



# NEW CITY BUILDING CITY OF DAYTON, KY

Statement of Qualifications  
for Architecture, Engineering,  
and Other Related  
Professional Services

City of Dayton, KY

November 28, 2017

**KZF DESIGN**

Designing Better Futures



**TABLE OF  
CONTENTS**

- TRANSMITTAL LETTER
- FIRM BACKGROUND AND OVERALL QUALIFICATIONS
- KEY PROJECT STAFF
- PROJECT APPROACH
- RELEVANT EXPERIENCE
- REFERENCES
- APPENDIX I: RESUMES
- APPENDIX 2: PROJECT EXAMPLES
- APPENDIX 3: CONCEPT SKETCHES

28 November 2017

Mr. Michael Giffen, City Administrator  
City of Dayton  
514 Sixth Avenue  
Dayton, KY 41074

Subject: Architecture, Engineering, and Other Related Professional Services for the City of Dayton New City Building

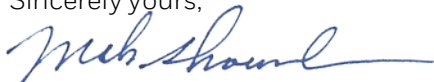
Mr. Giffen,

KZF Design is pleased to submit our qualifications for Professional Services for the New City Building for Dayton, Kentucky. Our team recognizes the City of Dayton's ongoing commitment to a heightened level of design and service to your staff and citizens, and we are excited at the opportunity to strengthen our relationship with you through this new facility. Your project is a unique opportunity to redefine a significant intersection on your main commercial street. The New City Building can be designed in a number of ways to re-establish and reinforce a significant portion of your urban streetscape. The two Veterans Memorials are important components of this project, too, presenting further opportunities to strengthen their place in the community as well as enhancing the overall design. We have included some initial thoughts on the design in an Appendix to our submittal to share with you.

To this end, we have assembled a team of design professionals with the capabilities to meet your expectations of design quality and budget. Our team understands the responsibilities that come with stewardship of public funds, and we take expenditures of such funds very seriously, whether for service fees or construction costs – every public dollar spent must provide value back to the community. Our team of architects, engineers, and interior designers has learned through extensive experience the pitfalls and barriers to anticipate and more importantly how to overcome them. We understand your mission and your public role and realize the opportunities and challenges they present.

Thank you for the opportunity to offer these services. I trust the following proposal meets the City of Dayton's needs and desires. We would welcome the opportunity to meet with you and your selection committee and further discuss our initial concepts. If you have any questions, please feel free to contact me at your convenience.

Sincerely yours,



KZF Design  
Mark D. Shoemaker, AIA  
Director of Public Facilities

## FIRM BACKGROUND AND OVERALL QUALIFICATIONS



Located in a historic building in downtown Cincinnati, **KZF Design** is one of the most comprehensive, multidisciplinary design firms in the Midwest. Since 1956, our clients have recognized KZF as a leader in design excellence, service and project management in the design of projects throughout the Ohio-Kentucky-Indiana region as well as across the United States.

### AREAS OF SPECIALIZATION

KZF Design provides the following discipline expertise:

- Architecture
- Criteria Architecture/Engineering
- Sustainable Design
- Interior Design
- Mechanical/Plumbing Engineering
- Electrical Engineering
- Planning
- Site/Civil Engineering/Utilities
- Traffic/Transportation Engineering
- Structural Engineering
- Cost Estimation
- Constructability/Construction Administration & Inspection

KZF's project teams specialize in work ranging from small to very large, complex projects—from purely functional buildings to high image, award-winning designs—and from conventional project design to design/build and other project delivery methods. No matter what projects entail, we are fully committed to addressing the particular needs and highest aspirations of our clients. We believe in traditional Midwestern values -- honesty, integrity and a strong work ethic. *KZF anticipates performing all of the required design services in-house.*

### FIRM HISTORY

As a full-service architecture and engineering firm in operation since **1956**, KZF Design has extensive experience with a wide array of architectural and engineering disciplines. KZF was founded as a partnership in Ohio by a mechanical/electrical engineer, a civil/structural engineer, and two architects. Over the years, KZF also added interior design, planning, and signature brand identity to its mix of design services.



## FIRM BACKGROUND AND OVERALL QUALIFICATIONS



### HONORS AND AWARDS

KZF Design has been recognized locally and regionally for design excellence. A selection of our recent awards includes:

#### 2016

- Cincinnati Design Awards, Honor Award for Built Work  
Smale Riverfront Park; Cincinnati, OH

#### 2014

- American Institute of Architects, Cincinnati Chapter 2014 Design Awards Merit Award for Architectural Advancement  
University of Cincinnati DAAP Facade Renovation; Cincinnati, OH
- Hamilton County (OH) Regional Planning Commission, Frank F. Ferris Planning Award  
Downtown Anderson Plan, Anderson Township, OH

#### 2013

- Design/Build Institute of America (DBIA)-2013 Merit Award - Civic Buildings  
711th Human Performance Wing; Wright Patterson, AFB
- National Recreation and Park Association-2013 Facility or Park Design Award  
Cincinnati Smale Riverfront Park
- American Planning Association (APA), 2013 National Planning Excellence Award for Implementation  
Cincinnati Central Riverfront Plan; Cincinnati, OH
- American Council of Engineering Companies (ACEC) of Georgia, Honor Award  
Starship Dining Facilities and Barracks Renovation; Ft. Jackson, SC

#### 2012

- Precast/Prestressed Concrete Institute, 2012 Design Award -Best Military Project  
711th Human Performance Wing Complex - Wright-Patterson AFB, OH
- US Air Force Design Awards Program, 2012 Citation Award - Facility Design  
711th Human Performance Wing; Wright Patterson, AFB

#### 2011

- American Institute of Architects, Cincinnati Chapter 2011 Design Awards Honorable Mention for Built Work  
KZF Design Headquarters - Cincinnati, OH
- GreenSite Awards, 2011 Award for Municipal Buildings  
Toho Water Authority Administrative Headquarters - Kissimmee, FL
- Tilt-Up Concrete Association (TCA), 2011 Tilt-up Achievement Award - Office Division  
Toho Water Authority Administrative Headquarters; Kissimmee, FL

**FIRM BACKGROUND  
AND OVERALL  
QUALIFICATIONS**



**QUALIFICATIONS**

KZF Design provides the City of Dayton with the design team of Mark Shoemaker, Project Manager, and David Ross, KZF's Director of Design. Mark and David have over 50 combined years of experience providing design solutions for local government clients, and dedicate their time to maintaining knowledge of the standards and trends in public safety and law enforcement facility design. They have completed over 70 public safety projects, and have regularly presented at industry conferences and authored articles for publication.

Their combined experience includes the following projects, completed for a previous firm:

**Indian Hill Administration & Police - Indian Hill, OH**

David was the project designer for a complete renovation and expansion of the Village of Indian Hill Police Station and City administrative offices. This \$5M project included complete redesign of the police department including administrative offices, dispatch, prisoner intake and processing, evidence processing and holding, staff support facilities including training, locker rooms and briefing. The administrative office renovations/expansion included a new council chambers, and new/renovated administrative offices.

**Hamilton Township Administration & Police Facility - Hamilton Twp, OH**

The Hamilton Township Administration Building includes the Hamilton Township Hall, administration offices and police department. The township offices include Trustee offices, administrative offices, and the zoning department. A Township Hall provides public meeting space for the Township. The police department includes sallyport, prisoner processing, evidence processing and storage, briefing room, offices, a training room, fitness room and staff locker rooms. Mark was the Project Manager/Architect for the Design Architect of this project that was built as a Construction Manager led construction project.

**Goshen Township Administration & Police Facility - Goshen, OH**

This 24,000 SF Administration Building includes the Goshen Township Police Department and Township Administrative offices. Mark was Project Manager for the Design Architect for this project that was completed as a Construction Manager led construction project. The facility includes a Township Hall, zoning and administrative offices, a training classroom and fitness room. The police department functions include sallyport, prisoner processing, evidence processing and storage, briefing room, offices and staff locker rooms.  
Monroe Administration & Police Facility - Monroe, OH

**Medfield, MA Safety Building - Medfield, MA**

David was design architect / public safety consultant for a new Public Safety Building. David worked with a local architect to develop an appropriate aesthetic



**FIRM BACKGROUND  
AND OVERALL  
QUALIFICATIONS**



solution for a small traditional Massachusetts community outside of Boston. This \$19 million, 40,000 sq. ft. facility, which includes headquarters for the police and fire departments, occupies a prominent corner on the approach to town center. The program includes an Emergency Operation Center, shared dispatch, centralized IT, shared community room, 6 apparatus bays for fire, training tower, sleeping / living quarters, fire and police offices, police operations including prisoner processing, holding, and secure sally-port. The predominantly brick structure with clock tower is designed to complement other public buildings in the vicinity especially the historic Village Hall.

**Scituate, MA Public Safety Building - Scituate, MA**

David worked as public safety consultant and project designer for this public safety building. The new facility is configured to provide the most efficient relationship between public access, fire station and police functions. The 30,000 SF building includes public areas, operational spaces for fire and police, headquarter offices for fire and police, 3 drive-through apparatus bays and apparatus support. The massing breaks the fairly large structure into smaller masses which are grouped to provide a “village” feel to the site.

**City of Monroe Municipal Building - Monroe, OH**

The Monroe Municipal Building was designed to anchor the south edge of historic downtown Monroe, while defining a “town square” with clock tower and integrating into the city’s streetscape concept. The 2-story structure incorporates Municipal administration functions as well as the Municipal police department. The building is scaled as 2 volumes, holding the street edges and capturing the traditional scale of the historic town center. The street level consists of the council chamber and administration offices while the lower level, which opens up to a parking area behind the building, includes the police department and a community room. Exterior materials of brick and cast stone relate to existing structures in the area and the public area interiors are developed with durable terrazzo flooring and detailed with stained wood trim and exposed wood trusses.

Mark and David are continuing their relationships with Hamilton Township, Goshen Township, and the City of Monroe with current KZF projects.

KEY PROJECT  
STAFF



**Mark Shoemaker, AIA, LEED AP**  
Project Manager

**David Ross, AIA, LEED AP**  
Director of Design

**Brady Hartmann, RA, LEED AP**  
Project Architect

**Mark Bukala, PE, LEED AP BD+C**  
Structural Engineer

**Jason Park, PE, LEED AP**  
Mechanical Engineer

**Jon Wiley, PE**  
Civil Engineer

**Edward Stegman, PE, LEED AP BD+C**  
Electrical Engineer

**Eric Anderson, AICP, LEED AP ND**  
Urban Designer



**Joseph Kramer, PE, PLS**  
Project Manager

**Kevin Hanson, PE**  
Civil Engineer

**Donald Stegman, PE, PLS**  
Civil Engineer

**Steven Stubbs, PLS**  
Survey Manager



**Chris Manning, PLA**  
Landscape Architect

**David Whittaker, PLA**  
Landscape Architect





## KEY PROJECT STAFF



With over 60 design professionals working side-by-side under one roof, KZF is able to offer the best in collaborative design for a full range of services.

KZF has an in-house multi-disciplinary staff of architects, engineers, interior designers, and constructability professionals, and branding/graphic design professionals, along with BIM 3-D computer modeling and interactive web professionals. KZF also has 19 LEED Accredited Professionals across six disciplines to meet your sustainable design needs.

The team selected for the Dayton City project is outlined on the following pages.

### KEY TEAM MEMBERS

**Mark Shoemaker, AIA, LEED AP** is Director of Public Facilities at KZF and **Project Manager** for this project. He is responsible for leading KZF's efforts in delivering architectural and engineering services for local government clients. Over the past 15 years, he has completed over 70 local government projects: administrative buildings, public works facilities and public safety facilities (including over 50 fire station projects). He has been a regular presenter at the Station Style Conference and the FIERO Fire Station Symposium, has also authored several articles for fire industry publications, including "Training at the Station" for the August 2015 issue of FIREHOUSE magazine.

**David Ross, AIA, LEED AP** is **Director of Design** at KZF and is responsible for the creation, communication and execution of design solutions which create intentional client experiences and improved outcomes. David has over 30 years of experience including public facilities, schools, multi-family housing, office and mixed-use facilities. His extensive local government work includes nearly 100 public projects such as fire stations, police facilities and administration offices. His award-winning success is attributed to his ability to lead design teams in listening, solving problems, and developing creative solutions to fulfill project objectives. David's easy style works well within client groups and community organizations.

**Brady Hartmann, RA, LEED AP** is a **Project Architect** and LEED Accredited Professional in KZF's Government division. He is proficient in AutoCADD, Revit, Microstation, and SpecsIntact, and he has special expertise with codes and accessibility code requirements. His strong aptitude for architecture (both from a pragmatic and aesthetic standpoint) have served him well on numerous projects. His work includes fire stations, public safety facilities, housing, educational facilities, laboratories, medical facilities, parking garages, museums, galleries, streetscapes, office buildings, and garages.

