation)	CMR- O'Brien (Subject to Negotiation)
PRE-DESIGN SERVICES -Pre-Design Study: Preliminary Design, Program Verification, Site Evaluations, and necessary CAFA meetings / reviews / approvals/CMR- Initial project estimate	A fixed professional fee of \$15,000	Preliminary estimating, estimated at \$1,500.00
B: PRE-CONSTRUCTION SERVICES -(Preliminary) Design Documentation and necessary CAFA meetings / reviews / approvals through: Schematic Design, Design Development and Construction Documents Phases. CMR- Preconstruction efforts including cost estimates.	A fixed professional fee of Six & ½ (6.5%) percent of the Accepted CMR-Not to Exceed estimate.	Hourly estimated at \$39,000
C: Bidding Phase: SUBMISSION OF GUARANTEED MAXIMUM PRICE (GMP) CMR: Public Bidding for trades; Preparation of a GMP including costs for Costs for General Conditions, Contingencies. Redstone- Bidding Assistance to CMR per AIA B-133.	Hourly with an estimated fee of \$10,000.	Included in "B" above
D: CONSTRUCTION PHASE SERVICES MANAGED BY CMR per AIA A-133: Architect: Per AIA B-133	Hourly, estimated at Two (2%) percent of the GMP Not to Exceed Estimate.	Hourly, estimated at six (6%) percent of the total of the sub-trade costs
E. Overhead and Profit (normally included in the construction cost in General Contractor or Design-Build delivery process)	N/A	Three & ½ (3.5%) percent
F. Additional Services Services in addition to Basic Services as identified in A133 and B133.	Hourly, per architect's and consultants' Standard Hourly Rates	Hourly, per CMR's Standard Hourly Rates

Provide any additional or creative pricing methodology that CAFA may consider:

Reimbursable and Non-Reimbursable Expenses are per the AIA Owner-Architect and AIA CMR Agreements.

Redstone Architects, Inc.

Business Name

Signature of Person Authorized to Sign

Daniel Redstone

Printed Name

President

Title

November 1, 2023

Date

**EXHIBIT “A”**

REDSTONE ARCHITECTS, Inc.
2023 STANDARD HOURLY RATES

<u>CLASSIFICATION</u>	<u>DESCRIPTION</u>	<u>HOURLY RATE</u>
PRINCIPAL	Daniel Redstone FAIA	\$235.00
TECHNICAL I	Senior Project Architect /Sr. Manager	\$135.00-\$165.00
TECHNICAL II	Project Architect/Project Manager	\$100.00-\$135.00
	Senior Project Designer	
TECHNICAL III	Project Designer	\$75.00-\$90.00
TECHNICAL IV	CAD / REVIT Technician	\$65.00-\$75.00
SUPPORT	Clerical	\$50.00
	Accounting Manager	

Rates listed may be adjusted periodically in accordance with normal review practices of the Firm.

STATEMENT OF COMPLIANCE WITH STATED INSURANCE COVERAGES

Redstone Architects carries and shall maintain, at a minimum, the coverages identified in the RFP, including;

1. Workers Compensation Insurance
2. Commercial General Liability Insurance
3. Automobile Liability Insurance (included with Commercial General Liability)
4. Professional Liability Insurance

Additional Insured: Redstone agrees that it will have the General Liability and Automobile Liability coverages endorsed to include CAFA's Additional Insureds wording.

Cancellation Notice: all of Redstone's policies will provide for thirty(30) day cancellation notice.

Redstone will provide Certificates of Insurance naming CAFA as the Certificate Holder. Please see attached certificates of insurance that are for "Proposal Purposes Only" which confirm our coverages.

