



Qualifications to provide  
Architectural Design Services for

# RFP# 30-2016 New Fire Station #24

Lexington, Kentucky

September 14, 2016

**ORIGINAL**





September 14, 2016

2360 Chauvin Dr  
**LEXINGTON**  
KY 40517  
859.268.1933  
FX: 859.268.3341

308 East 8<sup>th</sup> St  
**CINCINNATI**  
OH 45202  
513.651.4224  
FX: 513.651.0147

1220 West 6<sup>th</sup> St  
Suite 300  
**CLEVELAND**  
OH 44113  
216.241.4480  
FX: 216.736.7155

17300 Preston Rd  
Suite 310  
**DALLAS**  
TX 75252  
469.941.4926  
FX: 469.941.4112

Todd Slatin  
Purchasing Director  
Lexington Fayette Urban County Government  
Room 338, Government Center  
200 East Main Street  
Lexington, KY 40507

RE: RFQ#30-2016 Design Services for New Lexington Fire Station #24

Dear Mr. Slatin:

Brandstetter Carroll Inc. (BCI) is extremely excited to submit our proposal to serve Lexington and Fayette County and to follow-up on the recommendations of the *Lexington Fire Station #24 Feasibility Study*. BCI is among the most qualified public safety planning and design firms in this region. Over the past 35 years, BCI has developed a reputation for its public safety facility planning and design ability, having worked in the states of Indiana, Tennessee, Ohio, West Virginia, and the Commonwealths of Kentucky.

Please consider the following as you review our proposal:

1. **Our team is local.** The team we have assembled for this assignment is based in Lexington, with the exception of GOP Structural Engineers who are based in Cincinnati, OH. Our team has a very thorough understanding of public safety and fire station trends and markets throughout the nation and especially within the Bluegrass Region.
2. **We know this project inside and out.** Having recently completed the *Lexington Fire Station #24 Site and Feasibility Studies*, which included the concept site plan, floor plan, and utility research for the project, the BCI staff are intimately familiar with the Lexington Fire and Emergency Services. Additionally, the firm is very familiar with the fire and emergency facilities within the Bluegrass Region having recently designed the new Replacement Fire Station No. 2 located on Eastland Parkway and which is currently under construction.
3. **BCI has the required specialized expertise to deliver a successful project.** Overall, the firm has designed over **100 Public Safety Facilities of which 54 are Fire Stations**. Both, Michael E. Carroll, AIA and Eric M. Chambers, AIA, of the firm have worked with multiple municipalities on the planning and design of fire stations and public safety facilities including most recently the Lexington Replacement Fire Station #2, and the Owensboro-Daviess County ARFF.

The following Statement of Qualifications provides a more in depth look of the qualifications of our firm, sub-consultants and relevant experience. We are excited about this opportunity to serve the City of Lexington and appreciate your consideration on this project.

Sincerely,  
Brandstetter Carroll Inc.

Michael E. Carroll, AIA, Vice-President



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Section I  
Firm/Team Qualifications

# FIRM/TEAM QUALIFICATIONS

## FIRM LOCATION

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 6 <sup>th</sup> Street, Cleveland, OH 44113 216.241.4480 (Phone) 216.736.7155 (Fax)	7300 Preston Road, Dallas, TX 75252 469.941.4926 (Phone) 469.941.4112 (Fax)
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The work for the Lexington Design Services for Fire Station #24 will be completed in BCI's Lexington home office. Project Contact for this assignment will be Mr. Michael E. Carroll, Vice President of BCI and Principal-in-Charge for this assignment. Mr. Carroll can be reached via email at [mcarroll@bciaep.com](mailto:mcarroll@bciaep.com).

**Brandstetter Carroll Inc. (BCI)** has been providing professional services for nearly 35 years and has grown to include a knowledgeable, skilled staff that includes Architects, Civil Engineers, Transportation Engineers, Landscape Architects, Interior Designers, LEED Accredited Professionals, Professional Surveyors, Construction Administrators, and Resident Inspectors.

BCI has a diverse portfolio of fire station, police station and 911/EOC buildings making the firm one of the most recognized regional architecture and engineering firms in the public safety field. Because of the firm's strong reputation, BCI has had the opportunity to work on many esteemed public safety projects in the region including the Replacement Fire Station #2 located off Eastland Parkway. The firm has designed the following public safety projects throughout Kentucky, Ohio and West Virginia:

- 54 Fire Stations
  - 12 Police Stations
  - 10 Jail Facilities
  - 32 Courthouses
  - 9 911/EOC Buildings
- 117 Public Safety Projects!**



## FIRM BREAKDOWN BY DISCIPLINE

Administrative	10	Transportation Engineer	2
Architect	16	Interior Designer	2
CADD Technician	9	Landscape Architect	4
Civil Engineer	7	Technician Analyst	5
Construction Inspector	4	LEED AP/LEED GA	10

## BRANDSTETTER CARROLL INC. FIRM PRINCIPALS

Lawrence W. Brandstetter, AIA	President
Bruce G. Brandstetter, PE	Senior Vice President
Michael E. Carroll, AIA	Senior Vice President
Monica G. Sumner, RA, CID	Vice President
Benjamin E. Brandstetter, PE	Vice President
Patrick D. Hoagland, ASLA	Principal
Nancy K. Nozik, AIA	Principal



# FIRM/TEAM QUALIFICATIONS

Richard T. Parker, AIA  
Elizabeth S. Holser, AIA

Principal  
Principal

## SUB-CONSULTANT UTILIZATION

**Shrout Tate Wilson (STW)**  
MEP Engineers

628 Winchester Road  
Lexington, KY 40505

Shrout Tate Wilson Engineers has been providing outstanding consulting engineering service for almost 33 years, since the firm's beginning in 1981. STW's technical expertise is with mechanical, electrical, plumbing and fire protection systems. The Lexington based firm has been successful with steady growth to a staff of 23 members and the opening of a Louisville office in 2013. STW is committed to providing engineering solutions that exceed client expectations! The firm currently has the following qualification and accreditations.

- Professional Engineers (PE) – 6
- LEED Accredited Professionals (LEED AP) - 6
- Certified Commissioning Authorities (CxA) - 4
- Certified Energy Managers (CEM) – 3
- Registered Communications Distribution Designer (RCDD) – 1

The firm has the following relevant experience:

- LFUCG Replacement Fire Station #2
- LFUCG Central Fire Station
- LFUCG Transit Center
- West Liberty 911 Call Center
- Scott County Fire Station #4 Addition/Renovation
- Scott County Emergency Management System
- Scott County Fire Department

**Abbie Jones Consulting (AJC)**  
Surveyor and Civil Engineer

1022 Fontaine Rd.  
Lexington, KY 40502

Abbie Jones Consulting (AJC) began in 2011 with a vision to provide Professional Land Surveying and Engineering focused on building sustainable communities for future generations. Founded as a woman-owned firm, AJC works on small and large projects, for individual homeowners as well as partner with other firms for large government contracts. AJC has a team of licensed engineers, surveyors, and multiple technicians to do the job right the first time.