## KEY PROJECT STAFF



**Jason Park, PE, LEED AP**, is the **Mechanical Engineer** for this project. Jason is a Senior Mechanical Engineer with 22 years of engineering and construction experience, including pre-contract engineering, scope development, energy modeling, engineering and design of construction documents, construction administration and project commissioning and management of a project from start to finish. Jason's engineering experience includes HVAC, building energy simulations, laboratory and healthcare HVAC systems, chilled water, heating hot water, steam, refrigeration, plant water, plant air, and product processing systems.

**Ed Stegman, PE, LEED AP BD+C** is KZF's Director of Electrical Engineering Services, and the **Electrical Engineer** for this project, responsible for designing lighting, power distribution, voice and data communication, fire alarms, security systems, sound systems and AV systems, producing electrical drawings and specifications and performing field inspections. Ed has worked on a variety of project types for both private and public sector clients, and he is proficient in MicroStation, Lumen Micro and Visual lighting programs, as well as various voltage drop and short circuit programs.

**Mark Bukala, PE, LEED AP BD+C** is the **Structural Engineer** for this project, responsible for design and preparation of contract documents, including working with the client, supervision of draftsmen, project coordination with other disciplines and consultants, specification writing and field inspections. He is experienced as a project engineer and has also performed project management functions including contract administration, scheduling and cost control. In addition, he is experienced in designing specialty structures and scaffolding. He combines technical expertise with practical experience gained from working in the construction industry, starting at the age of 12 when he worked with his father, building architectural structures in the family business.

**Jon Wiley, PE**, is Director of KZF's Transportation Group, and **Civil Engineer** for this project. He has over 30 years of experience in traffic engineering including signal design, impact studies, and his specialty - corridor improvement projects. Jon is also responsible for design and management for a wide range of roadway and planning projects including geometric design, environmental process, alternative analysis and project development. Overall, Jon is able to impartially analyze problems and make effective decisions that lead to a quality project.

**Eric Anderson, AICP, LEED AP ND**, is the Urban Planner for this project. He has ten years of experience as a planner and designer at KZF and has worked on a variety of project types including neighborhood plans, streetscapes, plazas, bicycle and pedestrian facilities, parks, signage/wayfinding, public spaces and infrastructure. Eric's experience and graphic skills aid our clients in visualizing their concepts and ideas. His LEED AP for Neighborhood Development



KEY PROJECT  
STAFF



provides our clients with a resource for the design and development of neighborhoods that meet accepted high levels of environmentally responsible, sustainable design.

Our team also includes the following subconsultants, chosen for their expertise in specialty disciplines, and experience working with both the City of Dayton and the KZF Design team:



**CARDINAL**  
**ENGINEERING**  
**LAND SURVEYING**

Cardinal Engineering Corporation, located in Wilder, KY, is a Small Business enterprise providing Civil Engineering and Surveying services in Kentucky, Ohio, Indiana, and multiple other states. Cardinal Engineering serves educational, health, industrial, commercial, and residential clients, along with federal, state, county, and municipal governments. Cardinal Engineering's staff is familiar with the City Building project site, having completed streetscape work in the area. They are also currently working with KZF on the Dayton Riverfront Commons Bike Trail, Phase I-II project.



Human Nature was created in 1995 to focus upon the planning/design of parks, preserves, trails, greenways, streetscapes, neighborhoods, plazas and public art. For twenty-two years, Human Nature has provided site analysis, planning, design, and management services to their client base of municipal, institutional, commercial and private clients. They have extensive experience in master planning and implementing large complex projects with multi-disciplinary teams and have enjoyed the opportunity of working with multiple local and national architecture firms on campus projects including elementary, high school, and college campuses. Human Nature is currently working with KZF on the Dayton Riverfront Commons Bike Trail, Phase I-II project, and will be providing Landscape Architecture services on this contract.

The professionals assigned to the Dayton City Building project make up a core team experienced with A/E projects for local and state clients. The team proposed for this project all have the availability and flexibility to “hit the ground running” on your project.

Resumes for the key project staff assigned to this project are attached in Appendix 1: Resumes.

## PROJECT APPROACH

### PROJECT APPROACH

KZF Design's approach to the Dayton City Building project is focused on collaboration. This involves not only collaboration between the firms that make up our design team, but also collaboration between our team and the City of Dayton.

Your project begins with a kick-off meeting to review the project's objectives and goals, discuss the scope of work, review the list of necessary background information, and plan the schedule of meetings, visits, and deliverables. The kick-off meeting is an opportunity for matters regarding project scope and deliverables, and any last minute contractual issues, to be resolved.

KZF has developed tools that facilitate an interactive process whereby all stakeholders designated by the client have the opportunity to actively engage in the process. The process starts with a questionnaire developed specifically for projects like yours. We encourage that this questionnaire be completed as a group, soliciting input from City administration and Dayton Police Department staff, and returned to KZF prior to our initial programming meeting. We find that this facilitates communication among our clients' team members prior to that initial meeting as well as providing important information to our team preparing for the meeting. We are better prepared for the meeting, resulting in a meeting that is more productive and efficient for those client participants who are devoting valuable (and oftentimes personal) time to the process.

Our use of room diagrams and room data sheets facilitate communication between our staff and stakeholders assuring that the needs of each functional area are understood on a room-by-room basis. Room sizes are discussed, including specific furniture and equipment requirements for each room, assuring that the size of each space is correct. This translates to an accurate understanding and projection of the total building size, allowing us to review anticipated project costs at a very early stage and to work with our client to make adjustments and establish priorities at a very early stage – prior to actually starting design. This process is not only strategic from an interactive process, but also becomes a part of the project record. Room diagrams, program summaries, cost projections and room data sheets become a part of the recorded meeting minutes distributed among all team members.

Our design team will take your space and schedule requirements, begin to develop options and measure them against your program requirements. At this early phase, discussions will help in reviewing alternatives and establishing a preferred design direction for the building and site design and overall image. Our holistic design charrette process is used to facilitate an interdisciplinary response to the project requirements at various stages of development. The charrette is more than just a meeting - it incorporates the various disciplines' tools of sketching, modeling, and computer-aided design to visualize solutions





## PROJECT APPROACH



to the client's goals and needs. This dynamic communication results in a better, more effective process for the team, which yields the best possible results for the client.

A presentation at the end of the Schematic Design phase will be held to review and solidify the design, review the opinion of probable cost, and gain sign-off prior to proceeding with the Design Development phase.

During Design Development we will further refine the overall project design and identify specific building systems, materials, and finishes that we propose to use. The building and site design will be further with development of the building structural, mechanical and electrical systems.

Construction documents will be prepared upon receiving approval on the Design Development phase design and budget. Depending on the budget analysis, value engineering will be applied to the building design and systems. The Construction Documents, including building plans and specifications, will contain the level of detail required to competitively bid, to acquire the necessary building permits and to construct.

Working with your staff and legal counsel, our team will prepare the bid documents and contract documents and coordinate the efforts to secure competitive bids in an open public bid process. We will conduct a pre-bid meeting and prepare any addenda required in responses to bidders' questions. Once bids are received we will review and make a recommendation concerning award.

After contract award, we will continue to assist you with administration of the construction phase. Our services will include attendance at regularly scheduled progress meetings, review construction progress (including progress reports), reviewing and certification of pay applications and assisting with closeout procedures including punch list, securing Owner's manuals and warranties and preparation of the Certificate of Substantial Completion. As the project nears the one-year anniversary date, we will conduct a warranty inspection to ascertain if any repairs are required under the Contractor's warranty.

### QUALITY CONTROL

Quality control begins with a thorough understanding of the goals and objectives for your project. This includes an understanding by all the team members and client representatives and is facilitated by the project manager through discussions during negotiations, team meetings, and comprehensive kickoff meetings. Interim team review meetings further supplement this where the project development is measured against the goals and objectives.

KZF's quality control process is in place to assure our design submittals comply with our clients design standards, with the goal of providing a complete, accurate

## PROJECT APPROACH



product that meets our client's needs and expectations. Our team will be tasked to sufficiently review and check our submittals so that the City of Dayton can focus on your day-to-day requirements and programs.

At the beginning of a project a quality control team of Independent Technical Reviewers (ITR) is formed in concert with the formation of the project design team. For each design discipline, a QC/checker is designated who is separate from the designer of record, but equal in capability and experience. The QC/checker team is headed by the Design Quality Control Manager (DQCM) who is of equal seniority to the project manager, and acts as a respected but impartial peer reviewer.

An outline of our quality management process includes:

- Identification of required A/E disciplines and best individual team members based on project requirements
- Documentation and approval of project scope, budget limitations, and schedule
- Quality, cost, and schedule objectives clearly defined and communicated to all team members.
- "Heading checks" to assure that project objectives are guiding the process and are being met
- Informal internal "over the shoulder" reviews to enhance communication
- Regular coordination throughout the design process. Weekly internal design meetings and sharing of design drawings enable our staff to make the right decisions utilizing face-to-face meetings, conference calls, emails and project websites
- Progress status and objectives communicated within the team and with the client and end-user utilizing meeting notes with action items assigned to individuals
- Following the quality review schedule, a week or two prior to the due date, review sets will be distributed to the ITR from each discipline and the DQCM, as well as the Project Manager.
- A designated QA/QC team conducts quality assurance reviews prior to critical preliminary, interim, and final document submittals by designated members of the QC team
- Conflicts/questions are quickly resolved to eliminate avoidable delays and maintain the overall level of quality and constructability.

Using the QC checklists as a guide, timely feedback will be provided to the designers so that changes can be made before final submittal documents are prepared. The Design Quality Control Manager (DQCM) is the owner of the

## PROJECT APPROACH



process and will work with the Project Architects and the ITR Team. The DQCM will ensure that each design team member is following proper standards and procedures.

### **CAPACITY TO PERFORM**

As one of the region's larger Architectural and Engineering firms, KZF Design has a diverse staff of more than 60 qualified professionals available to complete a wide array of tasks for every project we undertake. With our multidisciplinary array of design professionals housed together in one office, KZF is able to provide the most comprehensive A/E services possible, resulting in an unprecedented level of quality, service and design. The KZF team has more than sufficient available staff with the specialized knowledge and experience to accommodate the capacity of this contract. Our team will be available to begin work on this contract starting with the issue of the Notice to Proceed.

### **BUDGET MANAGEMENT**

KZF Design utilizes the Concept Design and Programming Phase of a project to develop a detailed project program, and to verify the project requirements and construction cost limit. We will work with the City of Dayton to select a third-party Cost Consultant firm to verify our estimates and ensure they meet your budget. Cost and schedule updates are a regular part of our weekly project meetings, and critical cost estimating activities are closely integrated into our project work plan. Typically we develop cost estimates at four points during the course of the project – during program verification, schematic design, design development, and construction documentation. Our cost estimating team is involved at every design milestone, to provide cost oversight and ensure that requirements are being met within the project budget.

Our team's cost management process is an integral part of the architectural and engineering development of the project. One of our unique strengths is our ability to accurately project cost implications at the earliest phases of a project, even before design work is initiated.

### **SCHEDULE MANAGEMENT**

KZF has a record of meeting specified deadlines. During a review with the key project stakeholders at the beginning of the project, we identify critical milestone dates and discuss potential risk issues that might create challenges to accomplishing the overall schedule. We use our own organizational process assets and experiences to advise our client and identify, when necessary, alternative design and construction approaches to establish a schedule that is both realistic and achievable.

Our history of meeting our clients' budget and schedule requirements includes the following similar projects:



**PROJECT  
 APPROACH**



**ODOT, Highland County Maintenance Facility**

KZF completed full service Architectural and Engineering design services for a \$6.5M Full Service Maintenance Facility in Hillsboro for the Ohio Department of Transportation. The original overall design was scheduled to take 22 weeks. During the Schematic Design phase, it was discovered that the existing site had many negative geotechnical issues that would greatly affect the budget. KZF worked with ODOT to find a new site, develop alternative site plans and assist during the purchasing of the site. KZF’s team was able to then have the new site surveyed, geotechnical tested and design restarted with a limited impact to the schedule. KZF met the design schedule, but more importantly, thanks to KZF’s focus on Construction Administration and strong cooperation from the General Contractor, the facility was completed by the start of November as originally required. Additionally, the winning construction bid of \$5.3M came in well below KZF’s pre-construction estimate of \$6.4M.

**Deerfield Township, Harlan Township, Fairfield Township, Bloom Township**

KZF completed criteria documents for four separate township clients in 2014, including three fire station projects and one public works facility. All four projects were completed on time, with two (addition to Harlan Township Fire Station and Bloom Township Fire Station) being completed within short time frames to accommodate the clients’ time schedules despite delays in awarding contracts and authorizing commencement of design services.

