



Qualifications to provide  
Architectural Schematic Design  
and Engineering Services for the

#RFP 23-2021

Design of Police East Sector  
Roll Call for Lexington-Fayette  
Urban County Government

Lexington, Kentucky

August 25, 2021



**BRANDSTETTER  
CARROLL INC**  
ARCHITECTS . ENGINEERS . PLANNERS

August 25, 2021

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**CINCINNATI**  
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Suite 310  
**DALLAS**  
TX 75252  
469.941.4926

255 Seven Farms  
Drive, 300-A  
**CHARLESTON**  
SC 29492

Lexington Fayette Urban County Government  
Room 338, Government Center  
200 East Main Street, 3<sup>rd</sup> Floor  
Lexington, Kentucky 40507  
Attn: Todd Slatin, Director

RE: RFP #23-2021New Facility for Police East Sector Roll Call

Dear Mr. Slatin:

Brandstetter Carroll Inc. (BCI) has developed numerous police stations, fire stations, emergency operation centers, detention facilities, public administration and court facilities throughout the Commonwealth and we have a detailed understanding of the requirements for this project. Our experience in this type of project extends over a period of 42 years. We are committed to the development of Law Enforcement facilities that serve the need for law enforcement at all levels and we understand the need for an accommodating design that meets the expectations of the City of Lexington.

Our Police facility experience is vast, with current Police projects under construction in Nicholasville, Kentucky; Westerville, Ohio; and Denton, Texas. We currently are working with the City of Jeffersontown and Franklin Police Departments to investigate and determine the needs for the department and the potential size, layout, cost, and location for their facilities, which now are in later stages of design. In addition, we recently designed and built new Police facilities for the City of Berea, Leitchfield, Ashland, and Georgetown, a Police Evidence Building in Bowling Green, Kentucky, and we also designed the new police and fire facilities for the City of North Canton in Ohio for them to go out for a levy in the next election cycle. Our immense experience has led us to consult for other architectural firms around the country by being the design architect in West Virginia on the Moundsville Public Safety Complex, which currently is in process of bidding.

Brandstetter Carroll Inc. offers the best and most diverse experience of any firm within the Commonwealth. Several key reasons to engage BCI in this process are:

**We have experience working with a variety of public safety facilities.** Our resume includes: **(32) Law Enforcement Facilities**, (9) 911/EOC Buildings, (68) Fire Stations, (38) Court Facilities, (12) Corrections Facilities, and (35) Public Administration/City Halls. Additionally, we have public safety projects under construction in Kentucky, Ohio, West Virginia, and Texas.

**We are familiar with the requirements of Law Enforcement Facility design.** This is not our first project, nor our second or third. The majority of our clients are in the public sector and our projects are fulfilling that need. We attend educational conferences and support organizations such as KACP, IACP, and we are heavily involved in the Public Safety Sector. We are familiar with Design Best Practices and Standards such as CALEA, IACP, and FEMA. We understand the trends in Police Facility Design and work diligently to enhance the working environment for police officers.

We understand the project is to design a Roll Call Center in the East Sector. These projects are critically important and require leadership from a team familiar with this project type. A Police facility of any kind is not a typical building type and cannot be approached as one, or the operational efficiencies and critical elements and use of the facility will be jeopardized throughout the process.

**We bring an excellent team to the project.** BCI can provide creative and reasonable solutions required for this type of project. The proposed team will work in collaboration with the Owner's representatives to exceed all expected project outcomes! **The following group of professionals comprises our team and includes the team currently working on the City of Nicholasville Police Department and other facilities shown herein:**

- A. **Eric M. Chambers, AIA** possesses the organizational skills necessary for the successful development of a project of this nature. He is the firm's Public Safety Architect and was instrumental in the design of the projects herein and his success on these projects has been well-documented. He will serve as the Principal-In-Charge and Public Safety Design Architect for this assignment.
- B. **Philip N. Schilffarth, AIA** has served as Project Architect, Project Manager, and Technical Architect on many projects in this proposal. Mr. Schilffarth has the skills to lead the process of design and has worked on the City of Berea, Nicholasville, and Georgetown Police Departments. He will serve as the Project Manager for this project.
- C. The consulting services of **Shrout Tate Wilson Consulting Engineers** and **Poage Engineering** have been utilized by the Firm for 30 years, designing quality projects together for our clients. Relationships have been forged between the three Firms which yield a more thorough effort and a better communicated and coordinated project. Both of these firms are working with BCI on the City of Nicholasville Police Department and many other projects herein. **Abbie Jones Consulting** will be providing Civil Engineering for the project while fulfilling the MBE/WBE requirements. Abbie Jones Consulting has worked with BCI for more than 10 years on multiple assignments and will be fulfilling approximately 15% of the project scope. **J.S. Held** will be providing the third-party estimating for the project. J.S. Held has extensive experience in construction estimating which is critical now more than ever due to the current market conditions.

**We have extensive experience with budget control and project performance.** BCI has built a reputation of excellent **quality control** and high expectations of contractors while developing excellent working relationships built on trust with Owners. We wish nothing less for this project. We have a long and consistent history of cost control and project performance.

**We have extensive experience with various project delivery methods.** BCI has been involved in more than \$3.5 billion in construction costs. These projects have been delivered with different project delivery methods including General Contractor, Design-Build, and Construction Manager. BCI has extensive experience in all project delivery methods and can assist the City in any form they choose to pursue this project.

In summary, through the **quality of our staff, the assembled Team, and the breadth of relevant work history**, the City can be confident BCI will deliver the requested project outcomes. We more than appreciate the opportunity to continue our work with the City of Lexington on the development of their new Roll Call Facility. We welcome the chance to discuss this project, exchange ideas, and share more thoughts on how you can reach your goals in a collaborative effort with the Brandstetter Carroll Inc. Team.

We believe you will find our response thorough, yet concise, and in direct response to your request depicting our Firm's capabilities and strengths. We look forward to being of continued service to the City of Lexington.

Sincerely,

Brandstetter Carroll Inc.



Benjamin E. Brandstetter, P.E., President

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## SECTION I. FIRM OVERVIEW & REFERENCES

## FIRM OVERVIEW

Brandstetter Carroll Inc. (BCI) is a firm of Architects, Engineers, Landscape Architects, and Planners founded in 1979 with the express purpose of providing professional design services to public sector clients. Since the firm's inception, BCI has grown to include a staff of nearly 60 and maintains offices in Lexington, Cincinnati, Cleveland, Dallas, and Charleston. The firm's in-house services include architecture, civil engineering, transportation engineering, landscape architecture, park and recreation system planning, interior design, construction administration, and resident inspection.

### Architecture

Public Safety Buildings  
Courthouses  
Public Administration  
Recreation Centers  
Libraries  
Higher Education  
Interior Design

### Recreation, Planning, & Landscape Architecture

Park Design  
System Planning  
Master Plans  
Aquatic Facility Design  
Nature Centers & Camps  
Sports Complexes  
Feasibility Studies  
Trail Planning & Design

### Engineering

Roadway Design  
Traffic Planning  
Sewer and Water Systems  
Aviation Engineering  
Streetscape Design  
Site Development

Brandstetter Carroll Inc. (BCI) operates under a unique Business Model where Project Managers and Construction Administrators are in offices near projects, and Market Sector Leaders are located in any of our offices. This allows clients to access the high levels of specialized expertise offered by Market Sector Leaders. This Business Model has been enhanced through changes in technology, being able to produce high-quality deliverables in less time. **This work for the LFUCG Police East Sector Roll Call project will be completed in BCI's Lexington office. All other team participants are from the Commonwealth, and many reside in Lexington.**

## ARCHITECTURAL SPECIALIZATION

BCI was founded in 1979 in Lexington Kentucky, with the express purpose of providing professional design services to units of local government in Kentucky, Ohio, West Virginia, and many other states. As the firm grew, disciplines in Civil Engineering, Landscape Architecture, and Planning were added. The firm has a deep portfolio in virtually all areas of public infrastructure, but especially in Public Safety, developing experience not only in design but also planning, funding, operations, and revenue. **In the field of public safety buildings, BCI has completed more than:**

- 32** Law Enforcement Facilities
- 9** 911 / Emergency Operations Centers
- 12** Correctional Facilities
- 68** Fire Stations and Fire Headquarters
- 35** City Hall/County Administration Buildings
- 38** Courthouses/Justice Centers

## FIRM LOCATIONS

2360 Chauvin Drive  
**Lexington, KY 40517**  
859.268.1933 (Phone)  
859.268.3341 (Fax)

308 East 8th Street  
**Cincinnati, OH 45202**  
513.651.4224 (Phone)  
513.651.0147 (Fax)

220 West 6th Street, Suite 300  
**Cleveland, OH 44113**  
216.241.4480 (Phone)

17300 Preston Road, Suite 310  
**Dallas, TX 75252**  
214.762.2535 (Phone)

255 Seven Farms Drive, 300-A  
**Charleston, SC 29492**

**“WE ENHANCE COMMUNITY AND QUALITY OF LIFE”**

### SUBCONSULTANT UTILIZATION – SEE SECTION III, PROJECT TEAM, FOR RESUMES

#### Abbie Jones Consulting – Civil Engineering (WBE)



Abbie Jones Consulting (AJC) provides surveying services including mapping, boundary, topographic, aerial control, airfield, geodetic control, inspections, asbuilts, ALTA/ACSM, and construction staking land survey services. Their engineering services include traffic counts, site design, transportation engineering, sanitary & storm system design, and owner representation. Their traffic counting equipment is Miovision and they also assist with O-D studies. **Abbie Jones, P.E., PLS, will serve as the Civil Engineer for this project.**