**GOP Limited (GOP)**  
Structural Engineer

644 Linn Street, Suite 936  
Cincinnati, OH 45203-1738

GOP Limited (formerly Graham, Obermeyer and Partners, Ltd) is an 11 person structural engineering firm located in Downtown Cincinnati certified as a Small Business Enterprise (SBE) by the City of Cincinnati, certified EDGE by the State of Ohio and registered SBE with the Federal Central Contractor Registration (CCR). The firm has a reputation for a combination of experience and academic training which yields solid problem solving and innovative design. The firm's mission is to provide clients with innovative, yet practical and functional structural design that meets the specific needs of each client and project.

- LFUCG Replacement Fire Station #2
- Woodspoint Firehouse
- Hebron Fire Station #1
- Edgewood Municipal Building
- Covington Firehouse #8
- Campbell County Firehouse
- Rising Sun Firehouse
- Fire Station #18 Roof Joist Analysis
- Cincinnati Fire Department Training Facility
- Route 50 Fire Station

## FIRM/TEAM QUALIFICATIONS

**L.E. Gregg Associates**  
Environmental and Geotechnical Engineer

2456 Fortune Drive, Suite 155  
Lexington, KY 40509

L.E. Gregg Associates is a multi-disciplinary, professional services firm located in Lexington, Kentucky. The firm employs individuals of various technical and professional backgrounds. Founded in 1957 to provide engineering and materials testing services the firm has been involved with a variety of projects throughout the Kentucky area and surrounding regions over the past 56 years. The primary services offered include Civil/Geotechnical Engineering; Environmental Services; Geologic Engineering; and Construction Materials Testing, which includes Special Inspections per Kentucky and International Building Code. The multi-disciplinary skills of L.E. Gregg provide a significant advantage to clients from the inception of a project through final construction. An integrated approach to environmental site assessments, geotechnical investigations, and construction services provides successful and cost effective management and project development.

**Robert Pass + Associates**  
Cost Estimating Consultant

309 E Market Suite 302  
Louisville, KY 40202

**Robert Pass + Associates** is a firm of construction cost consultants with considerable experience in cost planning and control. As a member of the design team, the firm can assist in developing a feasible program budget 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 abortive.

**Paladin Inc.**  
Commissioning Agent

143 Walton Avenue  
Lexington, KY 40508

Paladin is comprised of LEED APs, certified commissioning professionals, professional engineers, controls specialists, and in-house field technicians. Paladin's historical average rate of return on commissioning fees is less than one year. Over a twenty-seven year history, that statement says a lot about the level of service and value Paladin brings the Project Team.

Paladin brings deep-rooted experience in commissioning building projects for government agencies throughout the Commonwealth and notably for LFUCG. Paladin's project success, on both renovation and new construction, demonstrates an existing and in-depth familiarity with LFUCG's Maintenance Teams, Controls Systems, and Owner Project Requirements. This history is derived from the projects listed below.

- LFUCG Replacement Fire Station #2
- OCAE Burlington Readiness Center-LEED / Design & Construction Phase Commissioning
- Commonwealth Emergency Operations Center / Construction and Warranty Phase Commissioning
- Carver Community Center / Pre-Design through Warranty Phase Commissioning
- Lyric Theatre Addition and Renovation-LEED / Fundamental Commissioning
- Dunbar and Black & Williams Community Centers | Energy Efficiency Retrofits
- Energizing the Arts | Energy Assessments
- Phoenix building HVAC and Piping Replacement Project | Engineering Design
- Municipal Recycling Center Addition | Engineering Design
- Charles Young Center HVAC Replacement Project / Engineering Design
- Youth Services Building | HVAC Evaluation





Section II  
Project Approach/Work Plan

# PROJECT APPROACH/WORK PLAN

## A. Work Plan: Management Approach

### Scope of Services

#### a. Planning, Programming and Schematic Design – The Architect 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 the understanding of the proposed improvements. A cost estimate will also be prepared for Owner review.

#### b. Design Development – The Architect will:

Provide more detailed drawings and outline specifications which 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.

#### c. Construction Documents – The Architect 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.

#### d. Bidding and Plan Review

Prepare all necessary bidding documents and assist the Owner in the securing of permits. 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.

#### e. Construction Administration – The Architect will:

- a. Conduct field visits.
- b. Attend progress meetings.
- c. Recommend the acceptance or rejection of work.
- d. Clarify Construction Documents.
- e. Generate field reports.
- f. Review submissions.
- g. Approve Pay Requests.
- h. Perform final inspection.

#### f. Warranty Review – The Architect will:

Meet with the Owner and Contractor on site at the conclusion of the Warranty period (one year) to determine if any warranty items need contractor attention.

## B. Commitment to Energy Efficient Buildings

The firm currently has 10 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 site, water, energy, indoor environmental quality, materials and resources, as well as innovation and design. All of these concepts are inter-related 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. Members of the Team have earned the following LEED certifications for their clients:

# PROJECT APPROACH/WORK PLAN

## BCI LEED Experience

- Kentucky Association of Counties Office is **LEED Gold Certified**
- 308 East 8<sup>th</sup> Street Office Building is **pending LEED Silver certification**
- Wolfe County Judicial Center is **LEED Silver Certified**

## STW LEED Experience

- Bernheim Arboretum Visitor's Center was KY's first **LEED Platinum** Project
- Jim Beam American Stillhouse Visitor's Center received **LEED Gold**
- Kentucky National Guard Readiness Center is **LEED Silver** (self-certified)
- Glasgow High School is **LEED Certified**
- Montgomery County Elementary School is **LEED Certified** (self-certified)

## Paladin LEED Experience

- OCAE Burlington Readiness Center-LEED | Design & Construction Phase Commissioning  
*Kentucky National Guard | Burlington, KY*
- Lyric Theatre Addition and Renovation-LEED | Fundamental Commissioning  
*Lexington Fayette Urban County Government | Lexington, KY*

## C. Schedule

Task	2016		2017									2018	2019	
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep - Dec	Jan - Dec	Jan - March	Nov - Dec
Phase A Schematic Design	█													
Phase B Design Development		█												
Phase C Construction Documents				█										
Phase D Bidding Assistance								█						
Phase D Construction Administration										█				
Phase D Punch list, Close-out												█		
Phase D Occupancy													█★ Move-in	
Post Occupancy Warranty Review														█

## D. Coordination of Disciplines and Quality Control Program/Client Satisfaction

### Quality Control/ Assurance Program

BCI's QC/QA program was developed as a result of the Firm's commitment to earning customer loyalty based upon the consistent ability to deliver quality service and projects to our clients. The BCI program placed emphasis on the fact that quality control begins with the first project meeting and continues through the life of the project. The program is simple, yet effective, and is broken down into four levels with each dependent from one another. The four levels are:

- Pre-Design – Contracting, Coordination, Schedule development, Project kick-off
- Schematic Design – Development of design concepts and strategies (Phase A)
- Design Development – Continuation of Schematic Design with emphasis on costing (Phase B)
- Construction Documents – Reviews at 30%, 60% and 90%, final review at completion (Phase C)

The other key component to the program is assembling a quality control team to oversee quality issues throughout the entire project. The team includes peer reviewers from each firm with representatives from each discipline involved in the project.