We have prepared a sample Project Timeline, shown below. Our experience has shown that this timeline is typical for a administration/police project of this size and complexity. We will work with the City of Dayton to meet your desired completion date.

**Dayton, KY City Building**

**Proposed Project Schedule**

TASK	2017	2018											2019				
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Programming Review/Validation	█																
Schematic Design		█	█														
Design Development			█	█	█												
Construction Documents					█	█	█	█									
Bid/Award								█									
Construction Commences									█	█	█	█	█	█	█	█	█

RELEVANT  
EXPERIENCE



**PRIOR PUBLIC DESIGN EXPERIENCE**

Our staff assigned to this project possess decades of experience in fire station/EMS/ municipal facility design on projects of varying sizes and scopes. We have designed new and renovation projects for counties, cities, villages and townships throughout Ohio with excellent results. The professionals that make up our team are knowledgeable and experienced in meeting the needs of public clients with multiple stakeholders. Mark Shoemaker, the Project Manager for this project, also provides significant experience in public safety design. His experience with public safety facilities includes over 30 fire stations completed around the country. Our similar projects include the following:

*For detailed information on these projects, please see Appendix 2: Project Examples.*

**Name of Project: Hamilton Police Department and Municipal Court Facility Study**

**Project Location:** Hamilton, OH

**Project Description:** KZF Design is providing A/E services for an Assessment of the existing City of Hamilton Police Headquarters. Operational inefficiencies and building/infrastructure issues of the current police headquarters and the Municipal Court led the City to explore the viability of building a new combined facility.

**Name of Project: Delhi Township Fire Station**

**Project Location:** Cincinnati, OH

**Project Description:** KZF is providing Criteria A/E services, including programming and preliminary design services and development of the Design-Build Request for Proposals, for a new 11,500 SF fire station. The station will include apparatus bay space, along with offices, living quarters, and support spaces. Site improvements will include the relocation of an existing Firemen's Memorial. Construction is expected to be completed in early 2017.

**Name of Project: Wyoming Public Safety Facility Study**

**Project Location:** Wyoming, OH

**Project Description:** KZF Design provided A/E services for a Needs Assessment of the existing Public Safety Facility. The study included identification of the functional and programmatic requirements of the Police and Fire- EMS Departments; identification of future space requirements; development of conceptual diagrams for potential renovations and expansions; and a basic review of the existing building envelope, and mechanical and electrical systems, based on life expectancy and budgeting purposes relative to potential renovations and expansion.

RELEVANT  
EXPERIENCE



**Name of Project: Madison Township Fire Station 183**

**Project Location:** Groveport, OH

**Project Description:** KZF is providing Criteria Architect services, including programming and development of design-build criteria and bid documents, for the new Madison Township Station 183. The 3.6M, 15,000 SF fire station will include 3 bays, office space, kitchen/living quarters to house a 7-person crew, and turn-out gear storage.

**Name of Project: City of Monroe Public Safety Facility Study**

**Project Location:** Monroe, OH

**Project Description:** KZF Design is providing A/E services for an assessment of the space needs for the Police Department, Fire Department and City Administration, to study the feasibility of either building a new combined Public Safety Facility or separate facilities for each department.

**OTHER RELEVANT EXPERIENCE**

KZF Design has experience with a variety of project delivery types including Design-Bid-Build, Design-Build (as both Criteria Architect and Architect of Record), Construction Manager and Construction Manager at Risk projects. We also have an extensive portfolio of public sector projects, ranging from small municipal facilities to large maintenance facilities for the Department of Defense.

**Rock Island Fire/Police Company Facility Addition & Renovation; Rock Island Arsenal, IL**

KZF Design, as part of a design/build team, provided A/E services for a combined fire/police complex. The complex includes an addition to the existing, historic 9,362 SF building occupied by the Rock Island Arsenal Fire and Police Departments, and a new 19,700 SF addition. The renovation and addition were compliant with the installation's designation as a National Historic Landmark, and KZF coordinated with the Illinois State Historic Preservation Officer (SHPO) throughout the design process. The renovation and addition includes: an apparatus bay for fire and emergency response vehicles; a central dispatch center for fire and police functions; a kitchen facility; sleeping quarters; restrooms, showers, and locker rooms; an exercise room; equipment storage; a 911 emergency operations center; administration space for fire and police personnel; conference / training rooms, and break room(s).

**Kenton County Justice Center, Covington, KY**

KZF provided architecture and engineering services, as part of a design/build team, for a new \$27M, 135,000 SF justice center facility on a tight urban site with heavy traffic. The six-story center contains 10 court rooms and associated holding facilities. Support spaces include public waiting space and judges' chambers. Lower floors of the building house agencies that also have a high



RELEVANT  
EXPERIENCE



volume of visitor traffic, including a drivers' license branch. A new 1,600-car parking garage, which serves both the justice center and the nearby Northern Kentucky Convention Center, was also included as part of the facility. In its position in downtown Covington, the building's design stands as a symbol of government while fitting into the architectural context of the surrounding urban neighborhood. The brick and precast facade recall elements of historic courthouse design with a contemporary expression, while a clock tower anchoring the building corner becomes an identifiable icon on the Covington skyline.

**North Vernon Government Center, North Vernon, IN**

KZF Design provided a building assessment and feasibility study, and then full A/E services, to renovate and convert a vacant Carnegie library into the North Vernon City Hall. KZF's space programmers and architects met with representatives from the City and Jennings County to explore the various options for the adaptive reuse of the building, and develop conceptual plans and cost estimates to assist the City in developing their Stellar Communities Grant Application. The completed building functions as the primary offices for the Mayor, Clerk-Treasurer, and Council Chambers, as well as meeting space for local organizations. The restoration of this building at its location in downtown signals an important reinvestment in the central business district. Work in the 6,500 SF structure includes the restoration of the masonry exterior, window repair, ADA upgrades, restrooms, HVAC replacement, installation of a sprinkler system, asbestos abatement and finish upgrades.

**Kenton County Dispatch Center, Covington, KY**

KZF provided planning and Criteria A/E services for expansion of the existing Dispatch Center, as a result of Kenton County's desire to combine county and city dispatch services into a single, centrally located service. Project included conceptual planning, programming, options analysis, estimating schematic design, design development and criteria architect services to prepare a Design-Build RFP to more than double current dispatch center capacity, as well as provide support functions in a fully modernized facility. The RFP required a balance of defining some very specific program requirements thoroughly & concisely, while leaving room in the design for design-build teams to maximize the value within their proposals.

**New Smyrna Beach Police Station, New Smyrna Beach, FL**

KZF Design provided site evaluation, comprehensive programming, planning, architectural and interior design, and construction administration for new 38,000 SF Police Station which includes a multi-purpose community room, fitness area, offices, crime lab, record and evidence storage, seized/stolen property storage, and temporary holding facilities.

RELEVANT  
EXPERIENCE



**City of Lawrenceburg, Safety Building; Lawrenceburg, IN.**

Detailed space analysis and design for new \$4M, 33,000 SF, two-level multi-purpose Safety Building on two-acre site. Design proposed facilities for Police and Fire Departments, and access for the general public. KZF completed programming, design, and construction documents; though it was not built, it served as a model for a new fire station subsequently designed by KZF.

**US Navy, Fire Station NAS Cabaniss, TX**

Design/Build of a new Fire Station/Crash Crew Facility at NAS Corpus Christi. Cabaniss is home of Training Air Wing Four and provides primary and advanced pilot training for the Navy, Marine Corps, Air Force and Coast Guard. Construction incorporated a cost effective, single story, pre-engineered building system. Total constructed area is 3,298 SF. The facility included HVAC; emergency power connectivity; building utilities connections and site improvements. Compliance with Anti-Terrorism/Force Protection criteria was required. In addition, scope included demolition of the existing Fire Station. LEED Silver Certified.

**Ohio Department of Transportation, Highland County Full Service Maintenance Facility**

KZF provided architectural/ engineering services for a new full-service Maintenance Facility in Hillsboro, OH. The new facility consists of: a 10,500 SF office/maintenance building, a 22,000 SF heated truck storage building, and 17,000 SF of additional support buildings. KZF worked closely with ODOT Central Office, District 09 and local personnel to develop a detailed program that met the project needs. When it was discovered that the existing site had many negative geotechnical issues that would greatly affect the budget, KZF worked with ODOT to find a new site, develop alternative site plans and assist during the purchasing of the site. Despite this, the construction was finished by the original completion date.



## REFERENCES

### KZF DESIGN REFERENCES

#### **Madison Township Fire Station 183**

Mr. Robert J. Bates, Fire Chief  
Madison Township Fire Department  
614-837-7883  
rjbates@madisontownship.org

#### **Wyoming Public Safety Building Assessment**

Mr. Rusty Herzog, Chief  
City of Wyoming Police Department  
513-821-0141  
rherzog@wyomingohio.gov

#### **Hamilton Police and Municipal Court Facility Study**

Mr. Craig Bucheit, Chief  
City of Hamilton Police Department  
513-868-5811 Ext. 1526  
craig.bucheit@hamilton-oh.gov

#### **Delhi Township Fire Station**

Mr. Doug Campbell, Chief  
Delhi Township Fire Department  
513-922-2011  
dcampbell@delhi.oh.us

#### **City of Monroe Public Safety Facility**

Mr. William Brock, City Manager  
City of Monroe  
(513) 539-7374  
brockb@monroeohio.org

#### **Bloom Township Fire Station**

Mr. Terry Gill, Chief  
Bloom Township Fire Department  
(614) 837-5530  
chiefgill@sbcglobal.net





**APPENDIX 1:  
RESUMES**



The professionals assigned to the Dayton City Building project make up a core team experienced with administration and public safety A/E projects for local, state, and clients. The team proposed for this project all have the availability and flexibility to “hit the ground running” on your project.

Resumes for the project team are attached on the following pages.

## PROFESSIONAL QUALIFICATIONS



**MARK SHOEMAKER, AIA, LEED AP**  
PROJECT MANAGER

### RELEVANT EXPERIENCE

#### **Monroe Public Safety Facility Study - Monroe, OH**

KZF Design provided A/E Services for a Needs Assessment and Conceptual Design for the City of Monroe Police, Fire, and Administration Departments to study the feasibility of either building a new combined Public Safety Facility or separate facilities. The study includes documentation of current and anticipated functional and programmatic requirements for all three departments; development of conceptual site plans to evaluate the viability and cost for a new combined facility or separate facilities; and development of conceptual floor plans.

#### **City of Hamilton Police Department Facility Study - Hamilton, OH**

KZF Design provided A/E services for an Assessment of the City of Hamilton's current police headquarters and Municipal Court. The study includes identification and documentation of the current functional and programmatic requirements for the Police Department and Municipal Court; identification and documentation of potential future space requirements; and development of conceptual site plan diagrams and conceptual floor plans.

#### **Wyoming Public Safety Facility Study - Wyoming, OH**

KZF Design provided A/E services for a Needs Assessment of the existing City of Wyoming Public Safety Facility. The study included identification of the requirements of the Police and Fire-EMS Departments; identification of potential future space requirements; development of conceptual diagrams for potential renovations and expansion; and a basic review of the existing building and systems. KZF met with staff representatives, conducted a field observation, and developed a report documenting the findings and recommendations.

#### **Delhi Township Fire Station Criteria A/E - Cincinnati, OH**

KZF provided Criteria A/E services, including programming and preliminary design services and development of the Design-Build Request for Proposals, for a new 11,500 SF fire station. The station includes apparatus bay space, along with offices, living quarters, and support spaces. Site improvements include the relocation of an existing Firemen's Memorial.

#### **Madison Township Fire Station 183 Criteria A/E - Groveport, OH**

KZF is providing Criteria Architect services, including programming and development of design-build criteria and bid documents, for the new Madison Township Station 183. The 3.6M, 15,000 SF fire station will include 3 bays, office space, kitchen/living quarters to house a 7-person crew, and turn-out gear storage.

Mark Shoemaker is Director of Public Facilities at KZF. He is responsible for leading KZF's efforts in delivering professional architectural and engineering services for local government clients, including studies, design-bid-build and design-build projects. With over 30 years' experience, Mark has worked nearly exclusively on public projects. Over the past 15 years, he has completed more than 70 local government projects: administrative buildings, public works facilities and public safety facilities (including more than 50 fire station projects). Mark's responsiveness to client needs, coupled with his ability to facilitate creative solutions and deliver projects on time and within budget, has resulted in many repeat clients over the years.