#### Shrout Tate Wilson Consulting Engineers - MEP Engineering



Shrout Tate Wilson Consulting Engineers (STW) has established itself as a consulting engineering practice structured around the full lifecycle of a building. STW's focus is the needs of the owner and its end users on each project. Established, in 1981 as a traditional mechanical, electrical, and plumbing engineering firm, STW has continuously enhanced its service offerings based upon the advancements in building engineering, technologies, and applications in delivering the built environment. The firm is located in Lexington and Louisville, Kentucky. **The team will include Billy Gadd, P.E., Plumbing Engineer, David Epperson, P.E., Electrical Engineer, and Brandon Slusher, P.E., Mechanical Engineer.**

#### Poage Engineers and Associates - Structural Engineering



Since 1969, Poage Engineers and Associates has provided Structural Engineering Services on thousands of projects with clients including Architects, Engineers, Owners, and all levels of Government (Municipal, State, and Federal Government). The company has an extensive history of providing economical design services on almost every type of construction including concrete, precast prestressed concrete, post-tensioned concrete, steel, masonry, and wood. They have built a reputation throughout the region as being "problem solvers" in the Structural Engineering field with a unique ability to provide safe, economical, and buildable structural designs. **Brian Scott, P.E. will serve as the Structural Engineer for this project.**

#### J.S. Held - Cost Estimator



J.S. Held is a global consulting firm providing specialized technical, scientific, financial, and advisory services with considerable experience in cost planning and control. Their team brings together years of unrivaled expertise and unparalleled service to deliver comprehensive solutions to their clients. J.S. Held has over 100 offices across the globe as well as two testing facilities and a roof lab/building envelope forensic lab. As a member of the design team, the firm can assist in developing and maintaining cost control throughout the design period. This is accomplished as a constructive part of the design team at such time as is most beneficial to the design effort rather than producing cost estimates retrospectively after much design effort has been expended, some of which may subsequently prove to be unnecessary. **Lyn Godsey will serve as the Chief Estimator for this project.**

### STATEMENT OF WORKLOAD AND CAPACITY

BCI is currently at 75% of workload capacity for 2021 and has the capacity to start the project immediately upon award and contract. BCI can complete the work and deliverables as per the outlined schedule.

### LITIGATION AND CONFLICT OF INTEREST STATEMENT

Brandstetter Carroll Inc. currently has no major pending litigation cases and has never had a court finding against the firm. BCI has no conflicts of interest providing professional services on this project.

## QUALITY CONTROL PROGRAM

BCI's QC/QA program was developed because of the firm's commitment to earning customer loyalty based upon the consistent ability to deliver quality service and projects to our clients. **The firm's quality control procedures have enabled BCI to maintain a percentage of Change Orders of 1.5% compared to the national average of 4%. We are happy to share our performance history at your request.**

- 1. Schedule Control Methods:** BCI is committed to accurate and proactive scheduling to eliminate potential surprises and delays in progress. Scheduling strategies will be the responsibility of the Principal-In-Charge and Project Manager to ensure milestones are met. As the project initially develops, the scheduling staff places the project goals into a Critical Path Method (CPM) schedule. The schedule will reflect goals at each project interval and aid in tracking progress.
- 2. Cost Control Methods:** The BCI Team will approach cost control on this project as a continuous process. It is customary for BCI to evaluate the cost implications of all major decisions throughout the design process, regardless of if it falls at the end of a phase. By doing this, the Owner remains continually attuned to all elements of the project affecting cost. Proactive communication works well with all Team partners regarding the effect decisions can potentially have on cost. The role of the Project Manager is to keep everyone involved in the decision-making process. The goal of the BCI team relative to budget items is to have no surprises!

In summary, effective leadership, planning, and communication will best position the BCI Team to serve the needs of LFUCG by maintaining control over the project.

## ERIC M CHAMBERS, AIA

Public Safety Architect

The BCI Team has worked in the public sector for more than 40 years. BCI and Mr. Chambers have worked with governmental agencies and police departments in various municipalities. Mr. Chambers has facilitated multiple agencies coming together to develop a public safety or municipal center to capitalize on the limited funding available. These collaborations benefit each agency but accommodate shared resources so each department could get a new facility.

Mr. Chambers has worked on numerous public safety projects including police stations, fire stations, emergency operations centers, 911 dispatch centers, and many combination facilities. Mr. Chambers currently is working on police facilities in Nicholasville, Kentucky; Westerville, Ohio; and Denton, Texas. Mr. Chambers also is working on combination facilities with public safety attributes in Moundsville, West Virginia, and North Canton, Ohio. He has been the project manager on most BCI public safety facilities since 2004.

Mr. Chambers stays well versed on the trends and the intricacies of a Police Department including community relations, evidence processing and storage, patrol and operations, investigations, training facilities for defensive tactics, classroom, fitness, range training, and many others. Mr. Chambers is also knowledgeable in certifications and accreditation standards and how a design must comply with regulations. Mr. Chambers understands there is a relationship that must be maintained between police, other departments, and the government officials, and has the experience to maneuver these relationships with an appreciation for the sensitivity between the involved parties and what is important to each entity.



*Plan review Nicholasville Police Department*



### CONTRACT EXPERIENCE AND GENERAL AND PROFESSIONAL LIABILITY INSURANCE

BCI is very familiar with the LFUCG Consultant Services Agreement, having worked on multiple City projects including the LFUCG Fire Stations No. 2, 24, and 9. BCI has used this on many projects and has no issues with this contract type and scope of services. BCI currently has professional liability insurance and in addition, the firm carries normal general liability insurance. See the Certificate of Insurance attached.

### FIRM STAFFING

BCI has adequate staff available to address any project that the Lexington Fayette Urban County Government would assign. While the primary staff for any assignment is located at our Lexington office, supplemental staff are available from any of our offices to provide support or expertise. Our firm has nearly 60 employees with our specialization breakdown listed below:

9 Registered Architects	4 Construction Administration
3 Registered Landscape Architects	1 Landscape/Planning Support Staff
6 Professional Engineers	13 Engineering Support Staff
10 Administrative Support Staff	10 Architectural Support Staff

### REFERENCES

#### **Todd Reece, Assistant Chief, LFUCG Fire Department**

859.231.5679 | reecem@lexingtonky.gov

Lexington-Fayette Urban County Government has contracted BCI to construct, design, and renovate three fire stations (nos. 2, 9, and 24) in Lexington. Fire Station No. 2 was constructed to replace an aging facility which was completed on budget in summer 2016. Fire Station No. 24's preliminary conceptual design was completed on budget in 2019. Fire Station No. 9's addition/renovation is complete and was a successful renovation and addition to this station.

#### **Todd Justice, Chief of Police, Nicholasville Police Department**

859.885.9467 | todd.justice@nicholasville.org

BCI was selected to design a new Police Building for the City of Nicholasville in 2020. The new facility replaces a dated, undersized facility. Additionally, BCI completed a threat mitigation assessment. Due to change orders initiated by the owner the project is expected to be completed under the projected budget. Construction will begin in summer 2021.

#### **Roger Solomon, Chief of Police, Franklin Police Department**

270.586.7167 | rsolomon@franklinpolice.net

The City of Franklin contracted BCI to design a new facility for the Franklin Police Department. The City and BCI are working on development of the design and look to start construction in 2022. This project currently is underway and is expected to be complete on budget in spring of 2023.

#### **Brittney Garrett, Police Major, Jeffersontown Police Department**

502.267.0503 | bgarrett@jtownkypd.org

Jeffersontown Police Department contracted BCI to design the new Police Department Headquarters. Before that, BCI was awarded to complete the study of the existing Police Department. The new construction is expected to be complete on budget in spring of 2023.

#### **Mike Bosse, Chief of Police, Georgetown Police Department**

502.863.7826 | m.bosse@georgetownpolice.org

The City of Georgetown and the Georgetown Police Department contracted with Brandstetter Carroll Inc. in 2013 to design and construct a new Police Department for the City. Construction started in October 2013 and was completed on budget in 2016.



## SECTION II. PROJECT TEAM

## ERIC M. CHAMBERS, AIA, CDT, CPO, LEED GA

Vice President



### EDUCATION

University of Kentucky, Bachelor of Architecture, Business Minor

PSMS Project Management (BARCH) Bootcamp

### REGISTRATIONS

Registered Architect:

- Indiana AR12100053
- Kentucky 6882
- Ohio ARC.1817468

LEED Green Associate

Construction Document Technologist (CDT)

**ROLE ON THIS PROJECT:** Principal-in-Charge/Safety MSL

Mr. Chambers is a Registered Architect who joined BCI in 2003, specializing in the design of public safety facilities. He has served as Project Manager/Public Safety Architect for numerous public safety projects such as police stations, fire stations, dispatch, EMS, EOCs, courthouses, and jails.

### RELEVANT PROJECTS

NICHOLASVILLE POLICE DEPARTMENT  
Nicholasville, Kentucky

GEORGETOWN POLICE DEPARTMENT  
Georgetown, Kentucky

BEREA POLICE AND FIRE FACILITY  
Berea, Kentucky

SOMERSET CITY HALL AND POLICE  
Somerset, Kentucky

BOWLING GREEN POLICE EVIDENCE STORAGE  
Bowling Green, Kentucky

LEITCHFIELD CITY HALL AND POLICE FACILITY  
Leitchfield, Kentucky

DENTON POLICE HEADQUARTERS RENOVATION  
Denton, Texas

## PHILIP N. SCHILFFARTH, AIA, CID, LEED AP, AFO

Vice President



### EDUCATION

University of Kentucky, College of Design, Bachelor of Architecture

PSMJ Project Manager Bootcamp

### REGISTRATIONS

Registered Architect

- Indiana AR12100070
- Kentucky 7451
- Ohio ARC1817464

Certified Interior Designer:

- Kentucky #0318CID

LEED AP #10375089

**ROLE ON THIS PROJECT:** Project Manager

Mr. Schilffarth is a Licensed Architect, member of the American Institute of Architects, and a LEED-Accredited professional. Mr. Schilffarth is a graduate from the University of Kentucky School of Architecture College of Design. He has 14 years of experience and has served as a Project Manager for the majority of that time.