# PROJECT APPROACH/WORK PLAN

The cost of any project is managed by reducing the number of unnecessary Change Orders in the field. This is accomplished by presenting the contractor with a thorough set of Construction Documents and Specifications that are clear and can be interpreted without confusion, as well as by assigning a single Construction Administrator to oversee the firm's Construction Phase services. This phase typically consists of 25% of the total services provided by BCI. As a result, the firm's Principal-in-Charge and Project Manager are involved during the construction process and are on site on a monthly basis. The assigned Construction Administrator is on site on a weekly basis as well. **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%.**

## 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.

## Cost Control Methods

The BCI Team will approach cost control on this project as a continuous process. It is customary for BCI to evaluate cost implications of all major decisions throughout the design process, regardless if it falls at the end of a phase. By doing this, the Owner remains continually attune 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 keep everyone involved in the decision making process. The ultimate 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 the City by maintaining control over the project by establishing a realistic schedule that will be met, the inclusion of all Team members for decision making and buy-in, and lastly adhering to the specified project budget.

## E. Continuing Education Program

BCI has conducted internal education programs for staff for over 15 years. The internal program supplements employee's participation in continuing education programs outside of the office as part of license requirements and individualized employee professional development plans. Each employee reviews their professional development plan annually with their supervisors to monitor and refine their plan of action to grow professionally in specific areas of expertise.

The program is titled "Tier II" and aimed at the second tier of leadership and up and coming project managers. Topics in this program included, but were not limited to: contract documents; project management; ADA accessibility; professional liability; customer service; and much more.

The firm has recently assigned an Education Committee to form a long range plan for a broader effort to assist in all employees' professional development. The Committee conducted a survey of staff to identify the individual's needs and desires for continuing education and professional development. The goals of the committee are:

1. Provide education opportunities for staff to assist in obtaining required continuing education
2. Provide mentoring opportunities for younger staff
3. Provide orientation for new staff

The plan involves a variety of venues including:

1. In office lunch programs
2. new staff orientation and mentoring
3. sharing of in-house talents, webinars, on-line sessions



# PROJECT APPROACH/WORK PLAN

4. professional society local and national programs

A copy of the firm's complete Continuing Education Plan is available upon request.

## F. Current Workload

BCI's Architecture division is currently at 72% capacity. The Project Team is able to start this project immediately if awarded.

### Current Design Projects

Owensboro ARFF & Daviess County Fire  
Owensboro, Kentucky

Nicholas County Fire Department  
Carlisle, Kentucky

Hustonville Fire Department  
Hustonville, Kentucky

Pendleton County Extension Office  
Falmouth, Kentucky

Boone County Golf Course Clubhouse  
Burlington, Kentucky

Boone County Library  
Burlington, Kentucky

## G. References

**Ottis Hoskins, Assistant Chief**  
Department of Fire and  
Emergency Services  
219 East Third Street  
Lexington, KY 40508  
859.231.5600  
hoskins@lexingtonky.gov

**Joyce Thomas, Project Manager**  
LFUCG Department of General  
Services  
200 East Main Street  
Lexington, KY 40507  
859.258.3054  
jthomas@lexingtonky.gov

**Bill Willis**  
Wayne County EOC  
6087 Hendricks Street, 2nd Fl.  
Wayne, WV 25570  
304.272.6373  
www.willis@wayne911.com

**Eddie Girdler, Mayor**  
400 E. Mt. Vernon Street  
Somerset, KY 42502-0989  
606.679.6366  
egirdler@cityofsomerset.com

**Gary Epperson**  
Clark County EMA Director  
16 South Maple Street  
Winchester, KY 40391  
859.745.7415  
gepperson@clarkema.com

**Rodney Ballard, Commissioner**  
Kentucky Department of  
Corrections  
275 E. Main Street  
Frankfort, KY 40601  
502.564.4726



Section III  
Relevant Experience

# LEXINGTON FIRE STATION NO. 2

## Lexington, Kentucky



The new Lexington Fire Station #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 will also 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 five 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 on-site including a full kitchen, dormitories, and locker rooms. Because training is such an important feature in the modern day fire department, a 50 person training room is included as part of this project. This training room is large enough to serve several companies and adjacent fire stations within the northeast side of town.

### Project Details

Owner:	Lexington-Fayette Urban County Government
Contact:	Joyce Thomas Administrative Officer Senior 200 East Main Street Lexington, KY 40507 859.258.3054 jthomas@lexingtonky.gov
Project Budget:	\$4,680,000
Construction Cost:	\$4,620,000
Start Date:	March 2016
Completion Date:	TBD
Size:	16,000 s.f.
Present Status:	Under construction

# LEXINGTON FIRE STATION NO. 24 FEASIBILITY STUDY

## Lexington, Kentucky

The city contracted with Brandstetter Carroll Inc. to review a potential site in a current development off of Citation Boulevard. During that review Brandstetter Carroll Inc. reviewed the site conditions including the soil for the property and circulation to determine if the site was conducive to house a fire station. After the site review had been conducted the city contracted with Brandstetter Carroll Inc. to do preliminary conceptual floor plan for the fire department to determine the size of the building and general orientation. Brandstetter Carroll Inc. also worked with their Engineers to determine the utility locations so that the city could negotiate with the developer for the purposes of identifying and routing utilities to the proposed site.