O'Brien Construction's capacity for Performance and Payment Bonds is shown in the attached letter from its bonding company.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/27/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Professional Concepts Insurance Agency, Inc. 1127 South Old US Highway 23 Brighton MI 48114-9861	CONTACT NAME: Certs@pciaonline.com PHONE (A/C, No, Ext): (800) 969-4041 FAX (A/C, No): (800) 969-4081 E-MAIL ADDRESS: Certs@pciaonline.com														
INSURED Redstone Architects, Inc. 2709 South Telegraph Road Bloomfield Hills MI 48302-1008	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: XL Specialty Ins. Co.</td><td>37885</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: XL Specialty Ins. Co.	37885	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: XL Specialty Ins. Co.	37885														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER: 22-23 PL****REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			DPR5006119	12/1/2022	12/1/2023	Per Claim \$ 2,000,000 Aggregate \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

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Mike Cosgrove/SUNNY

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REDSARC-01

RSOSIN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/27/2023

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PRODUCER Professional Underwriters, Inc. 39475 13 Mile Road, Suite 106 Novi, MI 48377	CONTACT NAME: Ronnie J Sosin		
	PHONE (A/C, No, Ext): (248) 553-8300 108	FAX (A/C, No): (248) 553-8305	
	E-MAIL ADDRESS: rsosin@profunderwriters.com		
INSURED Redstone Architects, Inc. 2709 S. Telegraph Rd. Bloomfield Hills, MI 48302-1008	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Travelers Indemnity Company		25658
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$
	OTHER:							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> NON-OWNED AUTOS ONLY							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE	\$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) <input type="checkbox"/> Y / N			UB-0K051341-23-42	2/1/2023	2/1/2024	E.L. EACH ACCIDENT	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/01/2023

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PRODUCER Hudson & Muma, Inc. 40950 Woodward Avenue, Ste 340 Bloomfield Hills MI 48304	CONTACT NAME: David P Muma PHONE (A/C, No. Ext): E-MAIL ADDRESS: dmuma@hudsonmuma.com	FAX (A/C, No): (248) 594-4263
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Home Owners Insurance Company		26638
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES **DM** **CERTIFICATE NUMBER:** Cert ID 10627 (32) **REVISION NUMBER:**

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A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			4896772400	10/10/2023	10/10/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4896772400	10/10/2023	10/10/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property - Commercial			4896772400	10/10/2023	10/10/2024	(see DOO if coverage applies) \$ \$

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CERTIFICATE HOLDER

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AUTHORIZED REPRESENTATIVE

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Karen L. Roider, Vice President

Marsh USA Inc.
800 Market Street, Suite 1800
St. Louis, MO 63101
Karen.L.Roider@marsh.com
www.marsh.com

May 18, 2023

Subject: O'Brien Construction Company, Inc.

Continental Indemnity Company, a corporation under the laws of the State of Illinois, with an office and place of business located 10805 Old Mill Road, Omaha, NE 68154, represents O'Brien Construction Company, Inc. (O'Brien) for its surety bonding needs.

As of the date of this writing, O'Brien is in good standing with Continental Indemnity Company which is affording continued surety credit for bonded obligations with single project sizes up to \$15,000,000.00 Single Limit within an aggregate bonded surety program of \$60,000,000.00.

This letter is not to be construed as an agreement to provide surety bonds for any particular project, but is offered as an indication of Continental Indemnity Company's experience and confidence in the firm. Continental Indemnity Company reserves the right to review terms and conditions of any proposals, contract documents, bond forms, financial arrangements and other underwriting considerations at the time the contract is awarded.

A handwritten signature in blue ink that reads 'Karen L. Roider'.



Redstone Architects Inc.