### RELEVANT PROJECTS

NICHOLASVILLE POLICE DEPARTMENT  
Nicholasville, Kentucky

BEREA POLICE AND FIRE FACILITY  
Berea, Kentucky

GEORGETOWN POLICE DEPARTMENT  
Georgetown, Kentucky

GARRARD COUNTY EOC  
Lancaster, Kentucky

SOMERSET CITY HALL AND POLICE  
Somerset, Kentucky

DENTON POLICE HEADQUARTERS RENOVATION  
Denton, Texas

BRYAN POLICE AND FIRE COMPLEX  
Bryan, Ohio

# IAN C. BEATTIE, CSI, CCCA, AFO

Vice President



## EDUCATION

Lexington Community College,  
Associate Degree in Architecture

University of Kentucky, College of  
Architecture

## REGISTRATIONS

Certified Construction Contract  
Administrator

Construction Document  
Technologist

Aquatic Facility Operator

## ROLE ON THIS PROJECT: Construction Administrator

Mr. Beattie serves as Construction Administrator for the majority of the firm's Architectural projects, including public safety facilities, courthouses, libraries, city and county administration buildings, maintenance facilities, recreation centers, and aquatic centers.

## RELEVANT PROJECTS

NICHOLASVILLE POLICE DEPARTMENT  
Nicholasville, Kentucky

BEREA POLICE AND FIRE FACILITY  
Berea, Kentucky

GEORGETOWN POLICE DEPARTMENT  
Georgetown, Kentucky

IRVINE MUNICIPAL COMPLEX AND POLICE STATION  
Irvine, Kentucky

ASHLAND POLICE HEADQUARTERS  
Ashland, Kentucky

CINCINNATI POLICE HEADQUARTERS RENOVATION  
Cincinnati, Ohio

DENTON POLICE HEADQUARTERS  
Denton, Texas

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# CHARLIE L. SCHNEIDER, P.E., AFO, CPO

Vice President



## EDUCATION

University of Texas, University of  
Kentucky, B.S.C.E Hydrology and  
Hydraulics

## REGISTRATIONS

Professional Engineer:

- Kentucky 22599

## ROLE ON THIS PROJECT: Civil Engineer

Mr. Schneider is a civil engineer. He leads the Lexington Engineering Division of the firm and brings more than 30 years of experience designing sites, earthwork, drainage systems and stormwater management, infrastructure, roads, and utilities.

## RELEVANT PROJECTS

ASHLAND POLICE HEADQUARTERS SITE DEVELOPMENT  
Ashland, Kentucky

IRVINE POLICE HEADQUARTERS SITE DEVELOPMENT  
Irvine, Kentucky

BEREA POLICE AND FIRE FACILITY  
Berea, Kentucky

DENTON POLICE HEADQUARTERS RENOVATION  
Denton, Texas

BRYAN POLICE AND FIRE COMPLEX  
Bryan, Ohio

NORTH OLMSTED FIRE STATION NO. 2 & EMERGENCY  
OPERATION CENTER SITE DEVELOPMENT  
North Olmsted, Ohio



## SECTION III. EXPERIENCE

**Lexington Fire Station No. 2**

Lexington, Kentucky

**Project Information**

Contact: Joyce Thomas  
 Administrative Officer Senior, LFUCG  
 859.258.3054  
 jthomas@lexingtonky.gov

Estimated Cost: \$4,618,900

Project Cost: \$4,693,900

Subconsultants: GOP Limited (Structural); Shroul Tate  
 Wilson Consulting Engineers (MEP)

The new Lexington Fire Station No. 2 is designed to replace an aging facility on New Circle Road. The new site is located within a half-mile of the existing site, on the opposite side of New Circle Road in an industrial area. In addition to housing two companies, the facility also will become the warehousing area for the Lexington Fayette Urban County Government EMS Services. An independent warehouse and support facilities will be built as part of this fire station. This building is designed with three apparatus bays, deep enough to house two pumpers, with doors at both the front and rear of the building. Living quarters for 16 fire-fighters are provided onsite, including a full kitchen, dormitories, and locker rooms.



**Lexington Fire Station No. 9**

Lexington, Kentucky

**Project Information**

Estimated Cost: \$1,150,000

Project Cost: \$528,500

Subconsultants: GOP Limited (Structural); E2M (MEP)

BCI was hired to complete a renovation and addition of 2,4740 s.f. to the existing Lexington Fire Station No. 9. The renovation included the addition of two vehicle bays and the interior renovation of the existing living space. Exterior improvements were made to the roof fascia, façade, driveways and parking areas. The project was completed in 2020.



## Lexington Fire Station No. 24

Lexington, Kentucky

### Project Information

Contact: Joyce Thomas  
 Administrative Officer Senior, LFUCG  
 859.258.3054  
 jthomas@lexingtonky.gov

Estimated Cost: \$4,670,000

Project Cost: \$4,621,832

Subconsultants: GOP Limited (Structural); Shroul Tate  
 Wilson Consulting Engineers (MEP)

The City contracted with Brandstetter Carroll Inc. (BCI) to design a new station in a current development located off Citation Boulevard. During that review BCI analyzed the site conditions, including soil for the property and circulation, to determine if the site was conducive to house a fire station. After conducting the site review, the City contracted with BCI to do preliminary conceptual floor plans for the fire department to establish the size of the building and work with their engineers to determine the utility locations so the City could negotiate with the developer for the purposes of identifying and routing utilities to the proposed site. The project was completed summer 2019.



## Public Safety Justice Center

Westerville, Ohio

### Project Information

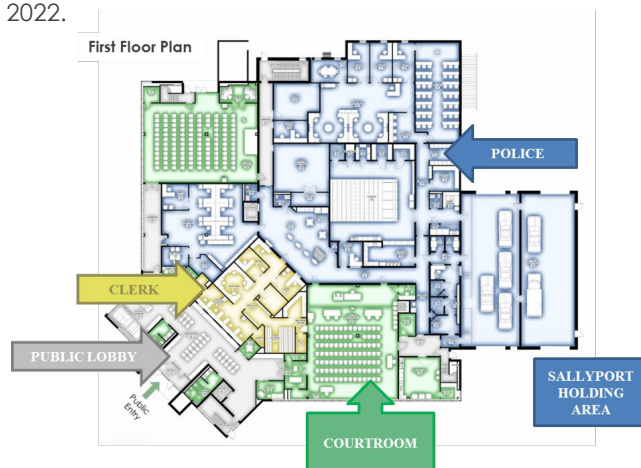
Contact: Adam Maxwell  
 Director of Facilities  
 614.901.6400  
 adam.maxwell@westerville.org

Estimated Cost: \$15,500,000

Project Cost: TBD

Subconsultants: Mission Critical Partners (Security and  
 Technology); G2 Solutions Group  
 (Range Consultant)

Westerville, Ohio, has continued its growth as an outstanding community. The needs of local law enforcement have changed since the existing building was constructed, so it has been determined to renovate and add on to the existing building. Renovated space will be 28,000 s.f., plus a new addition of 32,000 s.f. hardened facility. The city's Evidence Storage will be consolidated from three locations to the new HQ, with special provisions being made for climate control and security. There also will be a 10-lane firing range in the basement and a Mayor's Court included. This project currently is under construction, to be completed mid-2022.



## Georgetown Police Department

Georgetown, Kentucky

### Project Information

Contact: Mike Bosse  
 Chief of Police  
 502.863.7826  
 m.bosse@georgetownpolice.org

Estimated Cost: \$5,000,000

Project Cost: \$4,900,000

Subconsultants: Poage Engineering (Structural); Shroul  
 Tate Wilson Consulting Engineers (MEP)

The City of Georgetown and the Georgetown Police Department contracted with Brandstetter Carroll Inc. in 2013 to design and construct a new Police Department for the City of Georgetown. Brandstetter Carroll Inc. reviewed multiple site locations ultimately helping the city to acquire property in the downtown corridor which will better serve their community. Brandstetter Carroll Inc developed a two story, 23, 750 s.f. state-of-the-art Police Department. The building consists of Administration areas, Patrol Division, Detective Division, Evidence Storage and Processing, Holding Cell, In-Custody Processing, Vehicle Sallyport, Secure Parking for Police Vehicles.



## Berea City Hall, Police, and Fire Safety Building

Berea, Kentucky

### Project Information

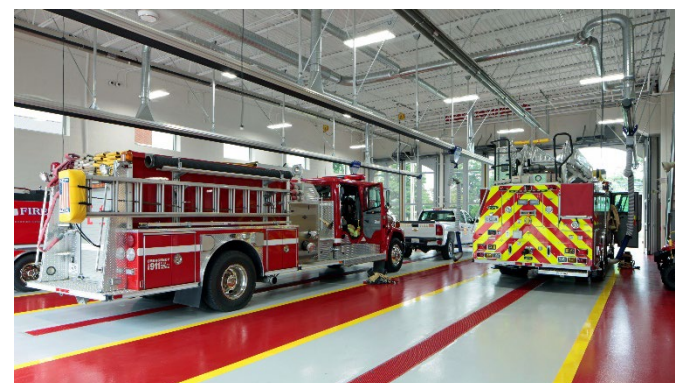
Contact: David Gregory  
 City Administrator  
 859.986.8528  
 dgregory@bereaky.gov

Estimated Cost: \$9,300,000

Project Cost: \$8,200,000

Subconsultants: Shroul Tate Wilson Consulting Engineers  
 (MEP); L E Gregg (Geotechnical); Thorson  
 Baker & Associates (Structural)

BCI originally performed a study for the City of Berea to determine if it would be feasible to yet again renovate the municipal building and provide an addition to house Police and Fire operations. Following the completion of the study, the City agreed it would be in the best interest of the community to proceed with BCI's recommendation and move forward with the project in April 2015. The existing City Hall was just over 12,000 s.f., consisting of a basement and two stories. This space was renovated to better suit the City Administration, Finance, and Planning Departments. Approximately 32,000 s.f. was added to the building for the Police and Fire Departments, which house administration, evidence, vehicles, apparatus, and living quarters. The new facility is 44,000 s.f. in total.