# OWENSBORO-DAVISS COUNTY ARFF

## Owensboro, Kentucky

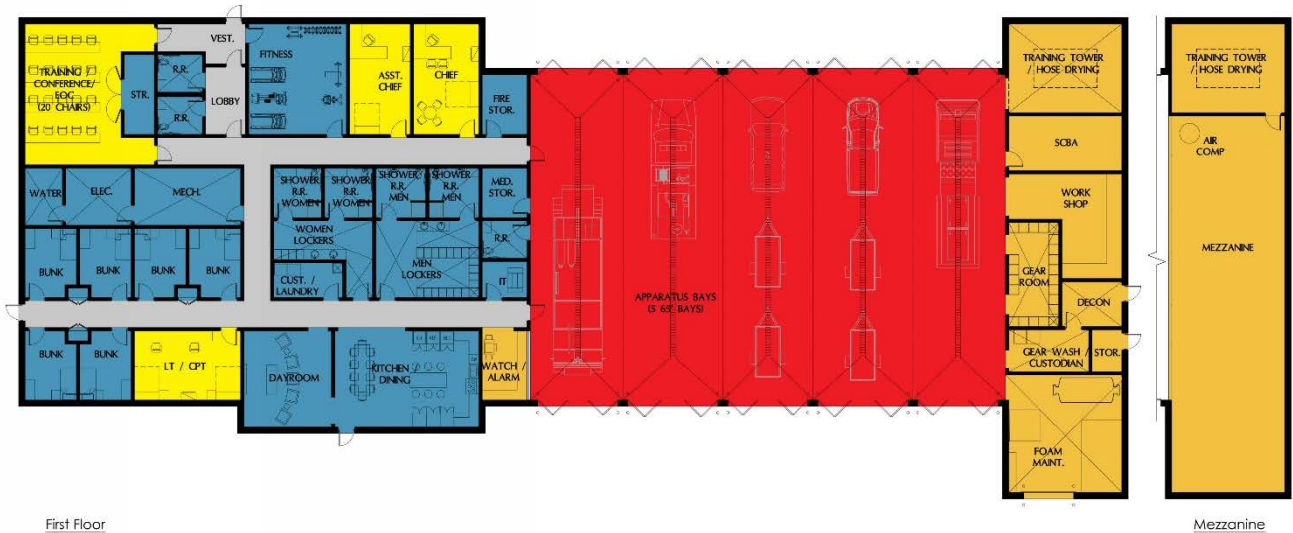


NORTH ELEVATION



SOUTH ELEVATION

### Floor Plan Concept



First Floor

Mezzanine

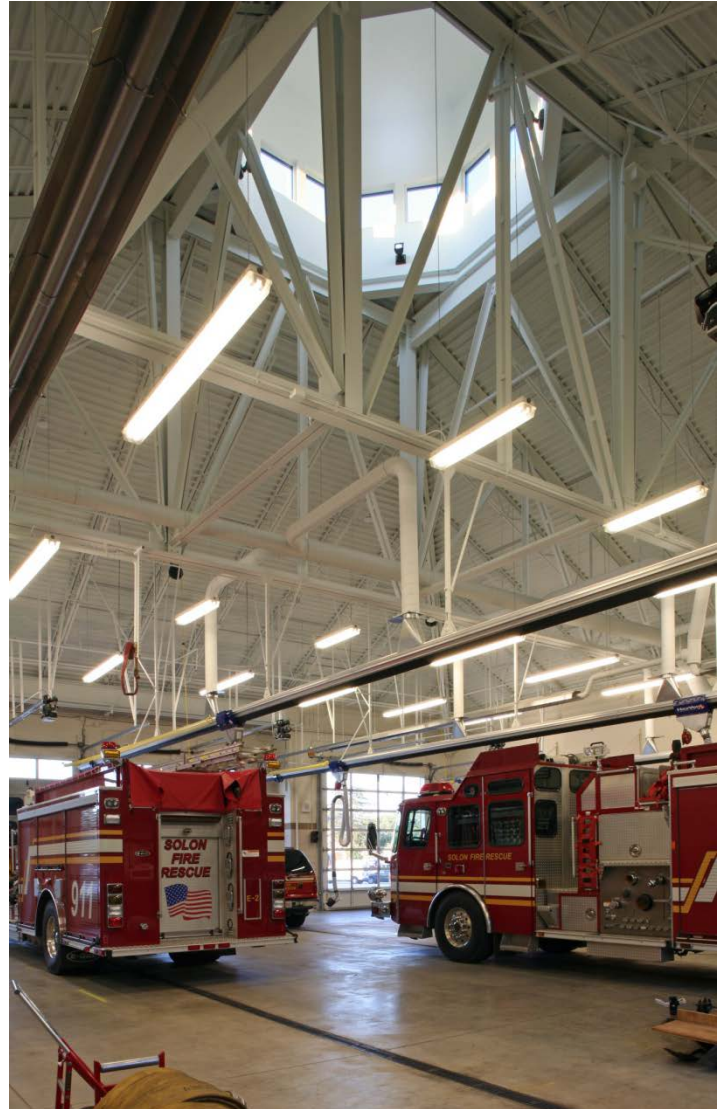
- BAYS
- BUILDING SUPPORT
- BAY SUPPORT
- CIRCULATION
- ADMIN

Brandstetter Carroll Inc. is currently designing a 16,800 s.f. Aircraft Rescue Fire Fighting Facility for Owensboro-Daviess County Regional Airport. This fire station is a dual use station that is not only an ARFF but also a County/City Station on the west side of the County. The current budget is \$4.5 million with 90% FAA Funding and 10% local and state match. This station is designed with 5 apparatus bays, 5 bunk rooms, a full kitchen, locker rooms, and a training/EOC room along with a training tower for multiple training opportunities.



# SOLON FIRE STATION

Solon, Ohio



## Project Details

Owner:	Solon, Ohio
Contact:	Chief William J. Shaw 5595 Harper Road Solon, Ohio 44139-1828 440.349.6333 wshaw@solonohio.org
Project Budget:	\$4,100,000
Final Cost:	\$3,560.813
Construction Time:	13 months
Size:	15,000 s.f.
Present Status:	Completed 2008
% Change Orders:	1%

Brandstetter Carroll Inc. provided professional design services for a new 15,000 square foot fire station located in the heart of Solon, Ohio. The facility includes four drive-thru bays, living quarters, offices, and on-site training. Total construction cost was approximately \$3,560,000 and was completed in 2008.

# FIRE STATION NO. 2

## North Olmsted, Ohio



### Project Details

Owner:	City of North Olmsted
Contact:	Ms. Kimberley Wenger, AICP, Director of Planning and Development 24291 Lorain Rd North Olmsted, OH 4407 440.716.4118
Project Budget:	\$3,200,000
Final Cost:	\$3,141,504
Construction Time:	14 months
Size:	15,000 s.f.
Present Status:	Completed 2007
% Change Orders:	0%

The North Olmsted Fire Station No. 2 is a three-bay, drive-through satellite station of 15,000 square feet that includes an emergency operations center, an eight-bed dormitory and other support spaces. These include a fitness room, library, shift office, work room, kitchen and day-room to accommodate theater-style seating. The apparatus area includes support spaces for turn-out gear, air, work and tool rooms. A second-level catwalk leads to a storage mezzanine and can also be used for training exercises, as can the oversized stair-tower with an 8 x 8 center opening. The site sits next to Cleveland Metroparks Bradley Woods Reservation and shares an access drive to the park's trailhead.



