Ordinance 139 **-2020**

Authorizing The Mayor, Finance Director And Fire Chief To Enter Into An Agreement With Buehrer Group Architecture & Engineering, Inc., 314 Conant Street, Maumee, Ohio 43537 To Provide Professional Architectural and Engineering Services for The Central Fire Station – Phase 1, In A Total Amount Not To Exceed Three Hundred Fifty-Eight Thousand Twenty and 00/100 Dollars ($358,020.00); And Declaring An Emergency

Summary and Background

The Fire Department advertised and requested qualification statements from qualified professional architects and engineers to provide Phase 1 -Preliminary Design/Detailed Construction Plans & Specifications, Final Construction Plans & Specifications/ Bidding Services; and Phase 2 –Construction Inspection and Administration for the Central Fire Station.

Letters of Interest were received from App Architecture, Bergman Architects/ Engineers/Planners; Beilharz Architects Incorporated; Brandstetter Carroll, Inc.; BSHM Architects, Inc.; Buehrer Group Architecture & Engineering, Inc.; The Collaborative; DLZ Ohio Inc.; McCall Sharpe Architecture; PMBA Architects; Poggemeyer Design Group, Inc. Poulos & Schmidt Design Group; Thomas Porter Architects; Stough and Stough Architects; Virtual Design Studios and Williams Architect.

Buehrer Group Architecture & Engineering Inc. has been determined by the Fire/Rescue Department to be most qualified for the requested professional architectural and engineering services.

The attached "Exhibit A" has been reviewed by the Fire/Rescue and is determined to be fair and reasonable for the work required.

The Fire/Rescue Department is recommending to proceed with Phase 1 services ($358,020.00) for the project.

The said architectural services is included in the proposed 2021 C.I.P. Municipal Budget in Account 260.1500.52540. **Now, Therefore,**

Be It Ordained By The Council Of The City Of Oregon, Ohio, That:

Section 1. The Mayor, Finance Director and Fire Chief are hereby authorized to enter into an agreement with Buehrer Group Architecture & Engineering, Inc., 314 Conant Street, Maumee, Ohio 43537 to provide Professional Architectural and Engineering Services for the Central Fire Station –Phase 1 in a total amount not to exceed Three Hundred Fifty-Eight Thousand Twenty Dollars and 00/100 ($358,020.00) in accordance with "Exhibit A", attached hereto and made a part hereof.

Section 2. Funding will be appropriated in Account 260.1500.52540 as part of the 2021 Budget.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Revised Code of Ohio and that the reading and adoption of this Ordinance complies with the provisions of Article III, Section 9 of the city Charter as amended.

Section 4. This Ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and signature by the Mayor. The reason for the emergency lies in the fact that this Ordinance is necessary in order to hire the consultant and proceed with the project in a timely manner.

Vote on passage as an emergency: Yeas 7 Nays 0 Abs 0

Passed as an emergency measure: December 21, 2020

President of Council

Approved:

Mayor

Attest:

Clerk of Council

Ordinance No. 139-2020 **Item No.** 139-2020

Exhibit A

BUEHRERGROUP
architecture & engineering, inc.

314 Conant Street,
Maumee, Ohio 43537

p 419.893.9021
f 419.893.9027
w buehrergroup.com

December 16, 2020

Dennis Hartman, Fire Chief
City of Oregon
5002 Seaman Road
Oregon, Ohio 43616

RE: Fee Proposal for City of Oregon, Central Fire Station

Dear Mr. Hartman,

Buehrer Group Architecture & Engineering, Inc. is pleased to submit the requested Fee Proposal for the new City of Oregon, Central Fire Station. Buehrer Group has partnered for this project with Mull & Weithman Architects, Inc. who have established a reputation for excellence in the planning and design of public safety facilities and in particular, fire stations. Together we look forward to incorporating the facilities that they have studied and developed into the City of Oregon's new Central Fire Station project.

Please find below the basic services for the new Central Fire Station that shall include the following deliverables:

PROJECT SCOPE

Based on the RFQ, interview preparation, actual interview, and meeting with the City of Oregon on December 14, 2020, we understand the requested professional services for the design of a new Central Fire Station to service the Oregon Fire Department. The site for the proposed new fire station will be on public property located off Wynn Road between Navarre Avenue and Pickle Road.

PRE-DESIGN PHASE - (3 Meetings included)

Mull & Weithman will lead the Pre-design efforts and work collaboratively with Buehrer Group, beginning with the Programming / Program Verification phase of the project development. To accomplish these tasks the following services will be provided:

DEPARTMENT UNDERSTANDING

1. Kick off Meeting & review of the previously completed OFCA Feasibility Study and review with the Buehrer Group and the City of Oregon.
2. Existing Facility Assessment
   - tour of existing facility, apparatus, and equipment.
   - Photographic documentation.
   - Interviews with key Fire personnel.
   - Fire Chief Survey – **This has already been provided and returned.**
   - Review with Fire / City Administration.
3. Review of runs by type and location (existing and anticipated).
4. Relevant Facility Tours with Fire and City personnel. **Review of lessons learned on previous tours completed by the City of Oregon. Additional tours if desired.**
5. Documentation of future Goals.