#### EDUCATION

Bachelor of Architecture | 1981 | University of Cincinnati, DAAP

#### PROFESSIONAL REGISTRATION

Architect | OH

#### PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Ohio Fire Chiefs Association  
International Association of Fire Chiefs  
Ohio Association of Chiefs of Police

#### YEARS OF EXPERIENCE

36 years of experience | 3 years with KZF

## PROFESSIONAL QUALIFICATIONS



### DAVID ROSS, AIA, LEED AP

DIRECTOR OF DESIGN

#### RELEVANT EXPERIENCE

David Ross is a Director of Design at KZF and is responsible for the creation, communication and execution of design solutions which create intentional client experiences and improved outcomes. David has over 30 years of experience including public facilities, schools, multi-family housing, office and mixed-use facilities. His extensive local government work includes nearly 100 public projects such as fire stations, police facilities and administration offices. His award-winning success is attributed to his ability to lead design teams in listening, solving problems, and developing creative solutions to fulfill project objectives. David's easy style works well within client groups and community organizations.

#### EDUCATION

Master of Architecture | 1980 | Miami University  
Bachelor of Science | 1977 | Architecture |  
Lawrence Technological University

#### EMPLOYMENT HISTORY

36 years of experience | 2 years with KZF

#### PROFESSIONAL REGISTRATION

Architect | OH

#### PROFESSIONAL AFFILIATIONS

American Institute of Architects

#### **Wyoming Public Safety Facility Study - Wyoming, OH**

KZF Design provided A/E services for a Needs Assessment of the existing City of Wyoming Public Safety Facility. The study included identification of the functional and programmatic requirements of the Police and Fire-EMS Departments; identification of potential future space requirements; development of conceptual diagrams for potential renovations and expansion; and a basic review of the existing building and systems. KZF met with staff representatives from the City departments, conducted a field observation of the existing facility, and developed a report documenting the findings and recommendations.

#### **City of Hamilton Police Department Facility Study - Hamilton, OH**

KZF Design provided A/E services for an Assessment of the City of Hamilton's current police headquarters and Municipal Court. The study includes identification and documentation of the current functional and programmatic requirements for the Police Department and Municipal Court; identification and documentation of potential future space requirements; and development of conceptual site plan diagrams and conceptual floor plans.

#### **Monroe Public Safety Facility Study - Monroe, OH**

KZF Design provided A/E Services for a Needs Assessment and Conceptual Design for the City of Monroe Police, Fire, and Administration Departments to study the feasibility of either building a new combined Public Safety Facility or separate facilities. The study includes documentation of current and anticipated functional and programmatic requirements for all three departments; Development of conceptual site plans to evaluate the viability and cost for a new combined facility or separate facilities; and Development of conceptual floor plans.

#### ***Experience with Previous Firm:***

#### **Indian Hill Administration & Police - Indian Hill, OH**

David was the project designer for a complete renovation and expansion of the Police Station and City administrative offices. This \$5M project included complete redesign of the police department including administrative offices, dispatch, prisoner intake and processing, evidence processing and holding, staff support facilities including training, locker rooms and briefing. The administrative office renovations/expansion included a new council chambers, and new/renovated administrative offices.



## PROFESSIONAL QUALIFICATIONS



### BRADY HARTMANN, RA, LEED AP

PROJECT ARCHITECT

#### RELEVANT EXPERIENCE

Brady Hartmann is a Project Architect and LEED Accredited Professional in KZF's Government division. He is proficient in AutoCAD, MicroStation (2D and 3D drawings), and SpecsIntact, and he has special expertise with codes and accessibility code requirements. His strong aptitude for architecture (both from a pragmatic and aesthetic standpoint) have served him well on numerous projects. His work includes municipal facilities such as fire stations and other public safety facilities, housing, educational facilities, laboratories, medical facilities, streetscapes, office buildings, and garages.

#### EDUCATION

Bachelor of Architecture | 1994 | University of Cincinnati, College of Design, Architecture, Art & Planning

#### PROFESSIONAL REGISTRATION

Architect | OH

#### YEARS OF EXPERIENCE

12 years of experience | 6 years with KZF

#### Violet Township Fire Station - Pickerington, OH

KZF Design is providing full A/E services as Architect of Record for the construction of a new fire substation for Violet Township, OH. This station will be a three-bay satellite station, with living quarters for eight fire and EMS personnel, a training room, fitness room, and operations support spaces. KZF also assisted Violet Township in evaluating multiple sites for the new station.

#### Bloom Township Fire Substation - Lithopolis, OH

KZF is providing A/E services for a new satellite fire station. This will be a two-bay station with the ability to add future bays, and will include living/sleeping quarters for four staff, Chief's and Lieutenants' offices, and operations support spaces such as turnout gear storage, decontamination area, shop and radio/report room. KZF provided programming and development of design/build criteria and bid documents, before the project was converted to design/bid/build delivery.

#### Madison Township Fire Station 183 Criteria A/E - Groveport, OH

KZF is providing Criteria Architect services, including programming and development of design-build criteria and bid documents, for the new Madison Township Station 183. The 3.6M, 15,000 SF fire station will include 3 bays, office space, kitchen/living quarters to house a 7-person crew, and turn-out gear storage

#### Delhi Township Fire Station Criteria A/E - Cincinnati, OH

KZF is providing Criteria A/E services, including programming and preliminary design services and development of the Design-Build Request for Proposals, for a new 11,500 SF fire station. The station will include apparatus bay space, along with offices, living quarters, and support spaces. Site improvements will include the relocation of an existing Firemen's Memorial. The Request for Proposal documents are being finalized, and construction is expected to be completed in early 2017.

#### Pembina Border Patrol Station - Pembina, ND

KZF provided A/E services for a 32,000 SF Border Patrol Station and Garage. The Border Patrol Station includes office space, detainee processing and holding areas, training facilities, and storage for gear and arms. General design uses principles similar to civilian office buildings and medium security detention facilities. Design meant to convey a positive law enforcement image, while striving to conceal facility's security and detention functions.

## PROFESSIONAL QUALIFICATIONS



**JASON PARK, PE, LEED AP**  
SENIOR MECHANICAL ENGINEER

### RELEVANT EXPERIENCE

#### **Perrysburg Fire Station; Perrysburg, OH**

Working with design partner, The Collaborative, KZF is currently providing architecture, structural and MEP engineering services for a new, 20,000 SF Fire Station. Estimated to cost \$6M, work includes programming and conceptual design through CDs. The new Fire Station will contain administrative offices, living and sleeping quarters for personnel, multi-purpose spaces (for training and emergency operations) and multiple apparatus bays.

#### **Hamilton Township Fire Station; Hamilton Township, OH**

KZF Design is providing criteria A/E services for a new fire station for Hamilton Township, Warren County. The project is a fire and EMS station located adjacent to the Township offices. Services include developing project program and scope items, providing drawings, narratives and specifications to support RFP development, preparing the Request for Qualifications and Request for Proposals, and assisting the Township during the qualification, proposal, and selection process.

#### **New Avon, Call Center; Springdale, OH.**

KZF provided Workplace Strategy, Programming, and Full Design of a tenant fit-up for Avon North America's Customer Insight Center, as part of Avon's corporate transformation plan. The project included data gathering from Avon executives and employees, recommendations, a detailed space program, test fits, and full design of the fit-up with mechanical and electrical upgrades, restroom expansions, furniture and finish selection, and integration of signature "heritage" pieces from the existing location. This project gives the Customer Insight Center a new, modernized workplace, to help reinvigorate the brand and increase competitiveness.

#### **Towne Properties, Shillitos Residential Lobby Renovation; Cincinnati, OH**

KZF provided services for the renovation of the existing residential lobby, leasing staff offices, as well as a portion of existing tenant office space along the Seventh Street entrance to the Shillito Center, totaling approximately 6,500 SF. Work included review of facility drawings, building code review and conceptual space planning.

#### **Gate of Heaven Cemetery, Columbarium**

KZF is currently providing architectural, interior design, structural, mechanical, plumbing, electrical and civil engineering design services for an addition to the Gate of Heaven Administration Building office space and design of a new Columbarium Building.

Jason is a Senior Mechanical Engineer with 22 years of engineering and construction experience. From pre-contract engineering, scope development, energy modeling, engineering and design of construction documents, construction administration and project commissioning and management of a project from start to finish. Engineering experience includes HVAC, building energy simulations, laboratory and healthcare HVAC systems, chilled water, heating hot water, steam, refrigeration, plant water, plant air, and product processing systems.

#### EDUCATION

Bachelor of Science | Mechanical Engineering  
University of Evansville

#### PROFESSIONAL REGISTRATION

Professional Engineer | OH, KY

#### PROFESSIONAL AFFILIATIONS

American Planning Association (APA)

US Green Building Council (USGBC)

Green Building Certification Institute (GBCI)

#### YEARS OF EXPERIENCE

22 years of experience | 1 year with KZF

## PROFESSIONAL QUALIFICATIONS



**EDWARD STEGMAN, PE, LEED AP BD+C**  
ELECTRICAL ENGINEER

### RELEVANT EXPERIENCE

Ed Stegman is an Electrical Engineer responsible for designing lighting, power distribution, voice and data communication, fire alarms, security systems, sound systems and AV systems, producing electrical drawings and specifications and performing field inspections. He is certified by the Ohio Department of Transportation's Traffic Academy in Highway Lighting. Ed has worked on a variety of project types for both private and public sector clients. In addition, he has special expertise in renovation projects and also regularly serves as a discipline lead on criteria A/E projects, both public and private.

#### EDUCATION

Bachelor of Science | 1998 | Electrical  
Engineering Technology | University of Cincinnati

#### PROFESSIONAL REGISTRATION

Professional Engineer | OH | VA  
LEED Accredited Professional | OH

#### YEARS OF EXPERIENCE

29 years of experience | 27 years with KZF

#### **Bloom Township Fire Substation - Lithopolis, OH**

KZF is providing A/E services for a new satellite fire station. This will be a two-bay station with the ability to add future bays, and will include living/sleeping quarters for four staff, Chief's and Lieutenants' offices, and operations support spaces such as turnout gear storage, decontamination area, shop and radio/report room. KZF provided programming and development of design/build criteria and bid documents, before the project was converted to design/bid/build delivery.

#### **Deerfield Township, Fire Rescue Station 57; Loveland, OH**

KZF Design provided Criteria Architecture and Engineering services for a new, 20,000 SF fire station. The station is a single story with two mezzanine areas, four drive-through apparatus bays, training area, multimedia training and community room, firefighter living quarters, fitness area, and general firefighter administrative offices. The project budget was \$4.5M, and was delivered through design-build

#### **Wyoming Public Safety Facility Study - Wyoming, OH**

KZF Design provided A/E services for a Needs Assessment of the existing City of Wyoming Public Safety Facility. The study included identification of the functional/programmatic requirements of the Police and Fire-EMS Departments; identification of future space requirements; development of conceptual diagrams for renovations and expansion; and a review of the existing building and systems. KZF met with staff representatives from the City departments, conducted a field observation of the existing facility, and developed a report documenting the findings and recommendations.

#### **Harlan Township Fire Station 81 Expansion Criteria A/E - Pleasant Plain, OH**

KZF is providing Criteria Architect services, including programming and development of design-build criteria and bid documents, for an expansion of Fire Station 81 located in Warren County. The project includes the addition of approximately 3,750 SF of apparatus bay space, along with remodeling and refurbishment of existing offices, storerooms, and staff areas.

#### **Kenton County, Dispatch Center Criteria A/E; Independence, KY**

KZF provided Conceptual Planning and Criteria Architect services for expansion of existing Kenton County Dispatch Center to combine all county and city dispatch services into a single, centrally located service. Project included conceptual planning, programming, and criteria architect services to prepare a design-build RFP to more than double the current dispatch center's capacity, as well as provide administrative support in a fully modernized facility.



## PROFESSIONAL QUALIFICATIONS



**JON WILEY, PE**

CIVIL ENGINEER

### RELEVANT EXPERIENCE

Jon Wiley is responsible for all aspects of the Transportation and Municipal Group's operations, including project management, engineering process, and quality. He has over 27 years of experience in traffic engineering including signal design, impact studies, and his specialty - corridor improvement projects. Jon is also responsible for design and management for a wide range of roadway and planning projects including geometric design, environmental process, alternative analysis and project development. Overall, Jon is able to impartially analyze problems and make effective decisions that lead to a quality project.

#### EDUCATION

Bachelor of Science – Civil & Environmental Engineering | University of Cincinnati

#### PROFESSIONAL REGISTRATION

Professional Engineer | OH, KY  
Ohio Dept of Transportation Certifications: Maintenance of Traffic; Safety Studies; Section 4(f); Interchange Justification Studies; Environmental Documentation Preparation; Purpose & Need Training Railroad Preempted Traffic Signal; Signing and Pavement Markings KyTC/FHWA Context Sensitive Design FHWA Bicycle Facility Planning/Design Traffic Impact Study Training | KY

#### PROFESSIONAL AFFILIATIONS

OKI Council of Governments | Access Management Committee  
Technical Member | Beechmont Corridor Task Force  
Member | Institute of Transportation Engineers

#### YEARS OF EXPERIENCE

32 years of experience | 30 years with KZF

#### **City of Dayton, KY, Riverfront Master Plan; Dayton, KY**

KZF is providing planning services to improve Dayton's riverfront, through construction of a pier on the Ohio River, as one of a set of actions that the City has taken to implement the overall vision of the riverfront. Taking advantage of the progress of Manhattan Harbour, the City wishes enhance the riverfront to benefit existing and new residents. Developing a plan, implementation strategies and funding sources will position Dayton to reconnect the riverfront.