# NEW FIRE DEPARTMENT HEADQUARTERS AND CENTRAL FIRE STATION RENOVATION

## Bowling Green, Kentucky



### Project Details

Owner:	City of Bowling Green
Contact:	Lt. Jim Mullen 701 7th Ave Bowling Green, Kentucky 42101 270.393.3702 Jim.mullen@bgky.org
Project Budget:	Headquarters \$1,100,000 Central Fire: \$1,450,000
Final Cost:	Combined: \$2,578,315
Construction Time:	10 months
Size:	Headquarters: 8,400 s.f. Central Fire: 5,000 s.f.
Present Status:	Completed 2008, 2010
% Change Orders:	0%

BCI was commissioned by the City of Bowling Green to complete two projects for the Bowling Green Fire Department. The first project was a new Fire Department Headquarters building which began in late 2007.

The facility is a two-story building with 8,400 square feet that includes offices for Fire Department personnel, and a museum space with a historic fire truck.

The firm then renovated the approximately 5,000 square feet of living spaces and offices in the adjacent Central Fire Station. Exterior improvements were made to the roof fascia, façade, driveways and parking areas.

These projects were completed for a combined total cost of \$2,578,315.

# PUBLIC SAFETY FACILITIES

Year	Project Name
2016	<b>Owensboro ARFF &amp; Daviess County Fire</b> <i>Owensboro, Kentucky</i>
2016	<b>Pendleton County Safety Facility</b> <i>Falmouth, Kentucky</i>
2015	<b>Lexington Fire Station #2</b> <i>Lexington, Kentucky</i>
2015	<b>Cuyahoga County Emergency Operations Center</b> <i>Broadview Heights, Ohio</i>
2015	<b>Fort Mitchell Municipal Facility Renovation and Expansion</b> <i>Fort Mitchell, Kentucky</i>
2014	<b>Fort Mitchell Municipal Facility Study</b> <i>Fort Mitchell, Kentucky</i>
2014	<b>Clark County Emergency Operations Center</b> <i>Winchester, Kentucky</i>
2012	<b>Bryan Public Safety Complex</b> <i>Bryan, Ohio</i>
2012	<b>Wayne County E-9-1-1 and EOC</b> <i>Wayne, West Virginia</i>
2011	<b>Police/Fire Feasibility Study</b> <i>Mt. Juliet, Tennessee</i>
2011	<b>Olmsted Township Municipal Complex</b> <i>Olmsted Township, Ohio</i>
2011	<b>Vanceburg Fire Department and Community Center</b> <i>Vanceburg, Kentucky</i>
2011	<b>Somerset Fire Station</b> <i>Somerset, Kentucky</i>
2011	<b>Bowling Green Airport Fire Station Renovation and Addition</b> <i>Bowling Green, Kentucky</i>
2010	<b>System Wide Fire Facilities Study</b> <i>Somerset, Kentucky</i>
2010	<b>Danville Police Station</b> <i>Danville, Kentucky</i>
2010	<b>Lewisburg Fire Station</b> <i>Lewisburg, Kentucky</i>
2010	<b>Fire Department Headquarters</b> <i>Bowling Green, Kentucky</i>
2009	<b>Central Fire Dept. Headquarters Renovation</b> <i>Bowling Green, Kentucky</i>







Section IV  
Personnel

# MICHAEL E. CARROLL, AIA

## Principal-in-Charge



### EDUCATION

University of Cincinnati, Bachelor of Architecture  
College of Design, Art, Architecture  
The Harvard Graduate School of Design, "The New American Courthouse"

### PUBLIC SAFETY EXPERIENCE

- **LFUCG Replacement Fire Station #2**  
*Lexington, Kentucky*
- **Berea Police and Fire Facility**  
*Berea, Kentucky*
- **Bryan Police and Fire Complex**  
*Bryan, Ohio*
- **Existing Fire Station Renovation**  
*Bowling Green, Kentucky*
- **North Olmsted Fire Station No. 2**  
*North Olmsted, Ohio*
- **Solon Fire Station**  
*Solon, Ohio*
- **Loveland Fire Station Renovation**  
*Loveland, Ohio*
- **Lebanon Fire Station No. 2 Renovation**  
*Lebanon, Ohio*
- **Fire Station**  
*Elizabethtown, Kentucky*
- **Clearcreek Township Station #22 & 23**  
*Springboro, Ohio*

# ERIC M. CHAMBERS, AIA, LEED GA

## Project Manager



### EDUCATION

University of Kentucky  
Bachelor of Architecture  
Business Minor

### PUBLIC SAFETY EXPERIENCE

- **LFUCG Replacement Fire Station #2**  
*Lexington, Kentucky*
- **Berea Police and Fire Facility**  
*Berea, Kentucky*
- **Georgetown Police Department**  
*Georgetown, Kentucky*
- **Clark County Emergency Operations Center**  
*Winchester, Kentucky*
- **Broadview Heights EOC**  
*Broadview Heights, Ohio*
- **Somerset City Hall**  
*Somerset, Kentucky*
- **Cincinnati Police Headquarters Renovation**  
*Cincinnati, Ohio*
- **Bryan Public Safety Complex**  
*Bryan, Ohio*
- **Wayne County 911 Center and EOC**  
*Wayne, West Virginia*

# CHARLES L. SCHNEIDER, P.E.

## Project Engineer



### EDUCATION

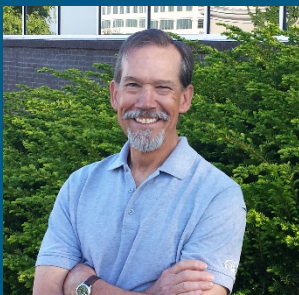
University of Texas  
University of Kentucky, B.S.C.E.  
Major Area of Study – Hydrology  
and Hydraulics

### SITE DESIGN

- **LFUCG Replacement Fire Station #2**  
*Lexington, Kentucky*
- **Stow Fire Station No. 2 Site Development**  
*Stow, Ohio*
- **Stow Fire Station No. 3 Site Development**  
*Stow, Ohio*
- **North Olmsted Fire Station No. 2 & Emergency Operation Center Site Development**  
*North Olmsted, Ohio*
- **Olmsted Township Municipal Complex Site Development**  
*Olmsted Township, Ohio*
- **Ashland Police Headquarters Site Development**  
*Ashland, Kentucky*
- **Irvine Police Headquarters Site Development**  
*Irvine, Kentucky*
- **Danville City-Wide Municipal Facilities Study Site Development**  
*Danville, Kentucky*
- **Fleming-Mason Co-op Office Building and Vehicle Storage Center Site Development**  
*Flemingsburg, Kentucky*
- **W. Rogers Company Office and Vehicle Fleet Garages Site Development**  
*Lexington, Kentucky*