Kent D. Buehrer, AIA, PE, F. NSPE, RCDD, LEED AP, president
Brent A. Buehrer, AIA, LEED AP, vice president
Sam Muhsen, PE, MSCE, SECB, LEED AP, treasurer
Christopher J. Gaffney, PE, LEED AP, partner
James Price, AIA, NCARB, LEED AP, partner
Michael Rowe, AIA, NCARB, LEED AP, partner

6. Existing Facility operations / understanding Department Specific SOP's.
7. Examination of overall Department Strategic Plan.

PROGRAMMING

1. Determination of spaces required for Facility operations based on information gathered during Project Understanding phase (Operations based Design).
2. "Conceptual Space Needs Outline" of spaces to be included for the new facility.
3. Space diagrams including operational requirements and space attributes.
4. Building diagrams including the required spaces corresponding to the proposed site.

SITE ANALYSIS

1. Detailed Site Analysis for proposed site including studying the new facility with respect to:
   - Size & Shape of parcel
   - Response Time – NFPA 1710
   - Apparatus and POV circulation / separation
   - Parking for volunteer responders / appropriate location based on response times.
   - Road Frontage & Access
   - Topography
   - Zoning
   - Utilities and Drainage
   - Environmental / Historical
   - Soil Composition
   - Security
2. Discussions with City Administration regarding site conditions.
3. Site Concept sketches and diagrams.

SCHEMATIC DESIGN PHASE - (3 Meetings included)

Mull & Weithman will lead this Schematic Design Phase and Buehrer Group will actively participate and assist working collaboratively with Mull & Weithman during this phase. Buehrer Group will assist and critique in development of this phase with regards to the following:

1. Preliminary Code review and analysis.
2. Preliminary Site Plan drawing showing proposed station located on the site.
3. Floor Plan(s) showing layout and circulation.
4. Exterior Elevation development.

DESIGN DEVELOPMENT PHASE – (1 Meeting included)

Buehrer Group will lead this phase and Mull & Weithman will assist and work collaboratively with Buehrer Group during the Design Development Phase. Deliverables to include RFP Phase 1 Services.

CONSTRUCTION DOCUMENT PHASE – (2 Meetings included)

Buehrer Group will lead this phase and Mull & Weithman will assist and work collaboratively with Buehrer Group during the Construction Document Phase. Deliverables to include RFP Phase 2 Services.

CONSTRUCTION INSPECTION AND ADMINISTRATION PHASE

Buehrer Group will lead this phase and Mull & Weithman will assist and work collaboratively with Buehrer Group during the Construction Inspection and Administration Phase. Deliverables to include RFP Phase 3 Services.

COST OF SERVICES

The fee listed below is an estimated amount based on the Project Scope and assuming typical design

circumstances. We understand the overall Project Budget to be $ 6,500,000.00, with $ 5,100,000.00 anticipated for the construction costs, with the balance of $ 1,400,000.00, allocated for the project Soft Costs. We suggest the overall A/E Fee to be 9% of the Construction Cost or $ 459,000.00 with the following percentage break down of fees based on these different phases:

Phase 1	Fee %	Phase Fee
Programming / Pre-design	5%	$ 22,950.00
Schematic Design Phase	18%	$ 82,620.00
Design Development Phase	22%	$100,980.00
Construction Document Phase	30%	$137,700.00
Bidding & Negotiation	3%	$ 13,770.00
Total Basic Services	100%	$358,020.00

Phase 2	Fee %	Phase Fee
Construction Administration	20%	$ 91,800.00
Closeout	2%	$ 9,180.00
Total Basic Services	100%	$100,980.00

SERVICES NOT PROVIDED

- Phase I Environmental Assessment
- Asbestos Survey
- Geotechnical Investigation (Soils Report); it is recommended that his is done once the Schematic Design has been completed
- Site Boundary, Topographic, and Utility Survey (including flood plain investigation); to be provided by the City of Oregon
- ICC 500 Peer Review (OBC Requirement-Independent Reviewer for Storm Shelter obtained by Owner to avoid conflict of interest)
- Special Inspections and Tests (OBC Requirement-Independent Testing Agency obtained by Owner to avoid conflict of interest)

We appreciate the opportunity to submit this fee proposal and look forward to working with the City of Oregon on this upcoming project. If you have any questions, please feel free to contact me.

Respectfully submitted,

Michael Rowe, AIA, NCARB, LEED AP ID+C
partner / architect

BUEHRERGROUP
architecture & engineering, inc.
A LEED Gold Facility
p 419.893.9021
f 419.893.9027
e michael@buehrergroup.com

314 Conant Street, Maumee, Ohio 43537 USA | www.buehrergroup.com