

PUBLIC NOTICE
REQUEST FOR QUALIFICATIONS

The City of Cuyahoga Falls is now soliciting qualifications and pricing proposals from design firms interested in providing Architectural and Engineering Design Services for the Replacement of Fire Station 3 in the City of Cuyahoga Falls.

Copies of the qualification specifications are available from the Office of the Fire Chief, 1924 Front Street, Cuyahoga Falls, Ohio, 44221. Vendors may call Paul Moledor, Fire Chief, at (330) 971-8400 to request a copy of the RFQ by U.S. mail, e-mail or fax. Copies are also available at <http://www.cityofcf.com/fire>.

Completed qualification packages must be submitted to the **Cuyahoga Falls Fire Chief, 1924 Front Street**, Cuyahoga Falls, Ohio 44221, no later than 1:00 p.m., on June 2, 2017.

We are an Equal Opportunity Employer.

BY ORDER OF THE
DIRECTOR OF PUBLIC SAFETY

MAYOR DON WALTERS

FALLS NEWS-PRESS: May 21, 2017
 May 28, 2017

Department of Public Safety
**Instructions to Design Firms
For Preparing Statement of Qualifications**

Statement of Qualifications will be accepted by the Cuyahoga Falls Fire Chief, 1924 Front Street, Cuyahoga Falls, Ohio 44221, no later than 1:00 p.m. on June 2, 2017, for the provisions of services required for the following:

Contract Description

The selected Architect/Engineer (A/E) will provide design services (schematic design, design development, construction documents), bidding and award support, conformed documents, construction administration services, post-construction services and additional services.

Five (5) bound copies and one (1) digital copy (pdf format) on disk of the Statement of Qualifications are required to be submitted, by the designated date and time, in a sealed envelope and labeled as:

“Professional Design Services for the Replacement of Fire Station 3”

Purpose

The purpose of this professional services contract is to provide Professional Architectural and Engineering Design Services to the City of Cuyahoga Falls for the replacement of Fire Station #3. The successful firm will prepare the advertisement and bid package for the replacement contract, and serve as the owner’s representative including construction administration. Additional information on the project is available at <http://www.cityofcf.com/fire> for reference.

Schedule

The City of Cuyahoga Falls intends to replace Fire Station #3 in 2019. Therefore, it is required that the final design and cost estimates be completed by **July 31, 2018**.

STATEMENT OF QUALIFICATIONS CONTENTS

Section I – Minimum Qualifications (10 Page Limit)

In this section of the Statement of Qualifications, provide documentation (i.e., certificates, letters of certification) for the following minimum qualifications:

For the purpose of this Request, the Firm(s) must meet the following minimum qualifications:

- Registered in the State of Ohio as an Architect (Copy of license)
- Registered in the State of Ohio as an Engineer (Copy of license)
- Experience in the last five (5) years as Owner's Representative.
- Provide statement verifying the Firm has experience in the design of fire stations.

Valid certifications must be attached (can be included in Appendix).

Failure to meet these minimum qualifications will cause the Statement of Qualifications to be considered non-responsive and it will be removed from further consideration.

Section II – Firm's Experience (8 Page Limit, including reference sheets)

In this section of the Statement of Qualifications, provide any information regarding the firm's experience, within the past five (5) years, with this type of project. Also, please provide at least three (3) and no more than five (5) references detailing the firm's role in the referenced contract/project and detailing how the firm demonstrated proficiency in the following areas:

- Representing Owner's interests
- Quality of Design and Cost Estimating
- Meeting Schedule and Deadlines
- Controlling Cost and Adhering to the Budget
- Communication, Cooperation and Follow Through Skills
- Construction Support Services

Section III – Available Staff's Experience (20 Page Limit)

In this section of the Statement of Qualifications, provide an Organizational Chart for the key personnel (prime and sub consultant) responsible for this project. The Organizational Chart shall clearly show the name, title and firm for each key staff member and how the Project team will interact with the City.

Section IV – Proximity of Prospective Firms to the Project Site (2 Page Limit)

Location of such consideration as location of firm's office that will be responsible for project coordination, previous work in the general geographic area, key project personnel office location, etc. Lower project costs should result if limited travel expenses are required and better communication can be maintained that should result in a higher quality project.