# MARK E. HORMAN, ASLA

## Senior Landscape Architect



### EDUCATION

University of Kentucky  
B.S. Landscape Architecture

### SITE DESIGN

- **LFUCG Replacement Fire Station #2**  
*Lexington, Kentucky*
- **Solon Fire Station**  
*Solon, Ohio*
- **Stow Municipal Court**  
*Stow, Ohio*
- **Elyria Municipal Court**  
*Stow, Ohio*
- **Green County Judicial Center**  
*Greensburg, Kentucky*
- **Kenton County Jail**  
*Covington, Kentucky*
- **Washington County Judicial Center**  
*Springfield, Kentucky*
- **Hart County Judicial Center**  
*Munfordville, Kentucky*
- **Fire Station**  
*Elizabethtown, Kentucky*

# IAN C. BEATTIE, CSI, CCCA, AFO

## Construction Administrator



### EDUCATION

Lexington Community College,  
Associate Degree in Architecture  
University of Kentucky – College of  
Architecture

### SAMPLE PROJECTS

- **LFUCG Replacement Fire Station #2**  
*Lexington, Kentucky*
- **Fire Station No. 3.**  
*Elizabethtown, Kentucky*
- **Clearcreek Township Fire Station No. 22 & No. 23**  
*Warren County, Ohio*
- **Bowling Green Fire Headquarters**  
*Bowling Green, Kentucky*
- **Bowling Green Central fire Renovation**  
*Bowling Green, Kentucky*
- **Air Rescue Fire Fighting Renovation/Addition**  
*Bowling Green, Kentucky*
- **Clay County EMS Station**  
*Manchester, Kentucky*
- **Blue Grass Airport Air Rescue Fighter Fighting and Police Facility, Renovation**  
*Lexington, Kentucky*
- **Clearcreek Township Fire Stations No. 22 and 23**  
*Springboro, Ohio*
- **Fire Station No.3**  
*Elizabethtown, Kentucky*

# ABBIE JONES, P.E., PLS

## Surveyor and Civil Engineer



### EDUCATION

BS, Civil Engineering, 2000  
Tennessee Technological University  
Additional Survey Coursework  
Southern Polytechnic State University

### HIGHLIGHTED SITE DEVELOPMENT EXPERIENCE

- **Lexington-Fayette Urban County Government Annex Parking Garage Property Subdivision Plat. (2012-2013)**
- **Cardinal Lane Stormwater Improvements Topographic Survey (2013)**
- **Rogers Road Stormwater Improvements Topographic Survey (2013).**
- **LFUCG Household Hazardous Waste Facility Topographic Survey (2012)**
- **FEMA Project for the University of Kentucky at Nicholasville Rd. (2012)**
- **Cooper Drive Topographic Survey and Boundary Research (2013)**
- **CentrePointe Combination Plat- (2013)**
- **Rupp Arena Topographic Survey (2013)**







**E. TYLER WILSON, P.E., RCDD, LEED AP, CEM**  
**Principal-in-Charge, Electrical Engineer**

**RELEVANT PROJECT EXPERIENCE**

- LFUCG Lexington Fire Station #24 Site Utility Feasibility
- LFUCG Lexington Fire Station #2
- Madison County Emergency Medical Services Building
- West Liberty 911 Call Center
- Bernheim Arboretum and Research Forest Visitor Center (LEED Platinum)
- Jim Beam American Stillhouse (LEED Gold)



**DAVID EPPERSON, P.E.**  
**Electrical Engineer**

**RELEVANT PROJECT EXPERIENCE**

- Lexington Fire Station #2
- Lexington Fire Station #24 Feasibility Study
- Lexington Fire Station #1 Generator Project
- Lexington Fire Department Maintenance Building Phase 2
- Berea Municipal, Police, & Fire Safety Building
- Bourbon County Fire Station
- Madison County Emergency Services Building
- Scott County Fire Station #4 Renovation & Addition\*
- Scott County Emergency Management System
- Scott County Fire Department (Sadieville)
- CHFS Emergency Operations Center



**BRANDON SLUSHER, P.E.**  
**Mechanical Engineer**

**RELEVANT PROJECT EXPERIENCE**

- Lexington Fire Station #2
- Madison County Emergency Medical Services Building
- New Fayette County Elementary School
- Glendover Elementary School Renovation
- Eastern Kentucky University Clean Agent Fire Suppression
- Saint Peter Claver Catholic Church
- University of Kentucky Erikson Hall Renovation



## CANDICE B. ROGERS, MBA, CCP, CxA, LEED AP BD+C

### Principal-in-Charge

#### RELEVANT PROJECT EXPERIENCE

- Campus Recreation Center | Commissioning, *Morehead State University* | *Morehead, KY*
- Mignon Tower Residence Hall Renovation | Commissioning, *Morehead State University* | *Morehead, KY*
- CAER Laboratory Building #2 | Commissioning, *University of Kentucky* | *Lexington, KY*
- Gatton College of Business Renovation & Expansion | Commissioning, *University of Kentucky* | *Lexington, KY*
- Health Sciences Building | Commissioning, *Jefferson Community and Technical College* | *Louisville, KY*
- Transportation Cabinet Office Building & Central Utility Plant | Post, Commissioning & Energy Efficiency Improvements | *Facility & Support Services* | *Frankfort, KY*
- LexTran Headquarters Building | Commissioning | *MEP and Envelope, LexTran* | *Lexington, KY*

## KELSEY M. LESLIE, P.E., CxA

### Commissioning Authority

#### RELEVANT PROJECT EXPERIENCE

- University of Kentucky Housing Development Phases I and II Commissioning | *EdR Trust* | *Lexington, KY*
- Knapp Hall Renovation | Commissioning, *Berea College* | *Berea, KY*
- Commonwealth Energy Management & Control System (CEMCS) Implementation & Control System Upgrades | *Kentucky Community & Technical College System* | *Kentucky*
- LexTran Headquarters Building | Commissioning | *LexTran, Lexington, KY*
- Council of State Governments Building | Commissioning, *Commonwealth of Kentucky* | *Lexington, KY*
- Megown and Administration Building Renovations | Commissioning, *Bluegrass Community and Technical College* | *Lexington, KY*

## DAVID C. BURKS, CxA, BPI ENCLOSURE, CAPM

### Commissioning Authority

#### RELEVANT PROJECT EXPERIENCE

- CAER Laboratory Building #2 | Commissioning, *University of Kentucky* | *Lexington, KY*
- Gatton College of Business Renovation & Expansion | Commissioning, *University of Kentucky* | *Lexington, KY*
- University of Kentucky Housing Development Phases I and II | Commissioning | *EdR Trust* | *Lexington, KY*
- Classroom and Student Services Building | Whole Building Commissioning, *Bluegrass Community and Technical College* | *Lexington, KY*
- LexTran Headquarters Building | Commissioning | *MEP and Envelope, LexTran* | *Lexington, KY*