SECTION G

REFERENCES

REDSTONE PUBLIC SAFETY REFERENCES

Monroe, MI – Central Fire Station Design (2006); Public Safety Department Needs Assessment & Planning (2013-2015); Fire Station #1 Replacement (2016-2019); Police Headquarters (2021)

Patrick M. Lewis, Director of Public Services

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John Holland, Fire Chief

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West Bloomfield, MI - Fire Study (2023)

Gregory Flynn, Fire Chief

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qflynn@wbtownship.org

Lyon Township, MI - Fire Study (2023)

Reginald Madeline, Fire Chief

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Comstock Township, MI - Fire Station Study (2022)

Matt Beauchamp, Fire Chief

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mbeauchamo@comstockmi.gov

Troy, MI - Fire Station (2015 - 2018)

Peter Hullinger, Fire Chief

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firedepartment@troymi.gov

City of Novi, MI - Public Safety Department (2022 -2023)

Erick Zinser, Public Safety Director/ Chief of Police

T: (248) 347 - 0505

ezinser@cityofnovi.org

John Martin, Fire Chief

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martin@cityofnovi.org

Cape Girardeau, MO – Police Department and Municipal Court (2016-2018)*

Wes Blair, Chief of Police

T: (573) 339 - 6735

wblair@cityofcapegirardeau.org

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Upper Providence Township, PA – New Central Emergency Services Facility (2019-2021)*

Dan Kerrigan, Chief of Fire and Emergency Services

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dkerrigan@uprov-montco.org

*With GKO Architects, Ambler, PA

Michael O'Rourke, AIA, Principal

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mike@gkoarchitects.com

Warrington, PA Police Department – New Police Facility (2018-2021)*

Daniel Friel, Chief of Police

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dfriel@warringtonpd.org

*With GKO Architects, Ambler, PA

Ponca City, OK Police Department – New Police Facility (2019-2023)*

Don Bohon, Chief of Police

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bohondh@poncacityok.gov

*With ADG Architects, Oklahoma City, OK

Village of Pelham, NY - Public Safety Building (Police and Fire) (2022 -2024)

Chris Scelza, Village Administrator/ Treasurer

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chris.scelza@pelhamgov.com

Perkins Township, OH - Fire Department (2022)

Angela Byington, Community Development Director

T: (419) 609 -1435

anqibb@perkinstownship.com



Redstone Architects Inc.

APPENDIX

**CMR APPROACH
FIRE STATION TRENDS
RELEVANT CODES AND STANDARDS
SAMPLE SPACE STANDARDS - INNOVATIVE IDEAS**



PROJECT CONSTRUCTION DELIVERY METHOD OPTIONS

GENERAL CONTRACTING (GC)

This method is one with which many owners may be most familiar. It is a linear process where one task (i.e., construction) follows another process (i.e., bid or design) with no overlap. Plans and specifications are developed and advertised for bid. Contractors bid the project exactly as specified with the lowest bidder typically awarded the work using a lump sum contract.

CONSTRUCTION MANAGEMENT AS AGENT (“CMA”)

Construction management is the overall planning, coordination and control of a project from inception to completion. The CM may define project responsibilities and the management structure, organize and implement controls including the budget, develop communication protocols, and supervise construction. The Owner will enter into multiple contracts with subcontractors. This delivery method is less popular with the increasing popularity of a CMR.

CONSTRUCTION MANAGEMENT AT RISK (“CMR”)

Our recommended approach.

In this delivery method the CMR comes on board early in the design phase and becomes part of the Owner’s design and construction team. Benefits include:

1. The CMR works with the design team and assists in scheduling, budgeting and value engineering during the design effort.
2. The CMR becomes a part of the Working Team, along with the Owner, Users, and Architect.
3. At some point in the design process, the CMR will provide the Owner with a Guaranteed Maximum Price (“GMP”) for the project. In this way the Owner retains only one construction contract and knows what its exposure is.
4. The Owner has a single contract with the CMR. Bids from Subcontractors are received by the CMR included in the CMR’s responsibility.
5. At the end of the project, any unspent funds under the GMP are retained by the Owner.

Pros/Cons of Design-Bid-Build vs. Construction Manager at Risk vs. Design/Build

What's the Difference? A Brief Comparison of Three Popular Construction Project Delivery Methods.



photo credit: Anssi Koskinen

What's the best project delivery model when you're trying to construct a building? Well, the answer depends on your priorities for the project, as well as your own desire for involvement in the process. Governing priorities that might tip the decision towards one option or the other include whether you want to have a minimum of time commitment or rather a great deal of personal control over the process, whether a collaborative team structure is highly important to you, or whether ensuring you get the very most competitive construction bid is the bottom line.