TERMS AND CONDITIONS OF THE RFQ

- A. Communications.** Firms considering responding to this RFQ are strictly prohibited from communicating with any member of the City's staff, as all questions should be directed to Fire Chief Paul Moledor (330) 971-8400 or fire@cityofcf.com.
- B. Amendments.** This RFQ shall be modified only by a written addendum issued by the City. It is the responsibility of the firms to verify that they have received and incorporated into their responses all changes due to addenda issued to this RFQ.
- C. Cancellation; Rejection.** The City reserves the right to cancel at any time for any reason this solicitation and to reject all qualifications statements. The City shall have no liability to any proposer arising out of such cancellation or rejection. The City reserves the right to waive minor variations in the selection process.
- D. Proposer Costs.** The City assumes no responsibility for costs incurred in the preparation, presentation or submission of the qualifications statements.

INSTRUCTIONS FOR EVALUATION OF STATEMENT OF QUALIFICATIONS

Rank each item in the "Statement of Qualifications Form" on the basis of zero (0) to the maximum points as shown on the "Statement of Qualifications Evaluation Form". Listed categories will be evaluated by the consultant selection committee in a meeting where one score will be agreed upon.

Please note that any narrative supplied by consultant is to be considered only as it relates to the project at hand. There is no category for rating a narrative approach on its merits. A narrative approach may be considered, where appropriate, to expand a consultant's explanation with regard to any of the following evaluation categories.

A. "Firm's Experience" Consider the firm's experience within the past five (5) years with this type of project. Review the references provided by the consultant and evaluate the firm in each of the following categories:

B. "Available Staff's Experience" Consider the resume of the key personnel in each applicable areas to be authorized. Evaluate the "Available Staff's Experience" in the following categories:

STATEMENT OF QUALIFICATIONS EVALUATION FORM

FIRE STATION 3 REPLACEMENT

Project Name

Project Type

Submission Date

Selection Meeting Date

Facilitator

Architectural & Engineering Design

Committee

Members:

Architectural/Engineering Design Services to Replace Fire Station 3

EVALUATION CRITERIA	Max Points	Firm A	Firm B	Firm C	Firm D	Firm E	Firm F
Section 1 - Min Qualifications							
Prequalification Met	Yes/No						
Section 2 - Firm's Experience	30						
Section 3 - Staff Experience							
Project Manager	20						
Support Staff	20						
Section 4 - Primary Firm Location	10						
Project Schedule	20						
TOTAL	100	X	X	X	X	X	X

Summary Report

Prepared For



Cuyahoga Falls Fire Department



Station 3 Evaluation

GBC DESIGN, INC.
ARCHITECTURE AND ENGINEERING

565 White Pond Drive
Phone: 330-836-0228

Akron Ohio 44320
Fax: 330-836-5782

April 30, 2015

GBC Project No. 47216

April 30, 2015

City of Cuyahoga Falls Fire Department
1924 Front Street
Cuyahoga Falls, Ohio 44221

Attn: Paul Moledor, Fire Chief

Subject: Station 3 Evaluation

We are pleased to present this evaluation of the existing Station 3 located at 1601 Portage Trail, Cuyahoga Falls, Ohio. The intent of this report is to summarize our field observation and present a comparison between renovations to the existing station vs building a new station.

The information included is presented for comparison purposes and costs indicated are estimates only. Once a direction to renovate or to build new is determined a more accurate scope of work and cost analysis can be prepared. It is our intent to propose creative but practical solutions to meet the needs required for an efficient and professional fire station.

Report Index

Section 1: FIELD OBERVATION AND EXISITNG CONDITION DRAWING.

Section 2: STRUCTURAL SUMMARY

Section 3: MECHANICAL SUMMARY

Section 4: ELECTRICAL SUMMARY

Section 5: ARCHITECTURAL SUMMARY

Section 6: CONCLUSION AND RECOMMENDATION

Section 7: PHOTOS

SECTION 1: FIELD OBSERVATION

Field Visit February 18, 2015, 11:00 AM

Present:

Fire Chief, Paul Moledor, City of Cuyahoga Falls
Assistant Chief Fred Jackson, City of Cuyahoga Falls
John Elsey RA, GBC Design, Inc.
Guy Hicks PE, Thorson-Baker & Associates
Christopher Boyle PE, Thorson-Baker & Associates
Robert Piriak PE, Thorson-Baker & Associates
Richard Cooper RA, GBC Design, Inc.