## ROBERT G. PASS

### Architectural/Structural/Civil Estimator

#### RELEVANT PROJECT EXPERIENCE

- Historic Fayette County Courthouse Renovation, Lexington, KY
- Lexington Senior Center, Lexington, KY
- Indoor Equestrian Event Arena, Kentucky Horse Park, Lexington, KY
- Highview Fire Station #3, Louisville, KY
- Middletown Fire Headquarters, Louisville, KY
- Army Aviation Support Facility, Boone National Guard Armory, Frankfort, KY
- US Air Force Academy, Fire Station #3, Colorado Springs, CO
- MetroSafe Phase II, Louisville, KY
- Police Headquarters, Jeffersonville, IN

## JOHN W. WOLF

### Senior Mechanical and Electrical Estimator

#### RELEVANT PROJECT EXPERIENCE

- Historic Fayette County Courthouse Renovation, Lexington, KY
- Lexington Senior Center, Lexington, KY
- Indoor Equestrian Event Arena, Kentucky Horse Park, Lexington, KY
- Highview Fire Station #3, Louisville, KY
- Middletown Fire Headquarters, Louisville, KY
- Army Aviation Support Facility, Boone National Guard Armory, Frankfort, KY
- US Air Force Academy, Fire Station #3, Colorado Springs, CO
- MetroSafe Phase II, Louisville, KY
- Police Headquarters, Jeffersonville, IN



## JASON AINSLIE, P.E.

### President and Principal Engineer

#### RELEVANT PROJECT EXPERIENCE

- MCTC/MSU Postsecondary Center of Excellence, DECA, Morehead, KY
- UK/Nicholasville Road Flood Mitigation Project, University of Kentucky, Lexington, KY
- Bluegrass Airport SRE & Maintenance Facility
- Upike Health Professional Education Building, Pikeville, KY
- Bluegrass Airport Taxiway Safety Enhancement Program
- Somerset Water Treatment Plant, Somerset, KY
- Lancaster Water Treatment Plant, Lancaster, KY



## **MICHAEL A. FRANK, P.E.** **President, Senior Project Manager**

Michael A. Frank, P.E., President and Senior Project Manager, has 30+ years of comprehensive experience in structural engineering analysis and design of buildings, bridges, retaining walls and other structures. His experience includes new facilities, additions and renovations of existing facilities, seismic design, load analysis, feasibility studies, forensic investigations and expert testimony. His designs include use of structural steel, reinforced concrete, pre-stressed concrete, masonry, aluminum and wood. Frank joined the firm in 1977, became a partner in 1988, vice-president in 1994 and president in 2004.



## **JOHN S. DORICH, LEED AP** **Project Manager**

Mr. Dorich's twenty years of comprehensive structural engineering experience includes the structural analysis and design of buildings, retaining structures, feasibility studies, seismic design, forensic investigations and the renovation of existing structures. He joined the firm in 2000 and became a principal in 2013. He currently serves as Secretary/Treasurer.

### **GOP RELEVANT PROJECT EXPERIENCE**

- **Florence Fire Station #3**  
Florence, Kentucky
- **Hebron Fire Station #1**  
Hebron, Kentucky
- **Covington Firehouse #8**  
Latonia, Kentucky
- **Campbell County Firehouse**  
Cold Springs, Kentucky
- **Rising Sun Firehouse**  
Rising Sun, Indiana
- **Fire Station #18 Roof Joist Analysis**  
Cincinnati, Ohio
- **Cincinnati Fire Department Training Facility**  
Cincinnati, Ohio
- **Fire Station**  
Fairfield, Ohio
- **Route 50 Fire Station**  
Milford, Ohio
- **Mason Fire Station Addition**  
Mason, Ohio
- **Edgewood Municipal Building**  
Edgewood, Kentucky



Appendix



### **AFFIDAVIT**

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

1. His/her name is Michael E. Carroll 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.

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STATE OF Kentucky

COUNTY OF Fayette

The foregoing instrument was subscribed, sworn to and acknowledged before me by *James W. Drantelle* on this the 13 day of September, 2016.

My Commission expires: \_\_\_\_\_

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NOTARY PUBLIC, STATE AT LARGE

## EQUAL OPPORTUNITY AGREEMENT

### 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.*



Brandstetter Carroll Inc.

Signature

Name of Business

**WORKFORCE ANALYSIS FORM**

Name of Organization: Brandstetter Carroll Inc.

Date: 9 / 13 / 2016

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 Hispani c 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	4		2	2												2	2
Professionals	31	26	3	2												28	3
Superintendents																	
Supervisors																	
Foremen																	
Technicians	15	13	2													13	2
Protective Service																	
Para-Professionals																	
Office/Clerical	7	1	6													1	6
Skilled Craft																	
Service/Maintenanc																	
<b>Total:</b>	57																

Prepared by: Alex Solomon, Marketing Coordinator

**Name & Title**

Firm Submitting Proposal: Brandstetter Carroll Inc.

Complete Address: 2360 Chauvin Drive      Lexington      40517  
                                    Street    City    Zip

Contact Name: Michael E. Carroll      Title: Senior Vice President/Principal-in-Charge

Telephone Number: 859.268.1933 Fax Number: 859.268.3341

Email address: mcarroll@bciaep.com





**LFUCG MWDBE PARTICIPATION FORM**

Bid/RFP/Quote Reference # 30-2016

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. Paladin, Inc. 121 Old Lafayette Ave. Lexington, KY 40502	WBE	Mechanical, Electrical, and Plumbing Engineering	TBD	Estimated 15%
2. Abbie Jones Consulting Lexington, KY	WBE	Surveying and civil engineering	TBD	Estimated 5%
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

9/13/16  
Date

Company Representative

Senior Vice President/Principal-in-Charge  
Title



**MWDBE QUOTE SUMMARY FORM**

Bid/RFP/Quote Reference # 30-2016

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.

Company Name Brandstetter Carroll Inc.	Contact Person Michael E. Carroll
Address/Phone/Email 2360 Chauvin Drive Lexington, KY 40517 mcarroll@bciaep.com	Bid Package / Bid Date  9/13/16

MWDBE Company Addr	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
Paladin, Inc. 121 Old Lafayette Ave Lexington, KY 40502	Debbie Winn	859.252.9047 winnd@paladinky.com	9/2/16	MEP Engineering	Email, phone	TBD	Female	2 on staff
Abbie Jones Consulting Lexington, KY	Abbie Jones	859.559.3443 abbie@abbie-jones.com	9/2/16	Surveying Civil Engineering	Email, Phone	TBD	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.

Brandstetter Carroll Inc.