#### **Northern Kentucky University, West Campus District Plan**

KZF provided Management, Architecture, Planning and traffic engineering to develop a plan for renovation and reconfiguration of a new campus entrance and parking areas on the Western side of the NKU campus. Project includes a long-term master plan to accommodate new classroom buildings, roadways, parking facilities and best practice strategies for both vehicular and pedestrian movements over the next 20 years..

#### **City of Edgewood, KY, Dudley Road Widening and Reconstruction**

Civil and electrical engineering for widening of a winding, narrow, two-lane road curving down a hill. KZF developed alternatives for sidewalks and curbs, designed water main relocation and relocation of utility poles for lighting. Project required coordination between the Kentucky Transportation Cabinet and OKI personnel.

#### **City of Blue Ash, Summit Park**

KZF is currently providing civil engineering design for a new 130-acre municipal park being developed on land previously occupied by the Blue Ash Airport. Amenities include a multi-purpose pavilion, an open-air, glass canopy covered gathering space overlooking a great lawn, a possible restaurant and an observation tower.

#### **Fidelity Campus Master Plan Update, Covington, KY**

KZF Design provided civil engineering services, including a traffic analysis for Master Plan update on Covington campus and construction of a new 1,500 employee office building. Project includes final coordination and design alternatives with KyTC to construct the 1.5 mile Fidelity Connector Road from KY-17 to the campus.

#### **City of Covington, Latonia & Southern Streets Rehabilitation**

KZF provided civil design for repaving of two streets in an urban section of Covington. Services included full depth pavement replacement, analysis of geotechnical study to determine appropriate subgrade treatment, design of new pavement section and relocation/replacement of water main.

## PROFESSIONAL QUALIFICATIONS



### NICK WILKERSON, PE

CIVIL ENGINEER

#### RELEVANT EXPERIENCE

Nick is a Civil Engineer at KZF. While working on his Bachelors of Science Degree in Civil Engineering, Nick worked as a co-op in KZF's Transportation and Municipal Group. He has worked on a variety of project types including site development, streetscapes, parks and highway engineering. Nick's work has primarily been for state, local and federal public sector clients such as the City of Cincinnati, Ohio Department of Transportation and US Army Corps of Engineers.

#### EDUCATION

Bachelor of Science | Civil Engineering  
University of Cincinnati

USACE Protective Design Center, Entry Control  
Facilities/Access Control Points Training

#### PROFESSIONAL REGISTRATION

Professional Engineer | OH  
Project Management Professional | PMI

#### YEARS OF EXPERIENCE

9 years of experience | 9 years with KZF

#### **Bloom Township Fire Substation - Lithopolis, OH**

KZF provided A/E services for a new satellite fire station. This is a three-bay station with the ability to add future bays, and includes living/sleeping quarters for four staff, Chief's and Lieutenants' offices, and operations support spaces such as turnout gear storage, decontamination area, shop and radio/report room. KZF provided programming and development of design/build criteria and bid documents, before the project was converted to design/bid/build delivery.

#### **Black Oak Volunteer Firehouse - Vanceburg, KY**

KZF Design provided A/E services for a new 8,000 SF volunteer firehouse in Northeastern Kentucky. The firehouse includes three drive-through bays for emergency vehicles, an administrative office, firefighters' quarters and break area. A general community room and separate future kitchen provide the local residents with a central community facility. Alternative floor plans and elevation studies were used to assist in applying for grant funding.

#### **ODOT, Adams, Brown, and Ross County Maintenance Facilities - Various Locations, OH**

KZF Design provided full A/E services for three full-service maintenance facilities in southern Ohio. The new facilities each include an office/maintenance building, heated truck storage building, Salt Storage Building, Mix Building, Cold Storage Building, and new re-fueling station with above ground fuel tanks and site utilities

#### **ODOT, Highland Maintenance Facility - Hillsboro, OH**

KZF Design provided full A/E services for a new full-service Maintenance Facility. The new facility required relocation of re-fueling station with above ground fuel tanks and site utilities and grading parking lots. During SD, the project had to be relocated to a new site. KZF facilitated this move with limited impact to the design schedule. KZF is proud to note that this design will be utilized by ODOT as a prototype for all future FSMF projects.

#### **ODOT, Warren County Maintenance Facility Criteria A-E; Lebanon, OH**

KZF Design provided Criteria A/E design for 11,000 SF office / maintenance building, a 22,000 SF heated truck storage building, as well as 10,000 SF of additional support buildings, Includes: construction of new site utilities, brine station, site grading, parking lots and demolition of existing office/truck building and other site structures. Project budget \$6.5M. Being delivered through a public Design-Build model.

## PROFESSIONAL QUALIFICATIONS



**MARK BUKALA, PE, LEED® AP BD+C**  
STRUCTURAL/CIVIL ENGINEER

### RELEVANT EXPERIENCE

Mark Bukala is a Structural Engineer responsible for design and preparation of contract documents for structural engineering including working with the client, supervision of draftsmen, project coordination with other disciplines and consultants, specification writing and field inspections. He is experienced as a project engineer, and has also performed project management functions including contract administration, scheduling and cost control. In addition, he is experienced in designing specialty structures and scaffolding. He combines technical expertise with practical experience gained from working in the construction industry, starting at the age of 12 when he worked with his father building architectural structures in the family business.

#### EDUCATION

Bachelor of Science | 1996 | Civil Engineer |  
Case Western Reserve University

#### PROFESSIONAL REGISTRATION

Professional Engineer | OH | FL  
LEED Accredited Professional BD+C

#### PROFESSIONAL AFFILIATIONS

Member | American Institute of Steel  
Construction  
Member | Structural Engineers Assoc of Ohio

#### YEARS OF EXPERIENCE

24 years of experience | 12 years with KZF

#### **Delhi Township Fire Station Criteria A/E - Cincinnati, OH**

KZF provided Criteria A/E services, including programming and preliminary design services and development of the Design-Build Request for Proposals, for a new 11,500 SF fire station. The station includes apparatus bay space, along with offices, living quarters, and support spaces. Site improvements include the relocation of an existing Firemen's Memorial.

#### **Bloom Township Fire Substation - Carroll, OH**

KZF provided full A/E services for a new satellite fire station located in Fairfield County. This will be a two-bay station with the ability to add future bays, and will include living/sleeping quarters for four staff, Chief's and Lieutenants' offices, and operations support spaces such as turnout gear storage, decontamination area, shop and radio/report room. KZF previously provided programming and development of design/build criteria and bid documents, before the project was converted to design/bid/build delivery.

#### **Violet Township Fire Station - Pickerington, OH**

KZF Design is providing full A/E services as Architect of Record for the construction of a new fire substation for Violet Township, OH. This station will be a three-bay satellite station, with living quarters for eight fire and EMS personnel, a training room, fitness room, and operations support spaces. KZF is also assisting Violet Township in selecting a site for the new station. Schematic Design is currently underway, with construction completion estimated for summer 2016.

#### **OFCC, ODOT, Highland County Maintenance Facility; Hillsboro, OH**

A/E services for a new, \$6.5M Full Service Maintenance Facility consisting of a 7,500 SF office building, 19,000 SF heated truck storage building, 2,500 SF Mix Building and parking lots.

#### **City of North Vernon, Government Center; North Vernon, IN**

KZF provided A/E services for restoration/adaptive reuse of former Carnegie Library into North Vernon Government Center. Facility functions as offices for the Mayor, as well as community space. Work in 6,500 SF structure includes restoration of gutters, downspouts and dentil moldings, windows, ADA upgrades, restrooms, HVAC, asbestos abatement and finish upgrades.



## PROFESSIONAL QUALIFICATIONS



### ERIC ANDERSON, AICP, LEED AP ND

COMMUNITY PLANNER & GIS SPECIALIST

#### RELEVANT EXPERIENCE

##### **City of Dayton, KY, Riverfront Master Plan; Dayton, KY**

KZF is providing planning services to improve Dayton's riverfront, through construction of a pier on the Ohio River, as one of a set of actions that the City has taken to implement the overall vision of the riverfront. Taking advantage of the progress of Manhattan Harbour, the City wishes enhance the riverfront to benefit existing and new residents. Developing a plan, implementation strategies and funding sources will position Dayton to reconnect the riverfront.

##### **Ohio Dept. of Administrative Services, Assessment for Properties & Facilities Buildings; Various Locations, OH**

A/E, Interior Design and Cost Estimating for an all-inclusive, A/E analysis (i.e. building exterior and interior, structural systems, HVAC, fire and security protection, plumbing, IT infrastructure, etc.) of multiple DAS-owned and/or managed buildings throughout Ohio, including the historic Governor's Residence.

##### **North Vernon Government Center; North Vernon, IN**

KZF provided A/E services for restoration and adaptive reuse of the former Carnegie Library into the North Vernon City Hall. Work in the 6,500 SF structure includes a feasibility study, grant assistance, restoration of masonry exterior, window repair, ADA upgrades, restrooms, HVAC replacement, sprinkler system, asbestos abatement and finish upgrades.

##### **Anderson Township, Downtown Anderson Master Plan**

KZF worked with the Township to update the Beechmont Avenue Vision Plan, originally developed by KZF engineers and planners in 2005. The Vision Plan suggests how Beechmont Avenue should be developed, through a central outdoor public plaza, streetscape enhancements, pedestrian facilities, building placement and character, improved vehicular access/circulation and building facade improvements.

##### **Center for Great Neighborhoods of Covington, Austinburg Revitalization Plan; Covington, KY**

KZF Design, in conjunction with artist Rob Morgan, prepared presentation plans and artist renderings to show potential redevelopment in this blighted area of Covington, Kentucky.

##### **John G. and Phyllis W. Smale Riverfront Park; Cincinnati, OH**

KZF provided master planning, architectural, civil, structural, mechanical, plumbing, and electrical engineering, street lighting and utilities services for a 46-acre park along the Ohio River. Amenities include visitor's center, bike house, play areas, event lawn, enclosed carousel, banquet center, and restaurants.

Eric is a Community Planner in KZF's Transportation & Municipal Group. He has eight years of experience as a planner and has worked on a variety of project types including neighborhood plans, streetscapes, plazas, bicycle and pedestrian facilities, parks, signage/wayfinding, public spaces and infrastructure. Eric's experience and graphic skills aid our clients in visualizing their concepts and ideas. His LEED AP for Neighborhood Development provides our clients with a resource for the design and development of neighborhoods that meet accepted high levels of environmentally responsible, sustainable design.

#### EDUCATION

Bachelor of Urban Planning | 2008  
University of Cincinnati

#### PROFESSIONAL REGISTRATION

American Institute of Certified Planners (AICP)  
LEED AP Neighborhood Development

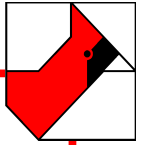
Ohio Department of Transportation Certifications:  
Section 4(f)/6(f) Training  
Categorical Exclusion (CE) Training

#### PROFESSIONAL AFFILIATIONS

American Planning Association (APA)  
Cincinnati Section Treasurer  
US Green Building Council (USGBC)  
Heartland Regional Council Representative  
Green Building Certification Institute (GBCI)

#### YEARS OF EXPERIENCE

12 years of experience | 10 years with KZF



### Areas of Expertise

- Large and small scale residential, commercial, and industrial subdivision design
- Storm water management
- Lake and channel design
- All levels of surveys, including A.L.T.A./A.C.S.M. surveys
- Expert Witness

### Professional Record

Mr. Kramer is a project manager, a Licensed Civil Engineer and Registered Professional Land Surveyor in the States of Ohio and and Commonwealth of Kentucky and a Licensed Civil Engineer in the State of Louisiana. He has over 23 years of experience performing complete residential and commercial subdivision projects that included mass and intricate grading, storm water management, public roadway design, sanitary and storm water collection system design, pressure main design (water and sanitary), lot layout, and permitting.