Goals and Concerns presented by Fire Chief:

Goals for renovation of existing station:

- Upgrade existing station to meet current codes and design standards for fire vehicles and personnel.
- Possibility of adding two to four drive-thru bays east of the existing bays with adequate height for ladder truck clearance.
- Any additions to be one-story, however a mezzanine could be considered if needed.
- Consideration of adding pitched roof over existing flat roof and any proposed additions.
- Reconfigure existing or provide new training room and or conference room for 15-25 people, separate from lounge or dining area.
- Meeting rooms will not be available for public use.
- Relocate existing fitness area out of truck bays.
- Upgrade kitchen including a commercial hood for stove.
- Provide space for separate refrigerator per shift, total of three.
- New sleeping rooms should be private vs open dorm.
- Reconfigure shift supervisor sleeping area and work area for three shifts.
- Provide lockers, restroom and shower facilities for 6 people each shift – male and female.
- Provide storage area for oxygen bottles.
- Provide better storage for personnel and station equipment.
- Decontamination shower – infection control.
- Curbs separating vehicles and personnel.
- Negative pressure storage room, a cancer preventative to remove fumes.
- Exhausts capture system to magnetically snap on and off as vehicles enter and exit.
- Provide generator for emergency essential power options <60 KW.
- Do not need hose tower or hangers due to use of synthetic hoses.
- Maintain private office study area.
- Maintain a public medical test area.
- Maintain minor repair/maintenance area.
- Provide lawn and snow equipment storage area.
- Provide proper laundry and janitor areas.

Concerns about existing Station:

- Station built in 1958 and concern that systems are outdated and inefficient.
- Many code issues including accessibility, space separations, lack of insulation etc.
- Some areas of the concrete slab have settled in restroom and truck bays.
- Personnel will have to be relocated during any construction work.
- Original radiator heat has been replaced, however current HVAC system very old.
- Added wiring and data ports with surface mounted conduit.
- Overall appearance of facility tired and dated.

Miscellaneous items:

- Currently 3 firefighters per shift, total of 3 shifts, looking to increase force to 6 in the future.
- Currently have 2 bays for 4 vehicles but no drive-thru.
- Rear of east bay has been converted into weight training.
- Station is surrounded by School property on north and east – site could expand these directions.
- Private property and grade to west limits expansion / development that direction.
- Vehicles are not fueled or repaired at his location.
- Existing conditions drawings were prepared and provided by fire department.
- Original construction drawings from city included partial electrical, mechanical and plumbing drawings and a few architectural details and sections. No plan views were included.
- Plan views of Fire Station No. 5 were provided.
- Fire Department can provide utility usage information if needed.