Company  
9/13/16

Date

Company Representative  
Senior Vice President/Principal-in-Charge

Title

## **LFUCG STATEMENT OF GOOD FAITH EFFORTS**

**Bid/RFP/Quote #** 30-2016

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By the signature below of an authorized company representative, we certify that we have utilized the following Good Faith Efforts to obtain the maximum participation by MWDBE and Veteran-Owned business enterprises on the project and can supply the appropriate documentation.

\_\_\_\_\_ Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow MWDBE firms and Veteran-Owned businesses to participate.

\_\_\_\_\_ Included documentation of advertising in the above publications with the bidders good faith efforts package

\_\_\_\_\_ Attended LFUCG Central Purchasing Economic Inclusion Outreach event

\_\_\_\_\_ Attended pre-bid meetings that were scheduled by LFUCG to inform MWDBEs and/or Veteran-Owned Businesses of subcontracting opportunities

\_\_\_\_\_ Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and MWDBE firms and Veteran-Owned businesses

\_\_\_\_\_ Requested a list of MWDBE and/or Veteran subcontractors or suppliers from LFUCG Economic Engine and showed evidence of contacting the companies on the list(s).

\_\_\_\_\_ Contacted organizations that work with MWDBE companies for assistance in finding certified MWDBE firms and Veteran-Owned businesses to work on this project. Those contacted and their responses should be a part of the bidder's good faith efforts documentation.

\_\_\_\_\_ Sent written notices, by certified mail, email or facsimile, to qualified, certified MWDBEs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.

\_\_\_\_\_ Followed up initial solicitations by contacting MWDBEs and Veteran-Owned businesses to determine their level of interest.

\_\_\_\_\_ Provided the interested MWDBE firm and/or Veteran-Owned business with adequate and timely information about the plans, specifications, and requirements of the contract.

\_\_\_\_\_ Selected portions of the work to be performed by MWDBE firms and/or Veteran-Owned businesses in order to increase the likelihood of meeting the contract goals. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate MWDBE and Veteran participation, even when the prime contractor may otherwise perform these work items with its own workforce

\_\_\_\_\_ Negotiated in good faith with interested MWDBE firms and Veteran-Owned businesses not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection should be so noted in writing with a description as to why an agreement could not be reached.

\_\_\_\_\_ Included documentation of quotations received from interested MWDBE firms and Veteran-Owned businesses which were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.

\_\_\_\_\_ Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a MWDBE and/or Veteran-Owned business's quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy MWDBE and Veteran goals.

\_\_\_\_\_ Made an effort to offer assistance to or refer interested MWDBE firms and Veteran-Owned businesses to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal

\_\_\_\_\_ Made efforts to expand the search for MWBE firms and Veteran-Owned businesses beyond the usual geographic boundaries.

\_\_\_\_\_ Other--any other evidence that the bidder submits which may show that the bidder has made reasonable good faith efforts to include MWDBE and Veteran participation.

**NOTE: Failure to submit any of the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement which is subject to approval by the MBE Liaison. Documentation of Good Faith Efforts must be submitted with the Bid, if the participation Goal is not met.**

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

Brandstetter Carroll Inc. \_\_\_\_\_

Company

9/13/16 \_\_\_\_\_

Date




\_\_\_\_\_  
Company Representative

Senior Vice President/Principal-in-Charge \_\_\_\_\_

Title

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.

  
\_\_\_\_\_  
Signature

9/13/16  
\_\_\_\_\_  
Date



- e. An explanation of the approach that will be used to assure quality and well coordinated documents between all disciplines during Construction Document development.
- f. An explanation of the team Quality Control Program from design through Construction Administration.

**6. Lump Sum Pricing**

- a. All Lump Sum Pricing shall include all direct labor and supervision necessary to complete the item in a manner that meets or exceeds the customer’s satisfaction. It shall also include the 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.
- b. Provide a Firm Lump Sum Cost for providing the City of Lexington with services as noted in these specifications:

<b><u>Phase A Cost (Total Cost of Services Below)</u></b>	<b>\$ <u>57,800</u></b>
Programming/Space Utilization:	\$ <u>10,000</u>
Site Survey and Report:	\$ <u>6,000</u>
Phase I Environmental Survey and Report:	\$ <u>0 *</u>
Schematic Design:	\$ <u>35,000</u>
Building Commissioning:	\$ <u>2,800</u>
Building Energy Model:	\$ <u>4,000</u>

<b><u>Phase B Cost (Total Cost of Services Below)</u></b>	<b>\$ <u>To Be Determined</u></b>
Design Development: (percentage of construction costs)	_____ <u>1.2</u> _____ %
Building Commissioning:	\$ <u>3,000</u>
Building Energy Model:	\$ <u>4,000</u>

<b><u>Phase C Cost (Total Cost of Services Below)</u></b>	<b>\$ <u>To Be Determined</u></b>
Construction Documents: (percentage of construction costs)	_____ <u>2.4</u> _____ %
LEED Certification:	\$ <u>45,000</u>
Building Commissioning:	\$ <u>6,640</u>
Data/Communications/Technology Designer:	\$ <u>Included in CD Fee</u>
Building Energy Model:	\$ <u>3,500</u>

\* According to L.E. Gregg and Associates, no recognized environmental conditions were reported, therefore, no Phase II work is necessary.

<b><u>Phase D Cost (Total Cost of Services Below)</u></b>	<b><u>\$ To Be Determined</u></b>
Bidding Assistance:	\$ <u>10,000</u>
Construction Administration:	\$ <u>80,000</u>
Building Commissioning: (not to exceed percentage of construction budget)	<u>.50</u> %
Punch List, Inspections, & Close Out:	\$ <u>10,000</u>

**7. Unit Pricing**

- a. The City of Lexington reserves the right to increase or decrease frequencies of unit cost i.e., each task and / or services under this agreement. If Additional Services are requested, the base contract may be increased and/or decreased on the basis of these proposed unit rates. No price adjustments will be made, unless mutually agreed to in advance or as a result of temporary conditions (defined as 30 days or less from the date of the last invoice).
- b. 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.
- c. Include Unit Pricing Hourly Rates for the Consultant contracted with the City of Lexington and all Sub-Consultants contracted with the Consultant.

<u>Title/Skill Level</u>	<u>Hourly Rate</u>
<u>Principal</u>	<u>160</u> \$/HR
Senior Registered Architect	<u>115</u> \$/HR
Senior Registered Engineer	<u>115</u> \$/HR
Registered Architect/Engineer/ Landscape Architect	<u>95</u> \$/HR
Engineer in Training	<u>70</u> \$/HR
<u>Intern Architect</u>	<u>70</u> \$/HR
<u>AutoCAD/GIS</u>	<u>55</u> \$/HR
<u>Clerical</u>	<u>35</u> \$/HR

- d. 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 0 %
- e. Reimbursables will be based on actual costs.