### Recent Project Experience

#### Civil Engineer

- The Summit, Blue Ash, OH
- Children's Home of Northern Kentucky, Covington, KY
- Mubea, Inc., Boone County, KY
- Rookwood Exchange, Norwood, OH
- Ballyshannon Subdivision, Union, KY
- Canterbury Apartments, Wilder, KY
- Manhattan Harbour, Dayton, KY
- Arcadia Subdivision, Alexandria, KY
- Amelia Park Subdivision, Amelia, OH
- Tuscany Subdivision, Taylor Mill/Covington, KY
- VillaGrande Subdivision, Fort Thomas, KY
- Granite Springs Subdivision, Cold Spring, KY

#### Professional Surveyor

- Manhattan Harbour ALTA/ASCM, Dayton, KY
- Rookwood Exchange ALTA/ASCM, Norwood, OH
- Bank of Kentucky Center Survey, Highland Heights, KY
- Wal-mart Expansion ALTA/ASCM, Alexandria, KY
- Dolwick Connector (KY 1017), Erlanger, KY
- I-275 Widening, Clermont and Hamilton Counties, OH
- Harbor Lights Mixed Use Development, Cincinnati, OH

### Academic Credentials

MSCE University of Kentucky  
BSCE University of Kentucky

Land Surveying Certificate  
Cincinnati State University

### Professional Registrations

#### Engineering

Kentucky, Ohio, Louisiana

#### Surveying

Kentucky, Ohio

National Council of Examiners for  
Engineering and Surveying (NCEES)

### Professional Affiliations

HBA Land Development Council, Past  
President

Campbell County Economic Progress  
Authority, Inc., Vice Chairman

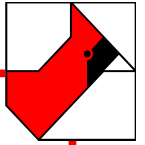
Northern Kentucky Home Builders  
Association

Kentucky Society of Professional  
Engineers

National Society of Professional  
Engineers

American Society of Civil Engineers

Kentucky Association of Professional  
Surveyors (KAPS)



### Areas of Expertise

- Large and small scale commercial, industrial, institutional, and government site design
- Water and Wastewater Distribution Systems design
- Hydrology and Hydraulics design

### Professional Record

Mr. Hanson has over 24 years experience producing civil construction documents for a wide variety of projects. His design experience includes site design, public street design, water and sewer distribution design, hydrology, hydraulics, and permitting. In addition, Mr. Hanson has inspected construction work for compliance with bid documents, performed site investigations, and prepared cost estimates.

### Recent Project Experience

- Boonespring Transitional Care Center, Union, KY
- Ballyshannon Middle School, Union, KY
- St. Cecilia Life Center, Independence, KY
- Mubea Expansion, Boone County, KY
- St. Clare Commons 50-acre Franciscan Living Community, Perrysburg, OH
- Cold Spring Transitional Care Center, Cold Spring, KY
- Newport Central Catholic Expansion, Newport, KY

### Academic Credentials

- BSCE University of Kentucky
- BSP Northern Kentucky University
- Chi Epsilon

### Professional Registrations

- Kentucky (#19893)
- Ohio (E-62092)
- National Council of Examiners for Engineering and Surveying (NCEES)

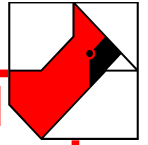
### Professional Affiliations

- Kentucky and National Society of Professional Engineers
- Order of the Engineer
- SD1 Storm Water Advisory Committee

### Civic Affiliations

- Campbell Leadership Action Group (CLAG)
- Jolly Park Community Development Council, Past Chairman
- Northern Kentucky Independent Health District Board of Directors
- Campbell County 5 Year Comprehensive Plan Update Task Force
- Holly Hill Children's Services Board of Directors, Past Chairman
- Asbury United Methodist Church Finance Committee





## Areas of Expertise

- Large and small scale government, commercial, industrial, institutional site design
- Water and waste water distribution systems
- Large and small scale residential subdivision design

## Professional Record

Mr. Stegman has over 25 years experience producing civil construction documents for a wide variety of projects. His design experience includes mass and intricate grading, public roadway design, sanitary and storm water collection system design, pressure main design (water and sanitary), lot layout, and permitting. In addition, Mr. Stegman has negotiated contracts, evaluated formal bids, inspected construction work for compliance with bid documents, performed site investigations, and prepared cost estimates.

## Recent Project Experience

- The Summit, Blue Ash, OH
- Various Projects at Covington Catholic HS, Covington, KY
- Various Projects at Highland High School, Fort Thomas, KY
- Mercedes-Benz of Fort Mitchell, Fort Mitchell, KY
- Rookwood Exchange Development, Norwood, OH
- UC Health Medical Office Building, Florence, KY
- Good Samaritan Hospital, Cincinnati, OH
  - Medical Office Building
  - Patient Tower
  - Additional Parking
  - Sanitary Sewer Credit Analysis
- Columbia Sussex Corporation (Campus), Crestview Hills, KY

## Academic Credentials

BSCE University of Kentucky

## Professional Registrations

### Engineering

Kentucky (#19635)

Ohio (#E-63566)

Indiana (#PE10000052)

### Surveying

Kentucky (#3578)

## Professional Affiliations

Kentucky Society of Professional Engineers

National Society of Professional Engineers

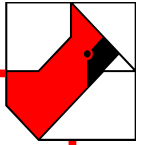
American Society of Civil Engineers

Ohio Valley Development Council

## Civic Affiliations

Conquest Leadership Training Club

Covington Catholic School Board



### Areas of Expertise

- All levels of surveys, including A.L.T.A./A.C.S.M., topographic,

### Professional Record

Mr. Stubbs is a project manager and a Registered Professional Land Surveyor in the Commonwealth of Kentucky. He has over 17 years of experience performing boundary surveys (large and small, commercial, urban and rural), topographic surveys, tree surveys, construction staking, house staking, etc.

### Recent Project Experience

- Sheraton Hotel ALTA/ACSM Survey, CVG Airport
- KY 8 Water Main Extension, Silver Grove/Melbourne, Kentucky
- Dixie Highway (US 25) Water Main, Erlanger/Florence, Kentucky
- Ballyshannon Subdivision, Boone County, Kentucky
- Arcadia Subdivision, Alexandria, Kentucky
- Manhattan Harbour, Dayton, Kentucky
- Rookwood Exchange, Norwood, Ohio

### Academic Credentials

Associate Degree, Civil Engineering and Surveying  
Cincinnati State Community College

Northern Kentucky University

### Professional Registrations

Kentucky

### Professional Affiliations

Kentucky Association of Professional Surveyors



## **CHRISTOPHER MANNING, PLA, FASLA**

### ***Principal***

Professional Landscape Architect:  
Ohio, Kentucky, Indiana, Maryland

### ***EDUCATION***

Bachelor of Science Landscape Architecture, University of Kentucky

***PROJECT ROLE:*** Landscape Architect

### ***KEY QUALIFICATIONS***

Mr. Manning is co-founder of Human Nature, Inc., a Landscape Architecture & Environmental Planning firm. He has 30 years of experience in planning and designing sustainable and place-specific parks, park systems, greenways, trails, campuses, gardens, farms, streetscapes, and other public open spaces. His professional philosophy and skills include the integration of sustainable design best practices, participatory design process, community building, protection and enhancement of natural and cultural resources and green infrastructure. Mr. Manning is responsible for the firm's design culture; leads multi-disciplinary teams through the planning/design process; and, overall project design vision - from master planning through construction. He serves on professional and academic design juries throughout the Midwest and lectures across the region on topics such as parks, sustainability, ecology, and public art.

### ***RELEVANT PROJECT EXPERIENCE***

- City of Cincinnati District 3 Police Headquarters
- Washington Park Enhancement
- Fort Thomas Streetscapes
- Fort Thomas Towne Center Plaza
- Fort Thomas Midway
- Fort Thomas Gateways

### ***ACCOMPLISHMENTS***

Cincinnati Design Awards (Covington Riverfront Opportunities Overlay Strategies) - 2016; Ohio Society of Landscape Architects Honor Award (Cincinnati Connects Plan) - 2016; Ohio Society of Landscape Architects Honor Award (Washington Park Redevelopment) 2012; Merit Award (Washington Park Redevelopment) - 2012; Kentucky Society of Landscape Architects Honor Award (Devou Park Master Plan) - 2009; Cincinnati Design Awards (Cincinnati Parks Centennial Master Plan) - 2007; Cincinnati Design Awards (University of Cincinnati Varsity Village) - 2006; Ohio Society of Landscape Architects Honor Award (Theodore M. Berry International Friendship Park) - 2004; Kentucky Society of Landscape Architects Honor Award (Fort Thomas CBD Masterplan) 2002





## DAVID WHITTAKER, PLA

### Associate Principal & Design Manager

Professional Landscape Architect: Ohio

Living Future Accredited & LEED 2.0 Accredited Professional

### EDUCATION

Master of Landscape Architecture, University of Oregon

Bachelor of Science Landscape Architecture, University of Kentucky

**PROJECT ROLE:** Landscape Architect

### KEY QUALIFICATIONS

Mr. Whittaker has 19 years of experience in landscape architectural design and planning. His professional philosophy and skills include the integration of sustainable design, public process, community building, cultural resources, and art. He has been the lead project designer for many of our firm's park design projects. In addition, Mr. Whittaker has led many sustainability and regenerative design initiatives both within our firm and in the Greater Cincinnati region. He has worked on several LEED projects and has been a strong regional advocate for the Living Building Challenge, the most rigorous green building certification program in the country. He has participated in site projects from conceptual design through design details and construction drawings, and he has played an instrumental role in creating innovative technical and aesthetically compelling solutions to stormwater management challenges. Mr. Whittaker has also played a major role in the design and implementation of nature-based play environments for several parks.

### RELEVANT PROJECT EXPERIENCE

- Washington Park Enhancement
- Northern Kentucky Sanitation District No. 1
- City of Cincinnati District 3 Police Headquarters
- Southern Maryland Electric Cooperative
- University of Cincinnati 1819 Innovation Center

### ACCOMPLISHMENTS

City of Milford Parks & Recreation Commission, Member and Chairperson, June 2001 to December 2007; Erosion & Sediment Control for Construction Sites Workshop, February 2004; Rain Garden Workshop: Advanced Design for Infiltration Practices, May 2007; Playscape Design Workshop, June 2009; Volunteer Ambassador for Living Building Challenge, June 2011 to January 2017; Living Future Accredited, July 2013 to Present; Adjunct Professor University of Cincinnati DAAP, Sustainable Landscape Design, Winter 2012 to Winter 2016.

APPENDIX  
2: PROJECT  
EXAMPLES



**PAST PERFORMANCE**

Good civic architecture reflects the values of a community, both in terms of the history of that community as well as its future growth and aspirations. A facility design must balance functional needs with budget - including initial cost as well as long-term operations - while still providing a building that fits well within its context, both its immediate neighborhood as well as the community as a whole.

The success of a project is grounded in a solid understanding and establishment of goals, expectations and definition of success at the outset. Understanding the current needs and anticipation of future needs, based on community growth and evolving service expectations, is critical to the development of a comprehensive facility program. A careful evaluation of program and budget with considerations for phasing and future expansion allows informed decision-making as a project advances.

Descriptions of relevant fire station projects, similar to the Hamilton Township Fire Station project, are attached on the following pages.



## Hamilton Police Department and Municipal Court Facility Study Hamilton, OH

The City of Hamilton, located in a suburban area between Dayton and Cincinnati, serves over 63,000 residents in a 22 square mile facility. The Police Department and Municipal Court operate out of a former grocery store, adapted for public safety use in 1977, with minor remodeling completed in 2002.

KZF Design is providing A/E services for an Assessment of the existing City of Hamilton Police Headquarters. Operational inefficiencies and building/infrastructure issues of the current police headquarters and the Municipal Court led the City to explore the viability of building a new combined facility.

The study includes identification and documentation of the current basic functional and programmatic requirements for the Police Department and Municipal Court; identification and documentation of potential future space requirements for both departments; development of conceptual site plan diagrams to evaluate the viability and cost for a new combined facility on both the current site and a proposed new site; and development of conceptual floor plans including individual space layouts and circulation.





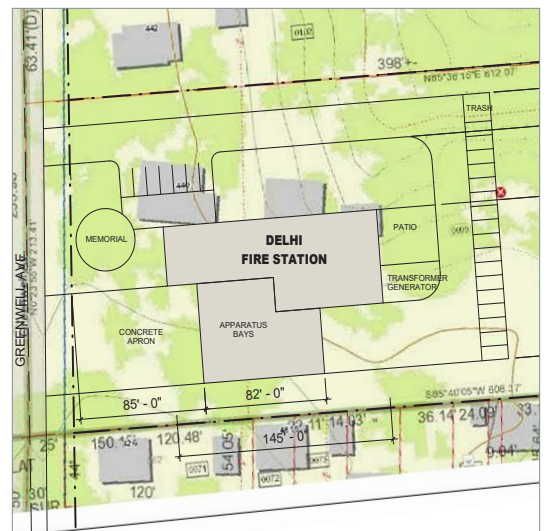


## Delhi Township Fire Station Delhi Township, OH

KZF Design provided Criteria Architecture services for a new fire station for the Township. The free-standing station is approximately 11,500 SF, with apparatus bays, office space, living quarters for fire and EMS personnel, a training room, fitness room, and operations support spaces. Site improvements for the project include bay aprons, driveway access, public and staff parking, and site preparation for the relocation of an existing Firemen's Memorial.