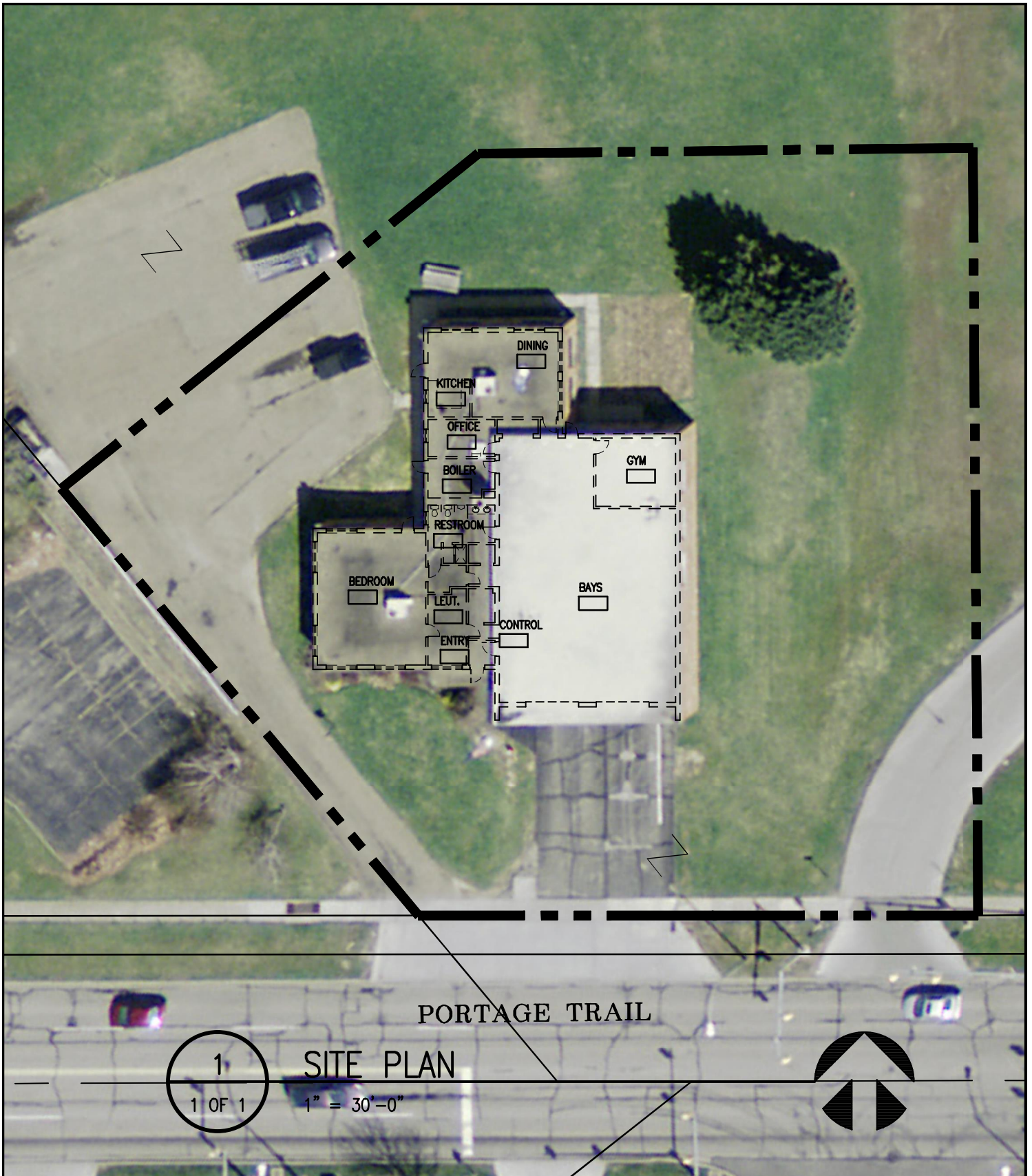
Limitations of observation:

- Site observations limited to visual inspection only.
- Roof was not inspected due to weather.
- No physical testing was performed on materials, equipment or systems.
- Report is not a guarantee to the proper operation of equipment or systems.
- The observation did not include inspections for health or environmental problems such as radon gas, asbestos, PCB's, lead, ants, termites, etc.

Potential for new facility:

- Consideration of building new facility at same location.
- New station would be similar but based on a smaller version of station 5 at 3497 Wyoga Lake Road.
- Chief provided a tour of station 5 to GBC and Guy Hicks from Thorson Baker on 3/3/15.
- No need to include training facilities or communication center at station 3 location.
- No need for lower level and additional circulation or additional square footage station 3 location.

Following is an existing condition drawing for reference and discussion purpose.



1
1 OF 1

SITE PLAN

1" = 30'-0"

PORTAGE TRAIL



**CUYAHOGA FALLS
FIRE STATION NO. 3**
SUMMARY ASSESSMENT
1601 PORTAGE TRAIL
CUYAHOGA FALLS, OHIO 44221

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive
Phone 330-836-0228

Akron, OH 44320
Fax 330-836-5782

DATE: 4/10/2015

PROJECT No. 47216

SECTION 2: STRUCTURAL SUMMARY

General:

- The building is a one-story masonry bearing wall structure with bar joist and metal deck roof. The roof structure was concealed with a plaster ceiling and was not able to be observed.

Interior:

- The interior bearing walls and interior wythe of exterior walls consisted of either cmu or glazed tile. There were some hairline cracks observed, as can be expected for a building of such age, but no structural concerns were apparent.
- The slabs on grade appeared to be in good condition with some minor cracks as can be expected for a building of such age but no obvious signs of settlement or recent movement. The cracks could be repaired if desired for aesthetic purposes.