## North Canton Safety Services Center

North Canton, Ohio

### Project Information

Contact: Patrick DeOrio  
 Director of Administration  
 330.499.8223  
 pdeorio@northcantonohio.gov

Estimated Cost: \$18,000,000

Project Cost: TBD

Subconsultants: N/A

The City of North Canton, Ohio, is planning for a new combined police/fire building to be the Public Safety Services Center. This will consolidate the current police station and two fire stations into one 66,000 s.f facility located centrally on Main Street. While providing much-needed expanded space, the facility also will meet current codes and recommendations for public safety operations, including a hardened "storm-shelter" area. Space for community meetings will be included in addition to a rifle range to serve North Canton as well as other departments in the region. The initial 2019 programming study serves as a communication tool for an upcoming ballot initiative and design direction once funding is in place.



## Nicholasville Police Building

Nicholasville, Kentucky

### Project Information

Contact: Todd Justice  
 Chief of Police  
 859.885.9467  
 todd.justice@nicholasville.org

Estimated Cost: \$7,140,000

Project Cost: TBD

Subconsultants: Poage Engineering (Structural); Shroul Tate Wilson Consulting Engineers (MEP); Banks (Civil)

BCI was selected to design a new Police Building for the City of Nicholasville in 2020. The new facility replaces a dated, under-sized facility. This department now will be able to consolidate detectives, in addition to secure vehicle parking, a secure evidence processing and storage area, a sallyport and a storm shelter in the lower level. The building also offers a 100-person community room and multiple vehicle access points plus visual appeal to southbound motorists. Additionally, BCI completed a threat mitigation assessment. The finished building will be 26,400 s.f. and construction will begin in summer 2021.



SOUTHEAST  
 CORNER

## City of Denton Police Headquarters

Denton, Texas

### Project Information

Contact: Sara Hensley  
Deputy City Manager  
940.349.7755  
sara.hensley@cityofdenton.com

Estimated Cost: \$4,618,900

Project Cost: \$4,693,900

Subconsultants: MD Engineering (MEP) JQ Infrastructure (Structural); Mission Critical Partners (Public Safety and Operations); MJ Thomas (Civil)

The City of Denton Police Department renovated 90,000 s.f. of City Hall East for the Police Headquarters located in downtown Denton. The project has begun construction. A new sub-station will be constructed first so some of the department can be relocated during the renovation of headquarters. Services include extensive assessment of the existing Police Headquarters, Building Program for 114,000 total s.f. of building, and bond referendum assistance.



## City of Denton Police Substation

Denton, Texas

Estimated Cost: \$16,500,000

Project Cost: TBD

Subconsultants: Same as Police Headquarters

BCI was chosen by the City of Denton Police Department to design and construct a new 24,000 s.f. Police Sub-Station on the southside of the City. This new facility will allow the police provide service beyond downtown and also will relieve personnel crowding.



## City of Denton Police Firing Range

Denton, Texas

Estimated Cost: \$5,500,000

Project Cost: TBD

Subconsultants: Same as Police Headquarters

The City of Denton and Denton Police Department chose to construct a new 29,650 s.f. Police Firing Range on the south side of the City. There will be 50-yard and 100-yard components and a vehicle simulation. The Firing Range will be adjacent to the new Police Sub-Station and will include a training facility with SIMS Training. Vehicle simulation also will be included. The project is under construction. The new range will be constructed so the department can begin training including SIMS training.



## Franklin Police Department

Franklin, Kentucky

### Project Information

Contact: Roger Solomon  
 Chief of Police  
 270.586.7167  
 rsolomon@franklinpolice.net

Estimated Cost: \$6,750,000

Project Cost: TBD

Subconsultants: Clark Engineering (Structural); Shrut Tate Wilson Consulting Engineers (MEP)

The City of Franklin contracted BCI in 2019 to perform a study to determine the location of the new Police Department. After the study was completed, BCI was then contracted to provide professional design services to build the new 28,000 s.f. facility. Construction is set to begin in spring of 2022.



## Jeffersontown Police Department

Jeffersontown, Kentucky

### Project Information

Contact: Brittney Garrett  
 Police Major  
 502.267.0503  
 bgarrett@jtownkypd.org

Estimated Cost: \$11,977,000

Project Cost: TBD

Subconsultants: Poage Engineering (Structural); Shrut Tate Wilson Consulting Engineers (MEP)

The City of Jeffersontown contracted BCI in 2019 to perform a study to determine the location of the new Police Department. After the study was completed, BCI was then contracted to provide professional design services to build the new 35,000 s.f. facility. BCI also performed Public Engagement services during the process. Construction is set to begin in summer 2022.



### Scott County Sheriff Department

Scott County, Kentucky

#### Project Information

Contact: Tony Hampton  
 Sheriff  
 502.863.7855  
 Info@scott.kysheriff.org

Estimated Cost: \$8,000,000

Project Cost: TBD

Subconsultants: Poage Engineering (Structural); Shroust  
 Tate Wilson Consulting Engineers(MEP)



The City of Franklin contracted BCI in 2021 to perform a study to determine the location of the new Sheriff Department. The study has determined the location of facility and the size will be 22,000 s.f. and includes a satellite Clerk space for vehicle registration and inspection. Design is set to begin in the Fall of 2021.



First Floor Plan



Basement Floor Plan

### Louisville Metro Sheriff Department

Louisville, Kentucky

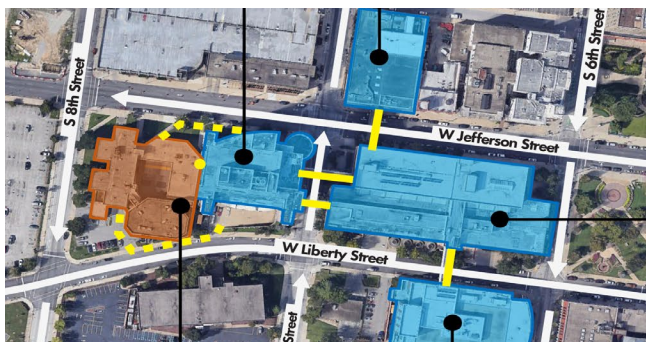
#### Project Information

Contact: Dennis Arthur  
 Senior Facility Projects Manager  
 502.574.4671  
 dennis.Arthur@louisvilleky.gov

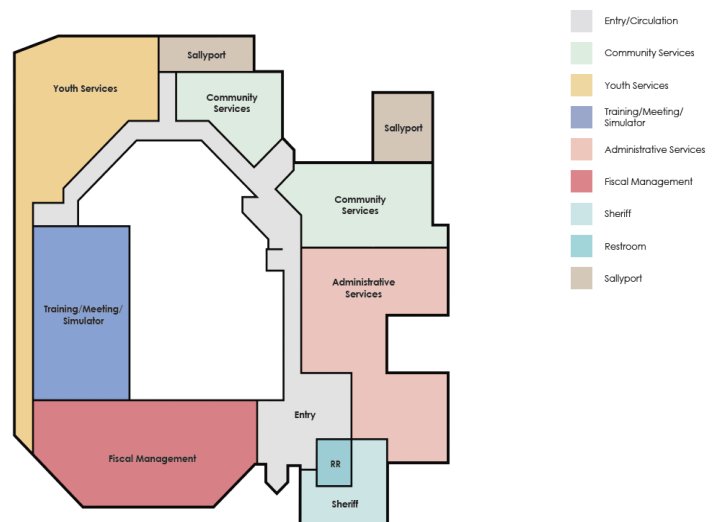
Estimated Cost: \$6,000,000

Project Cost: TBD

Subconsultants: RAI (Structural); Shroust Tate Wilson  
 Consulting Engineers(MEP); Mission  
 Critical Partners (Technology and  
 Communication); RJS Justice Services  
 LLC (Jail Operations Specialist)



The City of Louisville contracted BCI in 2020 to perform a study to review a vacant site they have for the possible conversion to Sheriff's Department. The study is still in the preliminary design phase.





## SECTION IV. PROJECT APPROACH

## CURRENT PROJECT UNDERSTANDING

The City of Lexington recently acquired a property at the southeast corner of Clearwater Way and Saron Drive. The City has had a geotechnical exploration study performed by L.E. Gregg to analyze the soil conditions of the site. The City also had Endris Engineering perform a topographic and boundary survey for the property. The City has identified in the RFP it is proposing to construct an approximately 6,000 s.f. Police Roll Call Center for the East Sector of the Department.