Let's look briefly at three different ways to organize the contracting on a construction project. This study is by no means exhaustive, but is rather intended to give owners a brief orientation on the topic.

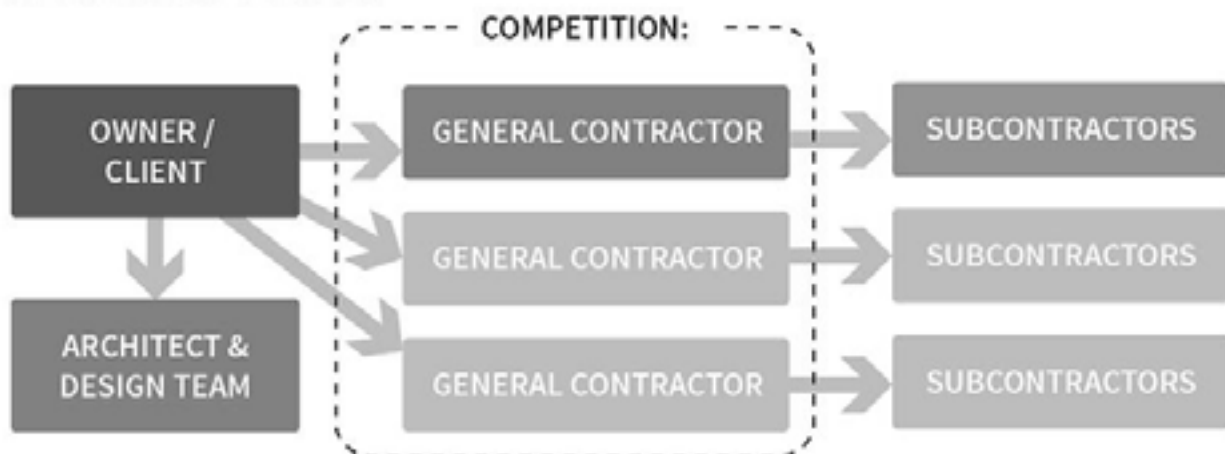
1. Design-Bid-Build

“THE TRADITIONAL LOW-BIDDER MODEL”



In this approach, the design team works directly for the owner, and produces a set of construction documents that are used as the basis of a competitive bidding process. One version of this process is known as "Competitive Bids," wherein a group of contractors (pre-qualified or not) submit bids for the scope of work as defined in the contract documents, and the lowest bidder usually gets the project. Another version of this process is known as "Competitive Sealed Proposals," wherein a group of contractors submit a proposal to do the work that includes both fees and a presentation of their qualifications, which usually results in one of the three lowest bidders getting selected, provided their references and qualifications indicate they will do a good job.

DESIGN-BID-BUILD:



OPPORTUNITIES:

- Can result in the lowest total construction cost due to the widest-open field of bidding competition.

RISKS / WHAT TO LOOK OUT FOR:

- General contractor chosen primarily on price, secondarily on qualifications.
- General Contractor is not on board early in the process to give feedback during the design process, to get acquainted with the design team and their intentions, and begin establishing trust as a team member.

- This model is particularly susceptible to Change Orders (i.e. cost increases) during the construction process due to the bidders not being available to collaborate with the design team earlier in the process. If change orders become contentious during construction, finger-pointing often results, and the design team's documents will be heavily scrutinized for errors & omissions.
- The lowest price general contractor is not always the most qualified. Consider GC selection based on qualifications *and* price.
- Not having a contractor on board early in the process may be partially compensated for by hiring a professional cost estimator to conduct milestone price checks to confirm whether the project is on target.
- The delay in selecting a general contractor until construction documents are 100% complete almost always poses an elongated transition of the project from design to start of construction.