KZF utilized a multi-step process to evaluate the Department's needs and develop essential program and scope items. This process includes questionnaires for end user input, detailed room data sheets and diagrams, and conceptual floor plans. KZF also assisted Delhi Township in preparing the Request for Qualification and Request for Proposals, and provided support during the Design/Build team selection process.

The project budget is \$3.6M, and was delivered through design/build.







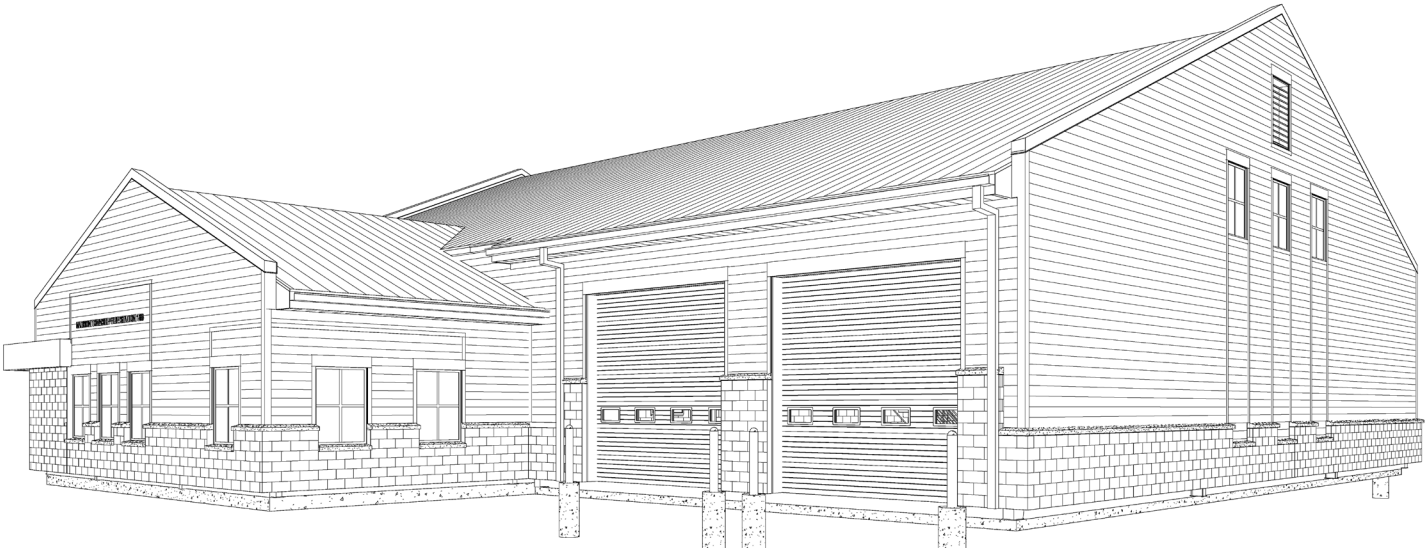
## Wyoming Public Safety Facility Study Wyoming, OH

The City of Wyoming, located in a suburban area north of Cincinnati, serves over 8,000 residents, with a combined Public Safety Facility for Fire, Police, and EMS operations within the community.

KZF Design provided A/E services for a Needs Assessment of the existing Public Safety Facility. The study included identification of the basic functional and programmatic requirements of the Police and Fire-EMS Departments; identification of potential future space requirements for said departments; development of conceptual diagrams for potential renovations and expansion to meet current and future space requirements; and a basic review of the existing building envelope, and mechanical and electrical systems, based on life expectancy and budgeting purposes relative to potential renovations and expansion.

KZF met with staff representatives from the City departments, conducted a field observation of the existing facility, and developed a report documenting the findings and recommendations of the Building Assessment, Needs Assessment and Budget Analysis. This report includes conceptual plan diagrams of proposed renovations and/or additions indicating proposed utilization of existing spaces and reallocation of spaces for each department.





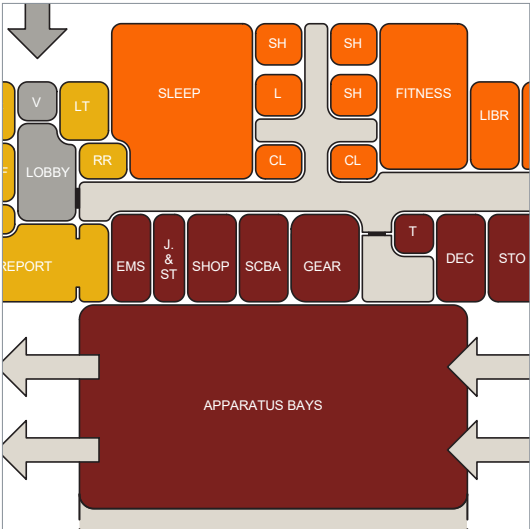
# Madison Township Fire Station 183 Groveport, OH

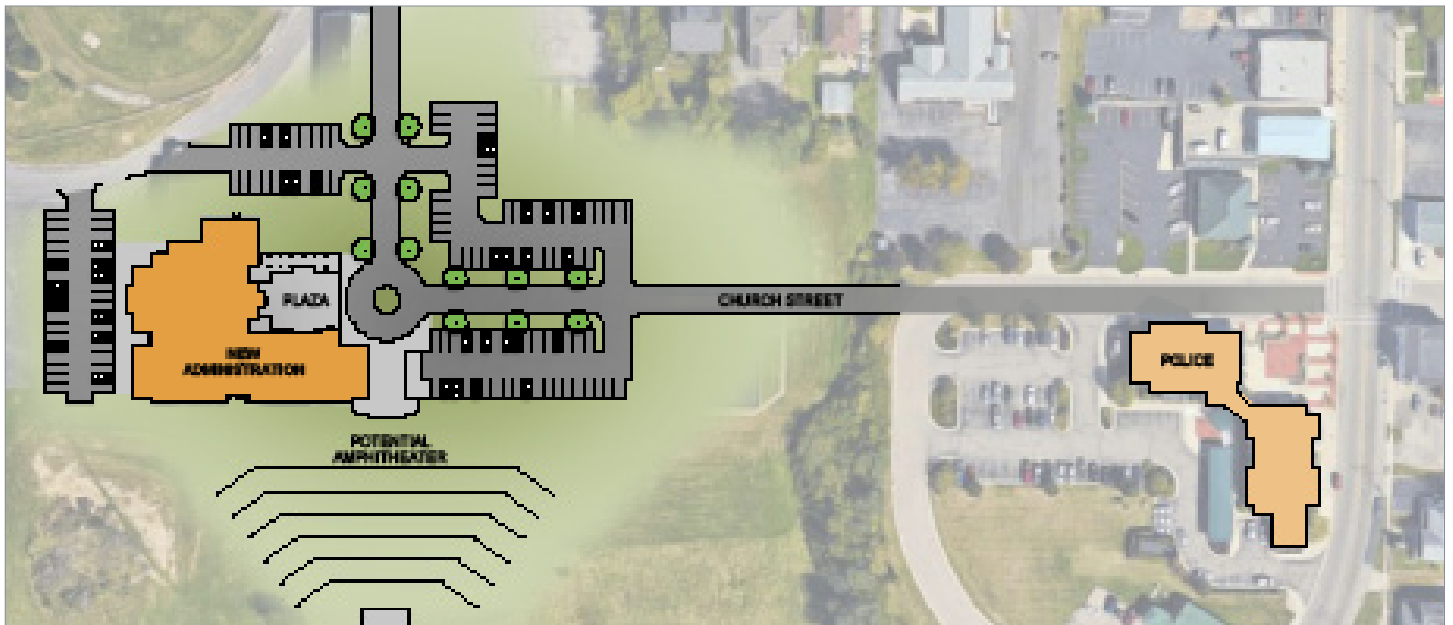
Madison Township, located in a suburban area southeast of Columbus, serves over 23,000 residents. Madison Township provides Fire and EMS services to the unincorporated areas of the Township, as well as to the municipalities of Groveport, Canal Winchester, Obetz, Lithopolis, and Pickerington.

KZF Design is providing Criteria Architecture and Engineering services to Madison Township for a new Fire Station 183. The free-standing station will be approximately 11,500 SF, and include office spaces, living quarters, fitness room, apparatus bays, and related support spaces. Operations support spaces include turnout gear storage, EMS supplies, SCBA storage and repairs, decontamination area, and bulk storage for department supplies.

KZF was responsible for developing project program and scope items, providing drawings, narratives and specifications to support RFP development, preparing the Request for Qualifications and Request for Proposals, and assisting the Township during the qualification, proposal, and selection process.

The project budget is approximately \$3.5M, and will be delivered through design/build.





# City of Monroe Public Safety Facility Study

## Monroe, OH

The City of Monroe, located in a suburban area between Cincinnati and Dayton, serves over 12,000 residents. The Monroe Police Headquarters no longer meets the needs of the police department due to growth of the department and the service needs of the community. Similarly, the Monroe Fire Department requires a third fire station to service the needs of the community due to recent and anticipated development along the I-75 corridor.

KZF Design is providing A/E services for an assessment of the space needs for the Police Department, Fire Department and City Administration, to study the feasibility of either building a new combined Public Safety Facility or separate facilities for each department.

The study includes identification of the basic functional and programmatic requirements of the Police, Fire, and Administration Departments; identification of potential future space requirements for said departments; identification of potential space requirements for a combined public safety facility, considering opportunities for shared program spaces; development of conceptual site plan diagrams to evaluate the viability and cost for a new combined facility or separate facilities; and preparation of a final general Needs Assessment Report including the existing space assessment, proposed building program, supporting diagrams, and general cost information for options.





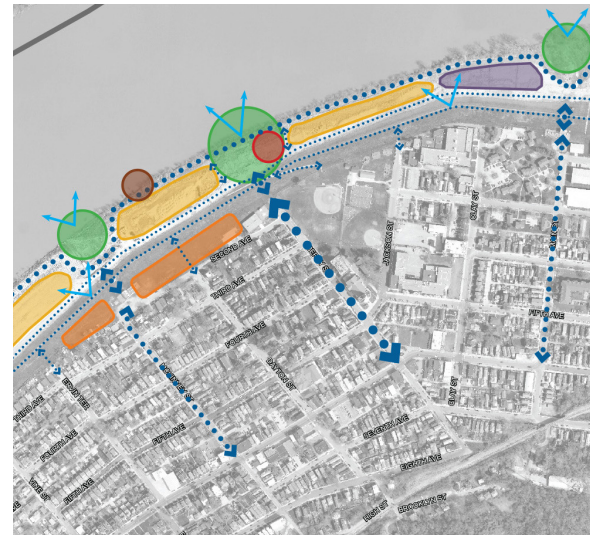


## Riverfront Master Plan Dayton, KY

KZF Design provided master planning services to the City of Dayton to develop a long-term vision that establishes the Dayton Riverfront as one singular park, with activated spaces connected by a bike/pedestrian trail and beautiful landscaping. Through the implementation of a network of connecting trails and pathways, a gateway plaza and pier, restoration of riverfront natural areas, an event lawn and a waterfront plaza, Dayton will further enhance surrounding private development along the riverfront to benefit both existing and new residents and improve/reconnect the riverfront to the surrounding community.

The objectives of this Riverfront Master Plan include:

1. Diminish barriers between the riverfront and neighborhoods
2. Maximize the value of the riverfront by carefully integrating, enhancing and coordinating the function and circulation systems
3. Create memorable places for civic events, attracting visitors, residents, businesses and tourists
4. Develop a community-oriented riverfront to serve the area's needs: living, recreation, events, social interaction and human development
5. Increase recreational access to the riverfront
6. Create a community focal point for festivals and riverboat docking
7. Explore the potential for habitat preservation/conservation to protecting sensitive areas
8. Develop a symbol of the City's health, history, quality of life and community pride







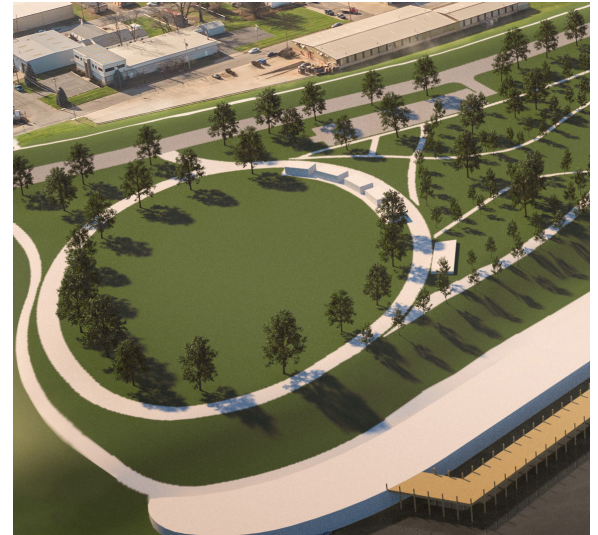
# Riverfront Commons Bike Trail

## Dayton, KY

KZF Design is currently providing planning, design, landscape and engineering services for a 12' wide, 2 mile walking/biking path that runs along the Ohio River in Dayton, Kentucky. The trail will connect the future features of Manhattan Harbour, a mixed-use development of retail, office and residential to a nearby marina and the river.