Roof:

- The roof structure was concealed and was not able to be observed. However, there were no signs of water damage, settlement, or movement on the ceiling, and therefore no obvious indication of structural concerns.

Exterior:

- The exterior walls appeared to consist of a variation of either composite brick/cmu or composite brick/glazed tile construction. For the most part, the exterior brick appeared to be in good condition. Some of the mortar joints will need to be repointed and a few bricks have either spalled or been damaged by landscaping equipment and will need to be repaired.
- Some of the steel lintels at windows and doors have corrosion of varying degrees and should be cleaned, painted, and repaired as necessary. At a few windows, the lintel appears warped and the brick above is significantly weathered. These locations might require a more intensive restoration of the masonry and steel and possibly replacement of the lintel.
- The masonry at a few window sills was observed to be damaged from weather. The joints have cracked and shifted most likely due to moisture infiltration and freeze/thaw. The precast sill and some of the brick beneath will need to be removed and rebuilt incorporating appropriate flashing and moisture control.

SECTION 3: MECHANICAL SUMMARY

HVAC System Summary:

- The building is heated by the original Bryant hot water boiler, model 8-446, with an output capacity of 422.4 MBH. This boiler is 56 years old and has passed its recommended life span. See HVAC pic 1 picture.
- Hot water is circulated through the building by one Bell & Gasset pump, model SEAL SRG 1891C, with a 1/4 HP motor. The hot water piping is copper and it is routed above the ceiling and under the floor to the mechanical equipment. The motor was replaced in 2005. See HVAC pic 2 and HVAC pic 3 pictures.
- The hot water HVAC equipment is original and provides heating only. This equipment includes cabinet heaters, fan coil units, and fin tube. See attached HVAC pics 4, 5, 6, 7, and 8.
- Two rooftop units were added about 30 years ago. These units have gas heat and cooling available. Due to the weather, we could not get on the roof to see these units. But, due to their age, they have well passed their expected useful lifespan. These units supply air to the spaces with exposed ductwork. See HVAC pics 9, 10, 11, 12, 13, and 14.
- The cooking range/over does not have an exhaust hood. See HVAC pic 15.
- The boiler room does not have combustion air from the outside for the firing of natural gas for the boiler. See HVAC pic 16.
- The office has a window air conditioner. See HVAC pic 17.

Plumbing System Summary

- The building has a 2 inch diameter domestic water service. The water meter is located in the boiler room. This service does not have a main backflow preventer. See Plumb pic 1.
- Domestic hot water for this building is supplied by a Rheem electric water heater, model 82V80-2, with an 80 gallon storage tank and 4,500 watt electric heating element at 240 volt electrical service. The unit was manufactured in February 2010. It looks like it was installed in November 2012. This heater is in good condition. See Plumb pic 2.
- The cold water supply to the boiler does not have a backflow preventer. See Plumb pic 3.
- The building is supplied domestic cold and hot water through copper pipes routed under the concrete floor to the fixtures.
- The kitchen has a stainless steel double bowl sink (with a garbage disposal) and a dishwasher. See Plumb pics 4 and 5.
- One truck has a stand-a-lone air compressor. See Plumb pic 6, 7, and 8. This compressor also supplies one shop hose reel.
- Two trucks have trench floor drains with one also having a round grated floor drain. One truck does not have a floor drain. See Plumb pics 9 and 10.
- Oxygen tanks and cylinder tanks are stored in a closet and on shelves. See Plumb pics 11 and 12.
- The restroom plumbing fixtures are original to the building except for the lavatories. See Plumb pics 13, 14, 15, 16, 17, 18, 19, 20, and 21.
- The building is supplied with low pressure gas service from Dominion. This gas service supplies gas through black steel pipe to the boiler, rooftop units, and barbeque grille. See Plumb pic 22, 23, and 24.

Fire Protection System Summary

- This building does not have a sprinkler system.
- There is a fire hydrant outside the building. See FP pic 1.

SECTION 4: ELECTRICAL SUMMARY

Electric Service and Metering

- It appears the building is supplied with power from Portage Trail on the southwest side of the building. The secondary electric service lateral is routed underground from the property line to the utility room inside the building. The electric service voltage to the building appears to be 120/240V, 1-phase, 3-wire. The in-line electric utility meter is located in the utility room within the building.
- The existing installation appears to be original to the building.