The City and Police Department have conducted some level of discussion and assessment of what would be needed for a new Police Roll Call Center. Through this discussion and assessment, the facility needs and goals have been identified. These would include:

- Substantial Completion of the Facility by July 2023
- Bid Documents complete and ready to advertise in March 2022
- One or two Story to be investigated but one story was determined to fit on-site based on preliminary concepts produced by the City
- 50 Parking Spaces
- Pedestrian and Vehicular Access from both streets
- Adjacent to Fire Station #22
- Roof to be "solar ready"
- Lobby and Vestibule with A/V and Secure
- A reception area that is secure and visual to Lobby and Vestibule
- Offices for Commander, Lieutenant's Office (Shared with 4), Sergeant's Office (Shared with 12), Neighborhood Resource Officer's Office (Shared with 5)
- Roll Call Room, Breakroom, and Kitchenette
- Adequate charging stations for body cameras, phones, and radios
- Work Room
- Storage for Bikes, Equipment, tools, traffic control, and general storage, with interior and exterior access
- Restrooms
- Exterior Lighting at building and parking areas
- Durable and long-lasting materials
- Security throughout the building, including cameras and access control
- All necessary HVAC, fire suppression, plumbing, data, technology, and electrical infrastructure



## DESIGN PROCESS

### STAGE 1 – DESIGN STAGE

The RFP states there will be two stages of the project. The first stage is to be started immediately upon the selection of the architect and is to conduct a refined review of the program and investigate alternatives for the project. Once this is complete, the schematic design, design development, construction documents, and bidding and negotiation will commence. For purposes of our approach, we are calling this a Planning, Programming, and Design Phase where the Design Team will attempt to understand the operational side of the City of Lexington Police Department and develop a design that meets and achieves the level of operation and efficiencies the department needs at this location along with tailoring the building to meet the surrounding neighborhood context and create a safe, efficient, and attractive environment for the Police Department and neighborhood.

BCI is familiar with the municipal process and the team understands the value of engaging the public officials, public, and endusers in this process. BCI is committed to attending meetings as often as needed and does not limit our meetings during the design stage. We would also want to present information to City Council at milestones as the Owners' team finds useful. The content of these meetings will be used by BCI to convey concepts that address the police, city officials, and the public's needs. The RFP and City Consultant Services Contract outlines each of these stages and phases in detail. A summary of the process is below and BCI has a strong belief and commitment to the planning and design phase as the success of the project happens most effectively at this stage. All deliverables required by the City RFP and contract will be provided by the team. A summary of the services is as follows:

#### **I. Planning, Programming, and Design Phase - The Consultant will:**

- Conduct a Kick-off Meeting with the Building Committee
  - Document goals and objectives
  - Review previous studies/actions
  - Confirm project schedule and deliverables
  - Establish a level of sustainability desired
- Observe the daily operations of the Police Department
  - Note the unique aspects of the providers
- Meet with the Owner to discuss Building Program needs.
- Discuss requirements of Police Stations.
- Compare data from similar facilities
  - Square footage
  - Security
  - Police relationships
  - Operating costs
  - We will work with the city to develop a list of other communities to review and tour
- Develop a preliminary Building Program for review with the Owner; modify Building Program as required through the Owner meeting process; present Final Building Program.
- Include in the Building Program any special features to be included such as finish materials, equipment, mechanical requirements, communications, security, site requirements, and other items unique to the public safety mission.
- Compare existing Program with National Standards
  - International Association of Chiefs of Police Facility Planning Guidelines
  - CALEA Standards for Accreditation
- Conduct Preliminary Code Review

## Site Development

The most important criteria for Site Development of a project of this type is the separation of flow between the people and vehicles utilizing this facility:

- Emergency vehicles
- General public
- Staff
- We will also develop standards for:
  - Threat mitigation
  - Parking
  - Storm Water Detention
  - Security
  - Landscaping
  - Future Expansion

## Conceptual Design

In consideration of the project goals, existing concepts, and the desired space program, a series of conceptual design alternatives will be developed.

- Conduct intensive meetings with the Facility user groups to identify design characteristics of the building. These include:
  - Building Circulation
  - Adjacencies
  - Communication
  - Security
  - Interdepartmental Relationships
  - Future Expansion
  - Alternatives for Cost Control
- Concept Sketches: Prepare diagrammatic drawings of the site and building floor plan. Photographic precedents will be used to help illustrate the design intent for each alternative.
- Concept Design: After an initial review of the Concept Sketches, the three (if warranted by the meeting results) alternatives will be developed further to include comments from the meeting perspective sketches or digital models to show the scale and relationships of the proposed design elements.
- Opinions of Probable Cost will be prepared at a conceptual level for each alternative, including building and site. The probable costs will aid in the evaluation of the concept designs.
- Concepts will be revised and reduced to two options. Changes will be accommodated, designs improved, and reviewed again by the committee. Cost Estimates will be updated. A decision will be made as to the direction of the schematic design.

## II. Schematic Design – The Consultant will:

- Provide schematic floor plans, elevations, and other drawings as required depicting the scope of the proposed project. Schematic engineering drawings will also be prepared to assist the Owner in understanding the proposed improvements. A cost estimate will also be prepared for Owner review.

## III. Design Development – The Consultant will:

- Provide more detailed drawings and outline specifications that will show the integration of building systems such as mechanical, electrical, plumbing, fire protection, structural, and



architectural elements. The construction cost estimate will be updated and reviewed with the Owner for approval.

#### **IV. Construction Document – The Consultant will:**

- Prepare detailed drawings and specifications depicting the entire scope of the project. Owner meetings will be held at significant intervals for timely decision making, updates, and completion. A final cost estimate will be prepared at the conclusion of this phase.

#### **V. Bidding, Negotiation, and Permitting – The Consultant will:**

- Prepare all necessary bidding documents and assist the Owner in the securing of permits and bids from contractors. The Architect will address Contractor questions, issue addenda, attend the bid opening, and assist in the evaluation of bids. Upon the selection of a Contractor by the Owner, the Architect will prepare the necessary Contract Documents and related instruments for construction.

### **STAGE 2 – CONSTRUCTION ADMINISTRATION STAGE**

These services will be based upon the City's RFP and Consultant Services Agreement. A summary of the process is below and BCI has a strong belief and commitment to the construction administration level and provides a specialized construction administrator to each project to ensure the client receives the facility that they worked so hard to design and specify. All deliverables identified in the RFP and contract will be provided by the team.

#### **A summary for this Stage is as follows:**

##### **I. Construction Administration – The Consultant will:**

- Conduct weekly field visits and generate field reports
- Attend bi-weekly progress meetings
- Recommend the acceptance or rejection of work
- Clarify Construction Documents and answer contractor questions
- Review RFIs and maintain RFI Log
- Review submissions and maintain Submittal Log
- Review contractor claims for delays and costs
- Review and Approve Pay Requests in compliance with work in place
- Perform final inspection and produce Punch List

##### **II. Warranty Review – The Consultant will:**

- Assist Owner with getting contractors to address any corrective work needed during the warranty period
- Meet with the Owner and Contractor on-site at the 10<sup>th</sup> month of the Warranty period to determine if any warranty items need contractor attention

### **PROPOSED PROJECT SCHEDULE**

BCI has reviewed the intended scope of services and schedule identified in the RFP. BCI has no issues with the proposed project schedule to achieve the desired outcomes and goals of the project.

### **FUNCTIONAL AND OPERATIONAL UNDERSTANDING**

Having completed well over 100 Police, Fire, EMS, or Emergency Operations Centers, the key staff have seen a diverse variety of these building types. BCI has always made it a policy to "camp out" at existing facilities when new buildings are being considered. This allows the Design Team to observe day-to-day operations, discovering the unique operating and policy characteristics of a given client. The designers can then offer new ideas in the context of past operations. What is accepted practice for one city may not work for another city.

## COMMITMENT TO ENERGY EFFICIENT BUILDINGS

The firm and its team currently have multiple LEED Accredited Professionals or LEED Green Associates on staff all dedicated to providing sustainable solutions and energy-efficient design. The sustainable LEED approach to any project begins with an Eco Charette that brings all stakeholders together to determine the scope of the project. The project is broken into sustainable opportunities for the site, water, energy, indoor environmental quality, materials, and resources, as well as innovation and design. All these concepts are interrelated and affect each other. Thus, strategies will be developed with the stakeholders of this project to incorporate inventive and cohesive designs for sustainability including lighting, information technology, and audio-visual systems. Sustainable design elements can be implemented to reduce maintenance and operation costs once the transformation is complete. The Team is more than qualified to facilitate the requirements to pursue LEED certification. If LEED isn't pursued, the team is prepared to assist the city in achieving all of their sustainability goals and will follow a similar process as above to identify and track them through the project.

## COMMUNICATION METHODOLOGY

The key to communication success is as follows:

1. The Owner and Architect each need to have identified representatives who will communicate between the parties. BCI proposes Project Manager Eric Chambers for the Design Team. The Owner will need to identify their designated representative. This can be a city employee or contract person. Mr. Chambers will be responsible to record the meetings and then distribute them to appropriate attendees. He will also file the documents for further use if needed. Construction reports and related documents will be reviewed by Mr. Chambers, approved, and distributed.
2. During construction, communications must move from contractor to Project Manager to Owner. Most industry contracts require this. Such a policy might become difficult to enforce, but most construction litigation can be avoided if these practices are followed.

## OWNER INVOLVEMENT

The City and Police must be integral to virtually all decisionmaking in this process. While primary communication will occur between the Project Manager and the Owner's Project Representative, the Design Team will desire to involve Police staff. It is common for public safety staff to have specific ideas for their facilities based on the operations they perform daily.

The Design Team will listen to their needs and then relate information to the Owner's Representative for final decision making. Depending on the city, BCI Design Teams often conduct design workshops with staff to solicit their "buy-in" to design decisions. Giving staff a voice often helps to avoid contentious conversations following completion. By conducting workshops during the first phase, staff input is addressed early. It is anticipated communication with the City Contact and the Police Chief will be ongoing through construction.

Other City staff will be contacted based upon their responsibilities. Those involved in public infrastructure will be contacted at appropriate times. BCI will interact with City officials. Utility professionals will be consulted as to the availability and nature of service. Maintenance staff will be consulted as to recommended finish materials as well as commonality of equipment and fixtures with respect to replacement and repair. BCI also recommends the Design Team work with the City to determine an annual operating budget for the new building.