2. Construction Manager At Risk (CMAR)

“CONSTRUCTION MANAGER AS A TEAM MEMBER”

But what if you teamed up with your general contractor at the beginning of the design process? This model is called Construction Manager at Risk (a.k.a. "CMAR", or "CM@Risk"), and the idea is that a number of benefits can be seen by forming your team early, such as better cost feedback during the design process, more time for the contractor to thoroughly grasp the scope and details of the project, and more time for the owner, design team, and contractor to develop a mutual sense of understanding and trust prior to the start of construction. Some CMAR arrangements include compensation for the contractor's pre-construction services, while other arrangements do not.



OPPORTUNITIES:



- very good cost estimating at early stages in the project
- can create the best collaborative team structure
- general contractor chosen primarily on qualifications, secondarily on price.
- faster transition from design documents to start of construction.

RISKS / WHAT TO LOOK OUT FOR:

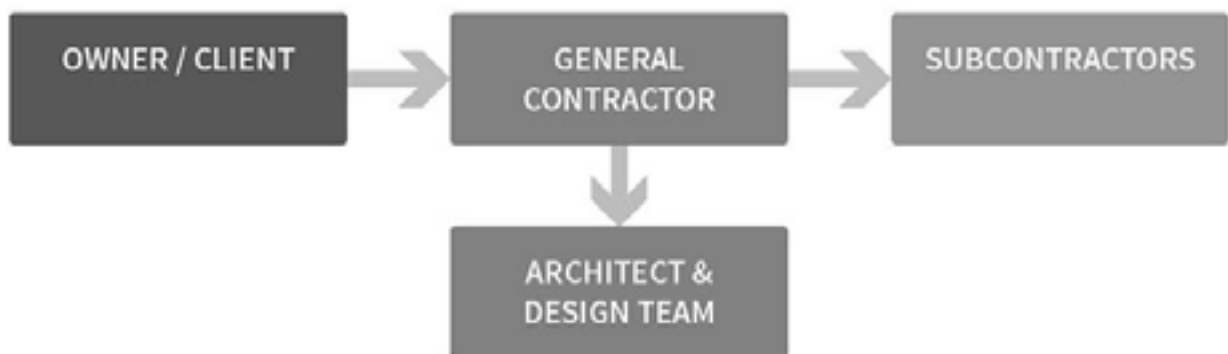
- To ensure a competitive bidding process, require multiple bids from subcontractors for all the major disciplines / trades.
- To ensure transparent accounting of project cost, require an open-book policy from your CMAR so that you can see line items for overhead costs, markups, and various contingencies.

3. Design/Build

“THE TURN-KEY APPROACH”

A totally different approach to project delivery is chosen by some owners who want a single point of responsibility for the whole construction process. On a design/build project, the general contractor is that single point of responsibility, subcontracting both the various construction trades as well as the entire scope of design team services. From this position, the contractor assumes all responsibility for design outcomes, cost control, and staying on schedule.

DESIGN/BUILD:



OPPORTUNITIES:

- Requires minimal time commitment from the owner throughout the process.

-
- Minimizes owner's involvement in any conflicts between contractor and design team.

RISKS / WHAT TO LOOK OUT FOR:

- low transparency in bidding may result in higher prices than if it was competitively bid.
- design team working for the contractor upsets the typical system of checks and balances that ensure a quality end product. The design team may have difficulty acting as advocate for the client in opposition to the contractor since the design team is answerable directly to the contractor rather than the client.

In Conclusion

No matter which of the above project delivery methods you choose for your next project, remember that the strengths/weaknesses of the individuals working on your project will have more of an impact on it than the manner in which you organize your contracts – although both are important. We highly recommend owners thoroughly vet the candidates for the design team and general contractor by comparing their qualifications, and by checking references with a phone call. The time invested in checking references is never wasted time. It will not only reveal a lot about the team members you are considering, but it is also an invaluable opportunity to gain the shared wisdom from other owners' past lessons learned.