The design promotes connectivity between the river and surrounding neighborhoods through improved access and visibility, and includes "overlook" nodes for observing the river and views to downtown Cincinnati. The trail will also provide much-needed access for maintenance of sewer infrastructure. This project is funded by a federal CMAQ grant and administered through the KYTC LPA program.

Before receiving grant funding for the bike trail project, KZF worked with City of Dayton to develop a master plan to improve the riverfront, through design and construction of a pier on the Ohio River, as one of a set of actions that the City has taken to implement the overall vision of the riverfront.



## APPENDIX 3: CONCEPT DESIGNS



KZF Design has prepared the following conceptual studies of the New City Building, intended to show some possible directions for the design and layout of your new building on the proposed site. These concepts represent a variety of design approaches, addressing the following design ideas:

- Proposing a two-story building to reinforce the current scale of the existing streetscape
- Integrating the existing veterans memorials as important elements in the design scheme
- Recognizing the potential of using the alley on the north side as secondary access
- Recognizing the potential for a basement
- Placing the building along the street to enhance the current streetscape
- Maintaining the 1919 Veterans Monument as a local landmark

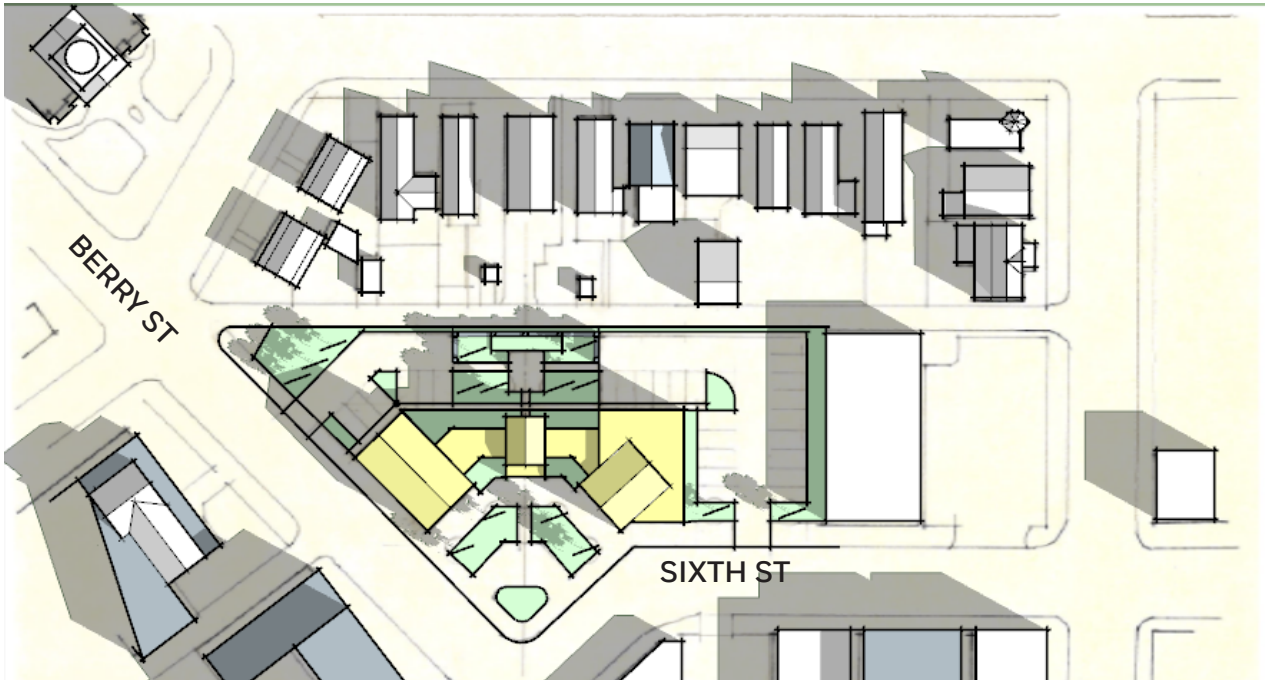
This project presents a unique opportunity to reinforce the strong urban fabric of Dayton's commercial district and is an important component of Dayton's commitment to strengthening an already strong Dayton Main Street concept. These concepts are illustrated on the following pages, with comments specific to each.



**APPENDIX 3:  
CONCEPT DESIGNS**

Concept 1:

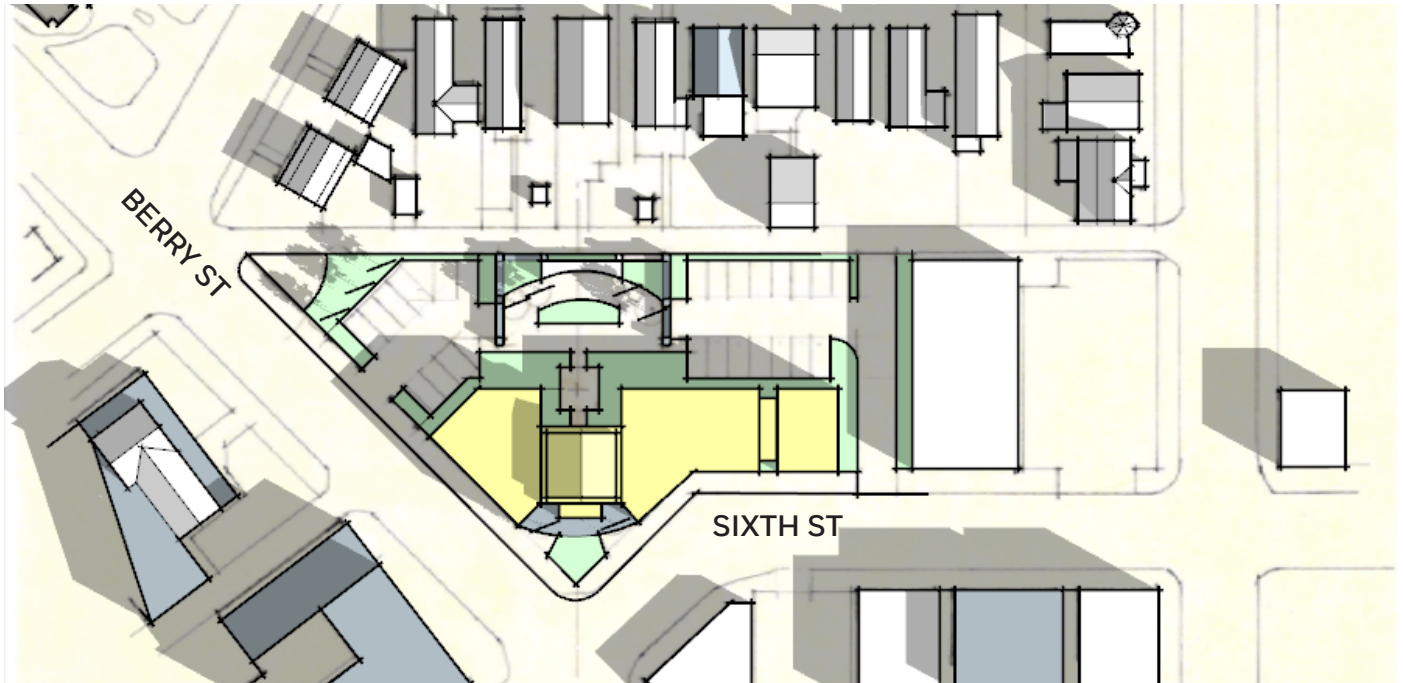
- Main entrance lobby centered between two Veterans' monuments.
- Keeps the 1919 monument in current location
- Relocates 2004 monument to the west in alignment with lobby and 1919 monument
- City Administration located along Berry Street
- Police located along Sixth Street
- Police parking behind Police Department
- Public parking off both Berry and Sixth Streets



**APPENDIX 3:  
CONCEPT DESIGNS**

Concept 2:

- Pulls building forward to front on both Berry and Sixth Streets
- Relocates both monuments to a new courtyard on the north side of the new building.
- Police and City staff parking behind Police Department on Sixth Street
- Public parking off Berry Street adjacent to City offices.

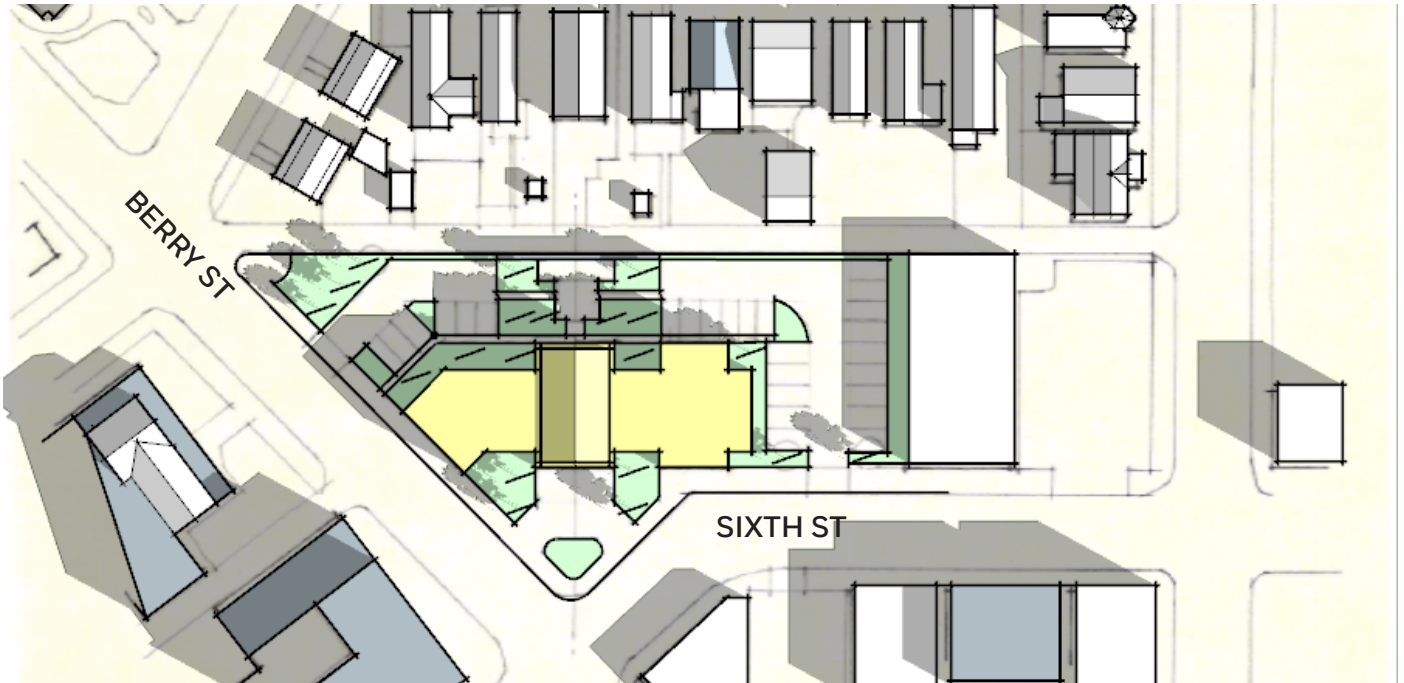




**APPENDIX 3:  
CONCEPT DESIGNS**

Concept 3:

- Aligns building with historic alignment of Sixth Street.
- Maintains 1919 Veterans Monument at present location
- Moves 2004 monument west to align with public lobby and 1919 monument.
- Police parking behind Police Department
- Public parking adjacent to Police Department off Sixth Street
- City staff parking behind City offices on Sixth Street



**APPENDIX 3:  
CONCEPT DESIGNS**

Concept 4:

- Locates City Hall meeting space above a central lobby, centered on 1919 Veterans Monument
- Maintains 1919 monument in present location
- 2004 monument relocated to enlarged plaza, with 1919 monument.
- City offices and Police Department flank the meeting hall to the east and west.
- Police parking located behind Police Department
- City staff parking adjacent to city offices off Berry Street
- Public parking off Sixth Street.