## APPENDIX

## **AFFIRMATIVE ACTION POLICY**

Brandstetter Carroll Inc. recognizes its responsibility to provide equal employment opportunity to members of minority groups and, consequently, has developed a written Affirmative Action Program. Brandstetter Carroll Inc. will take affirmative action and eliminate discrimination to assure minorities' equal opportunity. An increased effort will be made to inform employees and community groups of the firm's EEO Policy so the utilization of minorities can be increased throughout the firm. At appropriate intervals, Brandstetter Carroll Inc. will revise and update this Affirmative Action Program to set new goals and objectives so the firm's EEO Policy can be furthered in the future.

## **EQUAL EMPLOYMENT POLICY STATEMENT**

It is the policy of Brandstetter Carroll Inc. to provide equal opportunity employment to all qualified employees and applicants for employment without regard to race, creed, color, sex, age, religion, national origin, physical or mental handicap, or veteran status. Consequently, Brandstetter Carroll Inc. will recruit, hire, and promote all employees without discrimination because of race, creed, color, sex, age, religion, national origin, physical or mental handicap, or veteran status, and will treat all employees equally in regard to compensation, advancement, upgrading, promotion, and transfers. Decisions regarding employment will be based solely upon the qualifications and seniority as related to the requirements of the position for which the individual is being considered. This policy will ensure all personnel actions such as compensation, dismissals, transfers, firm sponsored training, benefits, education, and tuition assistance programs will be administered without regard to race, creed, color, sex, age, religion, national origin, physical or mental handicap, or veteran status. Brandstetter Carroll Inc. agrees to assist leadership within the community to achieve full employment and utilization of the capabilities and productivity of citizens without regard to race, creed, color, sex, age, religion, national origin, physical or mental handicap, or veteran status. The Company also will take affirmative action to make known equal employment opportunities exist within Brandstetter Carroll Inc. and to encourage persons to seek employment with this firm and strive for advancement.

## **OBLIGATION OF BIDDER FOR GOOD FAITH EFFORTS:**

Requirement:

The bidder shall make a Good Faith Effort to achieve the Participation Goal for MWDBE and Veteran-Owned subcontractors/suppliers. The failure to meet the goal shall not necessarily be cause for disqualification of the bidder; however, bidders not meeting the goal are required to furnish with their bids written documentation of their Good Faith Efforts to do so.

## **OUTCOME/GOOD FAITH:**

Brandstetter Carroll Inc. was able to secure a WBE for Civil Engineering services for the Police East Sector Roll Call project. Abbie Jones Consulting (WBE) has accepted our invitation to join the BCI proposal team for Civil Engineering services.

Brandstetter Carroll Inc. was unable to secure a Veteran-owned business for the project. After reviewing the LFUCG list of MBE/WBE/Veteran providers, there was no subcontractor that fit the required needs of the Police East Sector Roll Call project.

## **AFFIDAVIT**

Comes the Affiant, Benjamin E. Brandstetter, P.E., and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is Benjamin E. Brandstetter, P.E. and he/she is the individual submitting the proposal or is the authorized representative of Brandstetter Carroll Inc., the entity submitting the proposal (hereinafter referred to as "Proposer").

2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.

3. Proposer will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.

4. Proposer has authorized the Division of Central Purchasing to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.

5. Proposer has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Proposer will not violate any provision of the campaign finance laws of the Commonwealth.

6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

**Continued on next page**

7. Proposer acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught.



STATE OF Kentucky

COUNTY OF Fayette

The foregoing instrument was subscribed, sworn to and acknowledged before me

by Benjamin E. Brandstetter, P.E. on this the 25th day

of August, 2021.

My Commission expires: 8-9-2024

**Lynda F. Gates**  
NOTARY PUBLIC  
STATE AT LARGE  
KENTUCKY  
NOTARY ID# KYNP9703  
MY COMMISSION EXPIRES August 9, 2024

Lynda F. Gates  
NOTARY PUBLIC, STATE AT LARGE

# EQUAL OPPORTUNITY AGREEMENT

## Standard Title VI Assurance

The Lexington Fayette-Urban County Government, (hereinafter referred to as the "Recipient") hereby agrees that as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78Stat.252, 42 U.S.C. 2000d-4 (hereinafter referred to as the "Act"), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, (49 CFR, Part 21) Nondiscrimination in Federally Assisted Program of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (hereinafter referred to as the "Regulations") and other pertinent directives, no person in the United States shall, on the grounds of race, color, national origin, sex, age (over 40), religion, sexual orientation, gender identity, veteran status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives Federal financial assistance from the U.S. Department of Transportation, including the Federal Highway Administration, and hereby gives assurance that will promptly take any necessary measures to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the Regulations.

## The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states:

*The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap.*

- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states:

*The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.*

\*\*\*\*\*

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

Bidders

*I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, Vietnam veterans, handicapped and aged persons.*



\_\_\_\_\_  
Signature

Brandstetter Carroll Inc.

\_\_\_\_\_  
Name of Business



**WORKFORCE ANALYSIS FORM**

Name of Organization: Brandstetter Carroll Inc.

Categories	Total	White (Not Hispanic or Latino)		Hispanic or Latino		Black or African- American (Not Hispanic or Latino)		Native Hawaiian and Other Pacific Islander (Not Hispanic or Latino)		Asian (Not Hispanic or Latino)		American Indian or Alaskan Native (not Hispanic or Latino)		Two or more races (Not Hispanic or Latino)		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Administrators		1	1													1	1
Professionals		13	3													13	3
Superintendents																	
Supervisors																	
Foremen																	
Technicians																	
Protective																	
Para-																	
Office/Clerical		19	17	1												20	17
Skilled Craft																	
Service/Maintena																	
<b>Total:</b>		33	21	1												34	21

Prepared by: Benjamin E. Brandstetter, P.E., President Date: 8 / 25 / 2021

*(Name and Title)*

*Revised 2015-Dec-15*

Firm Submitting Proposal: Brandstetter Carroll Inc.

Complete Address: 2360 Chauvin Drive, Lexington, KY 40517  
Street City Zip

Contact Name: Benjamin E. Brandstetter, P.E. Title: President

Telephone Number: 859.268.1933 Fax Number: 859.268.3341

Email address: ben@bciaep.com



**LFUCG MWDBE PARTICIPATION FORM**  
**Bid/RFP/Quote Reference # 23-2021**

The MWDBE and/or veteran subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to Central Purchasing for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

MWDBE Company, Name, Address, Phone, Email	MBE WBE or DBE	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1. Abbie Jones Consulting 1022 Fontaine Road Lexington, KY 40502 859.559.3443 abbie@abbie-jones.com	WBE	Civil Engineering	\$315,000	15%
2.				
3.				
4.				

The undersigned company representative submits the above list of MWDBE firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Brandstetter Carroll Inc.  
 Company

August 25, 2021  
 Date

Benjamin E. Brandstetter, P.E.  
 Company Representative

President  
 Title



**MWDBE QUOTE SUMMARY FORM**  
 Bid/RFP/Quote Reference # 23-2021

The undersigned acknowledges that the minority and/or veteran subcontractors listed on this form did submit a quote to participate on this project. Failure to submit this form may cause rejection of the bid.

<b>Company Name</b> Brandstetter Carroll Inc.	<b>Contact Person</b> Benjamin E. Brandstetter, P.E.
<b>Address/Phone/Email</b> 2360 Chauvin Drive, Lexington, Kentucky 40517 859.268.1933   ben@bciaep.com	<b>Bid Package / Bid Date</b> August 25, 2021

MWDBE Company Address	Contact Person	Contact Information (work phone, Email, cell)	Date Contacted	Services to be performed	Method of Communication (email, phone meeting, ad, event etc)	Total dollars \$\$ Do Not Leave Blank (Attach Documentation)	MBE * AA HA AS NA Female	Veteran
Abbie Jones Consulting 1022 Fontaine Road Lexington, KY 40502	Abbie Jones	abbie@abbie-jones.com	8/23/2021	Civil Eng.	Email	\$16,000	Female	

(MBE designation / AA=African American / HA= Hispanic American/AS = Asian American/Pacific Islander/ NA= Native American)

The undersigned acknowledges that all information is accurate. Any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

Abbie Jones Consulting PSC \_\_\_\_\_

**Company**

August 23, 2021 \_\_\_\_\_

**Date**

*Abbie Jones* \_\_\_\_\_  
 Company Representative

President \_\_\_\_\_

**Title**

Via Email: mjohnson@bciaep.com

August 24, 2021

Ms. Macey Johnson  
Brandstetter Carroll, Inc

**RE: Proposal for RFP#54 Police East Sector Roll Call Station**

Dear Ms. Johnson:

Abbie Jones Consulting is pleased to offer our professional land survey and civil engineering services to you. It may or may not be helpful to note that we are DBE Certified by KYTC and other agencies.

**Task 1: Public Facility Review Lump Sum \$4,000**

1. Endris CAD to be provided at NTP
2. This is similar to a Development Plan but the government version. By state law this takes 60 days.
3. Shows planned improvements from attached map/sketch
4. Assumes BC will provide landscaping information (nominal for codes)
5. Requires a pre-submittal application to PZ office
6. Includes 3 meetings with city
7. Includes submittal package to County. Process takes minimum 60 days. Filing planned: NTP+45 days
8. Does not include filing fees. Owner will provide check prior to filing.
9. AJC would be the lead communicator with LFUCG for this process.