FIRE STATION TRENDS: HOT-WARM-COLD ZONES

As more research is conducted concerning Firefighter health and carcinogens, Fire Station design is evolving to provide the safest environment for the Fire Fighters and staff. The most important new design standard is to provide fire stations with Hot-Warm-Cold zones. The zones separate the building functions thus limiting the spread of carcinogens throughout the station.

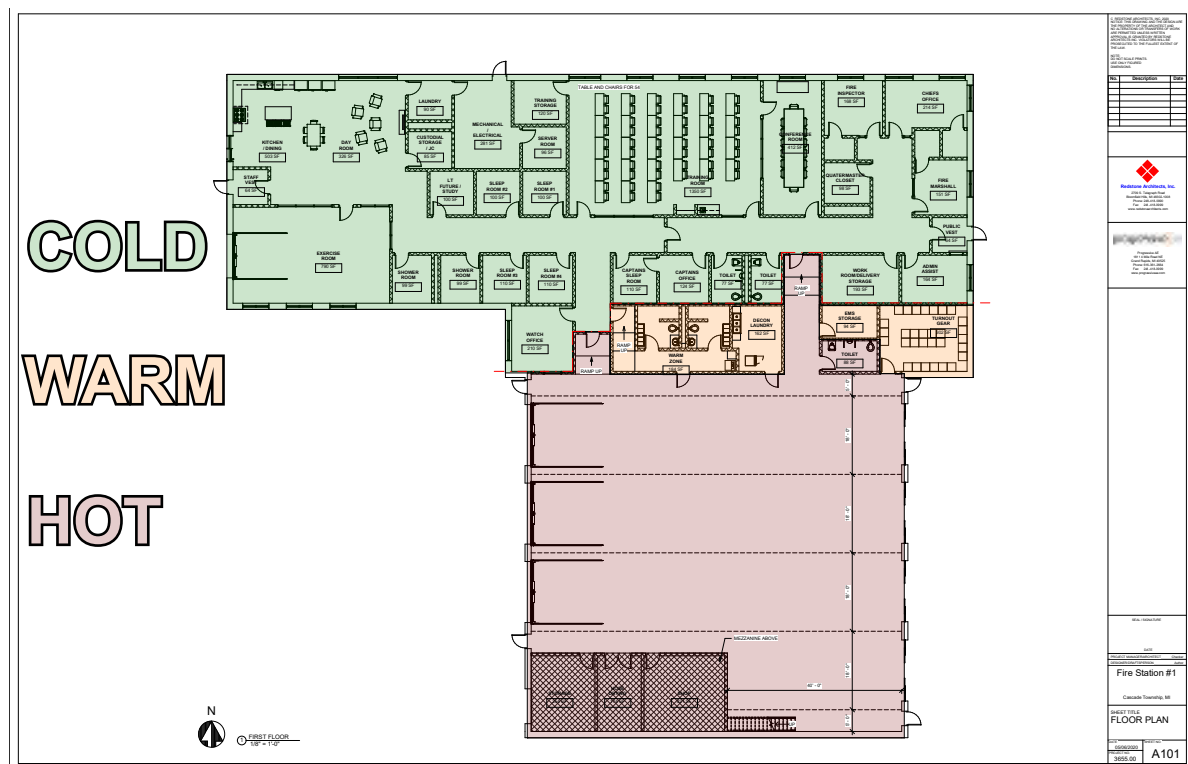
The **Hot Zone** represents the Apparatus Bay and support spaces and contains the highest level of carcinogens.

The **Warm Zone** refers to the spaces that have positive pressure and are separated from the Hot Zone. The Warm Zone personal decon space allows firefighters to shower and change, removing any carcinogens, as they transition between the Hot and Cold Zones. This transition space aims to minimize the transmission of carcinogens into the Cold Zone.

These spaces may include:

- Personnel Decon
- Turnout Gear Room
- Gear Decon/Laundry Room
- EMS Storage Room

The **Cold Zone** includes suppression living areas and administrative functions that should have no exposure to carcinogens.