**Task 2: Construction Plans Lump Sum \$12,000**

1. Endris CAD to be provided at NTP
2. Design is based upon paragraph in RFP. Up to 3 schematic layouts max.
3. Assumes BC will provide landscaping sheet.
4. Includes up to 5 meetings with architect/MEP/structural/contractor group or individual, max. (requests prior to construction for meetings more than that will be extra). We strongly desire to have a 50% pricing set, permit set, and issued for construction set alongside the arch plans to keep the project coordinated and on-budget for the owner. CAD files from arch/MEP/structural are expected to be shared with AJC and vice versa.
5. Includes a Tuesday one-stop meeting with LFUCG and architect
6. Note that civil plans can no longer be submitted concurrently with DP plans. DP's must be certified prior to any review by Thomas Clements.
7. Includes sheets: cover, site/layout, grading/drainage/erosion, utility, details, pipe profiles
8. Includes hydrology report for basic underground detention scenario or confirmation that this site meets any regional/master detention assumptions or provides its own local system. (this portion alone is \$4500)
9. Assumes that no FEMA CLOMR will be required (ie design will stay out of those areas)

Notes:

1. Project admin through Michelle Pennington, 859.699.3440 [office@abbie-jones.com](mailto:office@abbie-jones.com). Engineer to be assigned would be Joyce Followell, PE
2. Deliverable: The services above include the preparation and distribution of reports associated with the field. Deliverables can include AutoCAD, Paper copies of plat as needed, pdf of plat, and legal description document(s). Please request in writing which type(s) of deliverable is required for this project.
3. Your first deliverable is sent for your review for any changes, or updates. After you have communicated any changes and those changes have been completed, any changes to the plat will be performed at an



ABBIE JONES CONSULTING  
1022 Fontaine Rd, Lexington, KY 40502  
859.559.3443  
www.abbie-jones.com

- hourly rate per our attached rate sheet.
4. Prices are valid for 180 days from date of letter.
  5. Billing will not take more than 45 days per monthly invoice.

Please indicate your acceptance by signing the Agreement and returning it to [office@abbie-jones.com](mailto:office@abbie-jones.com). Unless otherwise requested, Abbie Jones Consulting will return an electronic copy of the fully executed agreement to the Client's Project Manager via email. By executing below, you hereby authorize Abbie Jones Consulting to proceed with the work detailed herein and agree to the conditions contained in this document and in the attached general terms and conditions [hereinafter referred to as "Proposal"].

Abbie Jones Consulting appreciates the opportunity to provide professional services on this project. If you have questions, or need additional information, please contact us at 859.559.3443. We look forward to working with you.

Sincerely,

A handwritten signature in blue ink that reads 'Abbie Jones' in a cursive style.

Abbie Jones, PE, PLS  
President

## **GENERAL PROVISIONS**

1. Each Respondent shall comply with all Federal, State & Local regulations concerning this type of service or good.

The Respondent agrees to comply with all statutes, rules, and regulations governing safe and healthful working conditions, including the Occupational Health and Safety Act of 1970, *29 U.S.C. 650 et. seq.*, as amended, and KRS Chapter 338. The Respondent also agrees to notify the LFUCG in writing immediately upon detection of any unsafe and/or unhealthful working conditions at the job site. The Respondent agrees to indemnify, defend and hold the LFUCG harmless from all penalties, fines or other expenses arising out of the alleged violation of said laws.

2. Failure to submit ALL forms and information required in this RFP may be grounds for disqualification.
3. Addenda: All addenda and IonWave Q&A, if any, shall be considered in making the proposal, and such addenda shall be made a part of this RFP. Before submitting a proposal, it is incumbent upon each proposer to be informed as to whether any addenda have been issued, and the failure to cover in the bid any such addenda may result in disqualification of that proposal.
4. Proposal Reservations: LFUCG reserves the right to reject any or all proposals, to award in whole or part, and to waive minor immaterial defects in proposals. LFUCG may consider any alternative proposal that meets its basic needs.
5. Liability: LFUCG is not responsible for any cost incurred by a Respondent in the preparation of proposals.
6. Changes/Alterations: Respondent may change or withdraw a proposal at any time prior to the opening; however, no oral modifications will be allowed. Only letters, or other formal written requests for modifications or corrections of a previously submitted proposal which is addressed in the same manner as the proposal, and received by LFUCG prior to the scheduled closing time for receipt of proposals, will be accepted. The proposal, when opened, will then be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope which is plainly marked "modifications of proposal".
7. Clarification of Submittal: LFUCG reserves the right to obtain clarification of any point in a bid or to obtain additional information from a Respondent.
8. Bribery Clause: By his/her signature on the bid, Respondent certifies that no employee of his/hers, any affiliate or Subcontractor, has bribed or attempted to bribe an officer or employee of the LFUCG.

9. Additional Information: While not necessary, the Respondent may include any product brochures, software documentation, sample reports, or other documentation that may assist LFUCG in better understanding and evaluating the Respondent's response. Additional documentation shall not serve as a substitute for other documentation which is required by this RFP to be submitted with the proposal,
10. Ambiguity, Conflict or other Errors in RFP: If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, it shall immediately notify LFUCG of such error in writing and request modification or clarification of the document if allowable by the LFUCG.
11. Agreement to Bid Terms: In submitting this proposal, the Respondent agrees that it has carefully examined the specifications and all provisions relating to the work to be done attached hereto and made part of this proposal. By acceptance of a Contract under this RFP, proposer states that it understands the meaning, intent and requirements of the RFP and agrees to the same. The successful Respondent shall warrant that it is familiar with and understands all provisions herein and shall warrant that it can comply with them. No additional compensation to Respondent shall be authorized for services or expenses reasonably covered under these provisions that the proposer omits from its Proposal.
12. Cancellation: If the services to be performed hereunder by the Respondent are not performed in an acceptable manner to the LFUCG, the LFUCG may cancel this contract for cause by providing written notice to the proposer, giving at least thirty (30) days notice of the proposed cancellation and the reasons for same. During that time period, the proposer may seek to bring the performance of services hereunder to a level that is acceptable to the LFUCG, and the LFUCG may rescind the cancellation if such action is in its best interest.

#### A. Termination for Cause

- (1) LFUCG may terminate a contract because of the contractor's failure to perform its contractual duties
- (2) If a contractor is determined to be in default, LFUCG shall notify the contractor of the determination in writing, and may include a specified date by which the contractor shall cure the identified deficiencies. LFUCG may proceed with termination if the contractor fails to cure the deficiencies within the specified time.
- (3) A default in performance by a contractor for which a contract may be terminated shall include, but shall not necessarily be limited to:
  - (a) Failure to perform the contract according to its terms, conditions and specifications;
  - (b) Failure to make delivery within the time specified or according



- to a delivery schedule fixed by the contract;
- (c) Late payment or nonpayment of bills for labor, materials, supplies, or equipment furnished in connection with a contract for construction services as evidenced by mechanics' liens filed pursuant to the provisions of KRS Chapter 376, or letters of indebtedness received from creditors by the purchasing agency;
  - (d) Failure to diligently advance the work under a contract for construction services;
  - (e) The filing of a bankruptcy petition by or against the contractor; or
  - (f) Actions that endanger the health, safety or welfare of the LFUCG or its citizens.


#### B. At Will Termination

Notwithstanding the above provisions, the LFUCG may terminate this contract at will in accordance with the law upon providing thirty (30) days written notice of that intent, Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

13. **Assignment of Contract:** The contractor shall not assign or subcontract any portion of the Contract without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
14. **No Waiver:** No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this Contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
15. **Authority to do Business:** The Respondent must be a duly organized and authorized to do business under the laws of Kentucky. Respondent must be in good standing and have full legal capacity to provide the services specified under this Contract. The Respondent must have all necessary right and lawful authority to enter into this Contract for the full term hereof and that proper corporate or other action has been duly taken authorizing the Respondent to enter into this Contract. The Respondent will provide LFUCG with a copy of a corporate resolution authorizing this action and a letter from an attorney confirming that the proposer is authorized to do business in the State of Kentucky if requested. All proposals must

be signed by a duly authorized officer, agent or employee of the Respondent.

16. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this Contract, the Parties agree that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Contract or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.
17. **Ability to Meet Obligations:** Respondent affirmatively states that there are no actions, suits or proceedings of any kind pending against Respondent or, to the knowledge of the Respondent, threatened against the Respondent before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of Respondent to perform its obligations under this Contract, or which question the legality, validity or enforceability hereof or thereof.
18. Contractor understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Contractor is an independent contractor at all times during the performance of the services specified.
19. If any term or provision of this Contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.
20. Contractor [or Vendor or Vendor's Employees] will not appropriate or make use of the Lexington-Fayette Urban County Government (LFUCG) name or any of its trade or service marks or property (including but not limited to any logo or seal), in any promotion, endorsement, advertisement, testimonial or similar use without the prior written consent of the government. If such consent is granted LFUCG reserves the unilateral right, in its sole discretion, to immediately terminate and revoke such use for any reason whatsoever. Contractor agrees that it shall cease and desist from any unauthorized use immediately upon being notified by LFUCG.

  
\_\_\_\_\_  
Signature

August 25, 2021  
\_\_\_\_\_  
Date

<b><u>Design Stage (Total Services Below)</u></b>	<b><u>\$134,400</u></b>
Schematic Design Phase: (percentage of total services)	<u>\$33,600</u> <u>20%</u>
Design Development Phase: (percentage of total services)	<u>\$25,200</u> <u>15%</u>
Construction Documents Phase: (percentage of total services)	<u>\$67,200</u> <u>40%</u>
Bid Phase: (percentage of total services)	<u>\$8,400</u> <u>5%</u>
<b><u>Construction Administration Stage</u></b>	<b><u>\$33,600</u></b>
(percentage of total services)	<u>20%</u>
<b><u>Total Architectural/ Engineering Services</u></b>	<b><u>\$168,000</u></b>

This fee is based on 8% of Construction Cost assuming a \$2,100,000 construction cost (6,000 s.f. x \$350/s.f.) A swing of \$500,000 in construction cost will be accepted before any consideration or request for Additional Services would be requested.