RELEVANT CODES AND STANDARDS

Relevant Codes and Standards for Design and Construction are, but not limited to, the following:

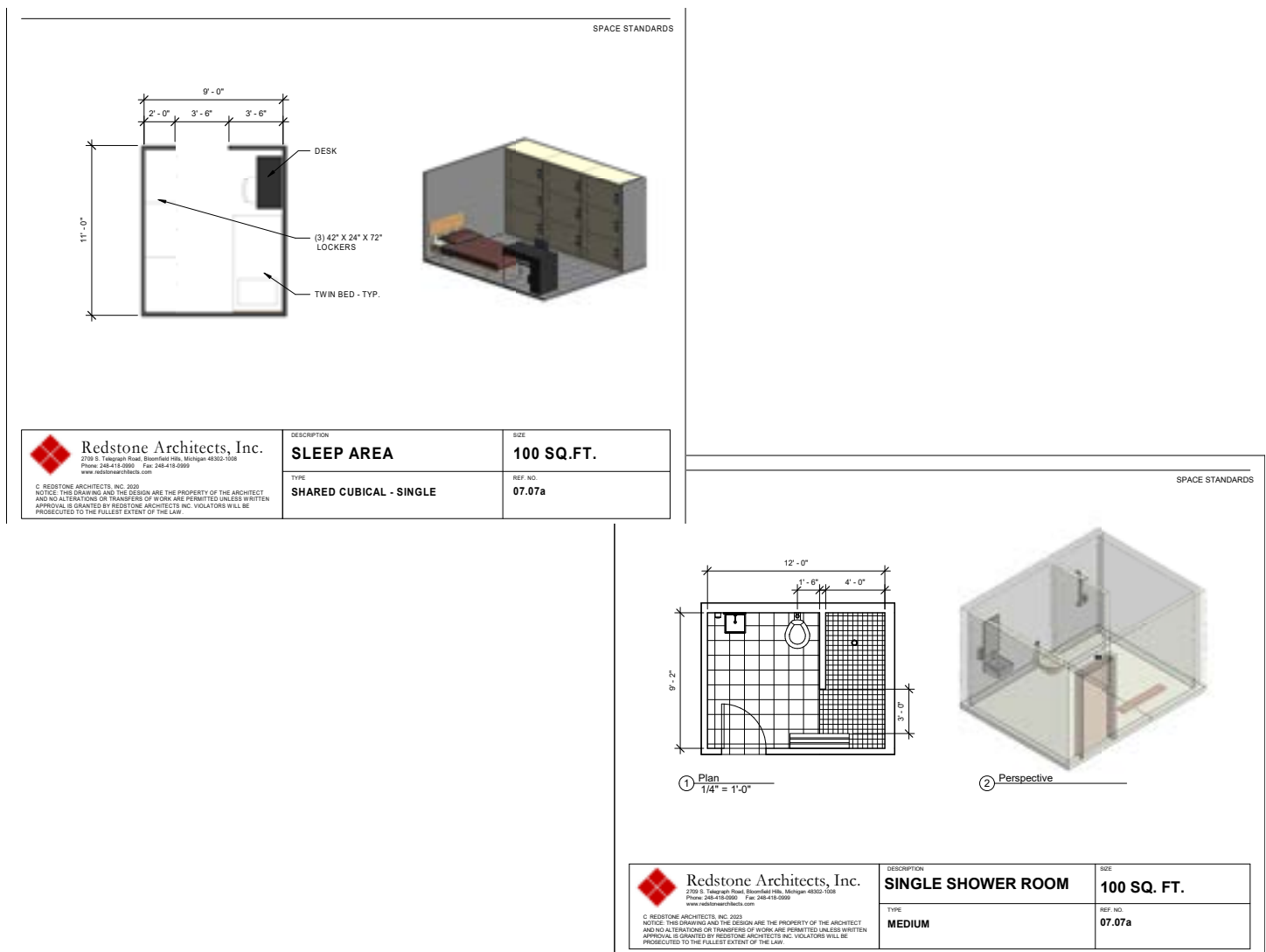
- Fire Suppression Rating Schedule: Schedule used for obtaining an ISO Rating
- NFPA 1500: Standard on Fire Department Occupational Safety and Health Program
- NFPA 1581: Standard on Fire Department Infection Control Program
- NFPA 1710: Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments
- NFPA 900: Building Energy Code
- NFPA 5000: Building Construction and Safety Code
- Americans with Disabilities Act 2010
- Current State Building Code 2015
- Current International Fire Code 2015
- Current State Energy Code
- MIOSHA Part 74 Rule 7415
- NFPA 1971-2018 Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting
- ICC-500 and FEMA Storm Shelter Design

SPACE STANDARDS/INNOVATIVE IDEAS

Individual Sleep Rooms and Shower Rooms, in lieu of male/female locker rooms and bunk rooms, have become a standard rather than a trend.

The benefit of providing individual Sleep and Shower facilities includes:

- Allows any gender privacy
- Reduces the cost of construction by providing space for the number of staff required rather than “guessing” the quantity of male/female facilities the station may need in the future. This eliminates unused space from the building.
- Provides a private and quiet sleep room for firefighters that may have a need for an alternate sleeping schedule.
- Private sleep rooms also provide a space for nursing mothers, religious reflection/prayer, and quiet decompression from stressful situations.



PRELIMINARY DESIGN

Firm Name	Discipline	Cost
PEA	Due Diligence & Conceptual Site Planning	\$7,500
PEA	Preliminary Site Plan	\$23,500
PEA	Preliminary Landscape Plans	\$3,500
SDI	Structural Engineering	\$14,400
A3C	Architectural Design/Project Management	\$89,500
MAE	MEP Engineering - Full Design	\$19,350
TOTAL BASE DESIGN FEES FOR PHASE:		\$157,750

FINAL DESIGN

Firm Name	Discipline	Cost
PEA	Final Site Plan (Engineering CDs)	\$29,500
PEA	Final Landscape Construction Plans	\$2,000
SDI	Structural Engineering	\$15,000
A3C	Architectural Design/Project Management	\$67,500
MAE	MEP Engineering - Full Design	\$15,050
TOTAL BASE DESIGN FEES FOR PHASE:		\$129,050

BIDDING AND CONSTRUCTION

Firm Name	Discipline	Cost
PEA	Construction Permitting	\$6,000
PEA	Bidding	\$2,250
PEA	Construction Administration & Meetings	\$9,250
SDI	Structural Engineering	\$4,800
A3C	Architectural Design/Project Management	\$43,750
MAE	MEP Engineering - Full Design	\$8,600
TOTAL BASE DESIGN FEES FOR PHASE:		\$74,650

CONTRACTOR COSTS, GENERAL CONDITIONS, PROJECT MANAGEMENT

Firm Name	Discipline	Cost
PHX	Pre Construction Services	\$12,500
PHX	Project Supervision	\$124,400
PHX	Project Manager	\$42,487
PHX	Project General Conditions	\$94,000
PHX	Insurance	\$40,800
PHX	Bond	\$52,000
PHX	Building Permit	\$54,500
PHX	Construction Services and Fee	\$175,000
TOTAL CONTRACTOR FEES:		\$595,687

Contingencies to be Determined with DB Team and Owner, usually 10% Design Phase and 10% Construction Phase

FEE SUMMARY

Firm Name	Discipline	Cost
PHX	Construction	\$595,687
PEA	Civil Engineering	\$78,000
PEA	Landscape Architecture	\$5,500
SDI	Structural Engineering	\$34,200
A3C	Architectural Design	\$200,750
MAE	MEP Engineering	\$43,000
PROJECT TOTAL BASE PROFESSIONAL FEES:		\$957,137

Building design and Construction fees are based on a 18.77% of a project budget of \$5.1M (15,700 SF @\$325/SF)