7. **Payment for Additional Services:** Additional Services, as permitted under Section 2 of the Contract, shall be compensated at the unit rates listed below. The LFUCG reserves the right to increase or decrease frequencies of unit cost. If Additional Services are requested, the base contract may be increased or decreased on the basis of the unit rates. No price adjustments will be made unless mutually agreed to in advance through the Change Order process to the contract. All Unit Pricing Hourly Rates shall include all direct labor, any supervision required, labor payroll costs, overhead (such as unemployment taxes, general liability insurance, rent, utilities, phones, supplies, administrative salaries, F.I.C.A., sick and vacations, etc.) disposal fees, tool allowance, equipment, materials, profit, and all other costs used on the job.

<u>Title/Skill</u>	<u>Hourly Rate</u>
Principal	<u>\$250/hr</u>
Senior Registered Architect/Engineer	<u>\$250/hr</u>
Registered Architect	<u>\$175/hr</u>
Professional Engineer	<u>\$175/hr</u>
Intern	<u>\$80/hr</u>
EIT	<u>\$100/hr</u>
Technician	<u>\$65/hr</u>
Clerical	<u>\$50/hr</u>

- a. Additional Services may require procurement beyond the base contract. Procurement shall comply with the specifications set forth herein. The Consultant markup over the invoiced price shall be zero percent (0%).
- b. Approved reimbursables will be based on actual costs and shall be mutually agreed to in advance through the Change Order process to the contract.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/17/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

Table with PRODUCER and INSURED information. PRODUCER: Energy Insurance Agency, Inc. INSURED: Brandstetter Carroll, Inc. Includes contact info, phone numbers, and insurer details like Employers Mutual Casualty Company and Everest National Insurance Co.

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

Main table listing insurance coverages. Columns include INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, and LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, Workers Compensation, and Ohio Stop Gap.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) The following applies to the Workers' Compensation coverage under Item 3.C. Other States Insurance: All States not shown in 3.A. except AK, CA, HI, LA, ME, NV, NH, ND, OH, RI, VT, WA, WY.

CERTIFICATE HOLDER CANCELLATION

Table for Certificate Holder and Cancellation. Certificate Holder: Lexington Fayette Urban Co Government. Cancellation: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



**ADDENDUM #1**

RFP Number: #23-2021

Date: August 13, 2021

Subject: Design of Police East Sector Roll Call

Address inquiries to:  
Sondra Stone  
sstone@lexingtonky.gov

**TO ALL PROSPECTIVE SUBMITTERS:**

**Please be advised of the following clarifications to the above referenced RFP:**

1. If commissioning is required, or if the Owner wants to pursue commissioning even if not required, it is the consultant's responsibility to coordinate with the Owner to develop commissioning criteria and prepare the necessary specifications and documents as part of the bidding documents. The Owner will use documents prepared by the consultant to procure a commissioning agent outside of the bid contract for construction.
2. See attached pre-proposal sign-in sheet.
3. See attached Revised Schedule (Attachment C).

Todd Slatin, Director  
Division of Central Purchasing

All other terms and conditions of the RFP and specifications are unchanged. This letter should be signed, attached to and become a part of your submittal.

COMPANY NAME: Brandstetter Carroll Inc.

ADDRESS: 2360 Chauvin Drive, Lexington, KY 40517

SIGNATURE OF BIDDER: 



**SIGN-IN SHEET**  
**Pre-Proposal Meeting #23-2021 Design of Police East Sector Roll Call**  
**August 11, 2021 @ 2:00 PM**

<b>Representative</b>	<b>Company Name</b>	<b>DBE/MBE/WBE/ Veteran</b>	<b>Phone#</b>	<b>Email Address</b>
Sondra Stone	LFUCG			
Chris Litton	LFUCG			
Jamshid Baradaran	LFUCG			
Teresa Grider	LFUCG			
Brian Maynard	Division of Police			
Sherita Miller	LFUCG			
James Bush	LFUCG			
Kellin Vellenoweth	Morris Workshop			
Terri Albert	Shrout Tate Wilson			
Adam Gillett	Integrity Architecture			
Emily Browning	Integrity Architecture			
Tracy Jones	KPFF Consulting Engineers			
Eric Chambers	Brandstetter Carroll Inc			echambers@bciaep.com
Cheryl Kersey	Kersey & Kersey			
John M. Thomas	CMW, Inc.			JThomas@cmwaec.com

## Attachment C - Project Schedule

### New Police East Sector - Roll Call

Task	Duration	Start	Finish
<b>RFP</b>	<b>78 Days</b>	<b>7/12/2021</b>	<b>9/28/2021</b>
RFP Development	24 Day	7/12/2021	8/5/2021
Advertise RFP	28 Day	7/28/2021	8/25/2021
Pre-Proposal Meeting	1 Day	8/11/2021	8/11/2021
<b>RFP - Responses Due</b>	<b>1 Day</b>	<b>8/25/2021</b>	<b>8/25/2021</b>
RFP Evaluation and A/E Recommendation	7 Days	8/25/2021	9/1/2021
Approved in Legistar Date	1 Days	9/3/2021	9/3/2021
Council WS	1 Day	9/14/2021	9/14/2021
Council 1st Reading <b>(DOUBLE READING)</b>	1 Day	9/16/2021	9/16/2021
N.T.P. & P.O.	12 Days	9/16/2021	9/28/2021
<b>Design</b>	<b>168 Days</b>	<b>9/28/2021</b>	<b>3/15/2022</b>
Schematic Design Phase	35 Days	9/28/2021	11/2/2021
<b>Schematic Design Due</b>	<b>1 Days</b>	<b>11/2/2021</b>	<b>11/2/2021</b>
Owner Review & Comments	7 Days	11/2/2021	11/9/2021
Schematic Design Final Deliverables Due	7 Days	11/9/2021	11/16/2021
Design Development Phase	35 Days	11/16/2021	12/21/2021
Thanksgiving Holidays	2 Days	11/25/2021	11/26/2021
<b>Design Development Due</b>	<b>1 Days</b>	<b>12/21/2021</b>	<b>12/21/2021</b>
Christmas Eve & Christmas	2 Days	12/24/2021	12/27/2021
Owner Review & Comments	7 Days	12/28/2021	1/4/2022
New Years	1 Days	12/31/2021	12/31/2021
Final Design Development Deliverables Due	7 Days	1/4/2022	1/11/2022
Construction Document Phase	49 Days	1/11/2022	3/1/2022
<b>Construction Document 98% Submission</b>	<b>1 Day</b>	<b>3/1/2022</b>	<b>3/1/2022</b>
Owner Review & Comments	7 Days	3/1/2022	3/8/2022
Owner's Construction Documents' Comments Incorporated	7 Days	3/8/2022	3/15/2022
<b>100% Construction Documents Ready to Advertise Submission</b>	<b>1 Day</b>	<b>3/15/2022</b>	<b>3/15/2022</b>
<b>Advertisement &amp; Award</b>	<b>35 Days</b>	<b>3/15/2022</b>	<b>4/19/2022</b>
Compile Bid Documents	7 Days	3/15/2022	3/22/2022
Advertise for Bids	28 Days	3/22/2022	4/19/2022
Pre-Bid Meeting	1 Day	4/5/2022	4/5/2022
<b>Bids Due</b>	<b>1 Day</b>	<b>4/19/2022</b>	<b>4/19/2022</b>
Bid Review & Selection	7 Days	4/19/2022	4/26/2022
Approved in Legistar Date	1 Days	TBD	TBD
Council WS	1 Day	TBD	TBD
Council 1st Reading	1 Day	TBD	TBD
Council 2nd Reading	1 Day	TBD	TBD
Construction Contract Execution/ P.O. (Anticipated)	1 Days	TBD	6/7/2022
Council Summer Recess	TBD Days	TBD	TBD
<b>Anticipated Construction</b>	<b>388 Days</b>	<b>6/7/2022</b>	<b>6/30/2023</b>
Pre-Construction Meeting (N.T.P.)	1 Day	6/7/2022	6/7/2022
Construction	359 Days	6/7/2022	6/1/2023
<b>Substantial Completion</b>	<b>1 Day</b>	<b>6/1/2023</b>	<b>6/1/2023</b>
Close Out	29 Days	6/1/2023	6/30/2023
<b>Final Completion</b>	<b>1 Day</b>	<b>6/30/2023</b>	<b>6/30/2023</b>



# LEXINGTON

## RFP-23-2021 Addendum 1 Brandstetter Carroll Inc. Supplier Response

### Event Information

Number: RFP-23-2021 Addendum 1  
Title: Design of Police East Sector Roll Call  
Type: Request For Proposal  
Issue Date: 7/28/2021  
Deadline: 8/25/2021 02:00 PM (ET)  
Notes: Only online proposals will be accepted via Ion Wave.

### Contact Information

Contact: Sondra Stone  
Address: Central Purchasing  
Government Center Building  
Room 338  
200 East Main Street  
Lexington, KY 40507  
Phone: (859) 2583320  
Fax: (859) 2583322  
Email: [ssone@lexingtonky.gov](mailto:ssone@lexingtonky.gov)



## Brandstetter Carroll Inc. Information

Address: 2360 Chauvin Drive  
Lexington, KY 40517  
Phone: (859) 268-1933

ONLY ONLINE BIDS WILL BE ACCEPTED! By submitting your response, you certify that you are authorized to represent and bind your company and that you agree to all bid terms and conditions as stated in the attached bid/RFP/RFQ/Quote/Auction documents.

Debbie Winn

*Signature*

*Submitted at 8/24/2021 3:37:48 PM*

dwinn@bciaep.com

*Email*

## Response Attachments

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### Brandstetter Carroll Inc. Submission RFP #23-2021 Design of Police East Sector Roll Call.pdf

Submission for Design of Police East Sector Roll Call project.