Electrical Distribution

- It appears all of the electrical distribution equipment is located within the utility room. The main distribution panelboard "1-A" contains a main breaker and is rated for 175Amps at 120/240V, 1-phase, 3-wire. The main distribution panelboard also contains a 150A sub-feed breaker which feeds additional loads/breakers within the main distribution panelboard as well as other panelboards within the utility room. The existing electrical gear appears to be original to the building. The manufacturer of the electrical gear is ITE. It is recommended the electrical gear be replaced due to the equipment being at the end of its design life and no longer being manufactured. (See Electric Pics 1,2,3,4)
- Existing panels "1-B" and "1-C" are located within the utility room adjacent to the main distribution panelboard "1-A". The existing panel "1-B" appears to be original to the building. The manufacturer of the electrical panel is ITE. It is recommended the electrical panel be replaced due to the equipment being at the end of its design life and no longer being manufactured. Existing electrical panel "1-C" appears to have been added into the electrical system during a previous renovation. The panel appears to be a 4-circuit "residential load center" and is fed from an existing breaker within panelboard "1-B". It is being used to power the cord reels and lighting. (See Electric Pics 1,2,3,4)
- The available breaker space within the existing panelboards does not exist. There are no spaces available to add additional breakers/circuits.
- Based upon the configuration and capacity of the existing electric service, we recommend the existing electric service and electrical distribution equipment to be upgraded and replaced with new if the building is renovated or expanded upon.
- Due to the hard (gypsum board) ceilings and materials (block walls) used to construct the building, it will be difficult to conceal new work to add and/or replace devices, conduit and wire. As was installed in many areas of the building, surface mounting of raceways and devices would most likely be the method used for future renovations.

Emergency and Exit Lighting

- Battery backed-up exit signs and emergency light fixtures were not observed. It is recommended to furnish and install battery backed-up exit and emergency lights as required by code.
- Emergency fixtures over the exterior egress doors were not observed. It is recommended to furnish and install battery backed-up emergency fixtures over the exterior egress doors.

Lighting

- The interior light fixtures appear to be outdated in areas that have not been renovated. It appears that most of the recessed mounted fixtures are original to the building but their respective halogen or incandescent lamps have been replaced with self-ballasted fluorescent spiral type lamps to conserve energy.
- The interior light fixtures located in ancillary spaces such as utility rooms and closets appear to be outdated. It appears that most of the surface mounted fixtures in these areas are original to the building but their respective halogen or incandescent lamps have been replaced with self-ballasted fluorescent spiral type lamps to conserve energy. (See Lighting Pics 1)
- It appears the light fixtures in the garage area and work-out room have been updated with linear fluorescent lamped industrial strip fixtures containing T8 lamps. (See Lighting Pics 2, & 3)
- It appears that in some areas (dorm rooms & kitchen area) the original recessed light fixtures were replaced with surface mounted 2'x2' U-lamped fluorescent fixtures. (See Lighting Pics 1)
- There are existing light fixtures that are using T12 lamped fluorescent lamps. The T12 lamps have been discontinued. It is recommended the fixtures be replaced with more energy efficient fixtures.
- The interior lighting appears to be controlled via manual on/off toggle switches. There does not appear to be any automatic lighting controls for the interior lighting fixtures. (See Lighting Pics 4)
- Due to the hard (gypsum board) ceilings and materials (block walls) to construct the building, it will be difficult to replace the existing fixtures and branch circuits with new without significant demolition and renovations. It appears that on past renovations, surface mounted light fixtures, conduit and wire was installed in lieu of trying to recess the lighting fixtures and conceal the conduit and wire.
- There are exterior building mounted flood lights at the rear of the building. The fixtures appear to be either Metal Halide or High Pressure Sodium lamped.
- There are several other locations where exterior building mounted lights are utilized to illuminate the driveway and site. These fixtures appear to have halogen type lamps.
- There appears to be exterior security lights over each of the man doors on the west and north sides of the building.
- There appears to be recessed canopy light fixtures at the front building entry and in front of each overhead garage door.
- The flagpole at the front of the building appears to be illuminated by one flood light surface mounted to the front of the building.
- The exterior light fixtures appear to be controlled by time-clocks located in the utility room. The time-clocks and Allen-Bradley contactors appear to be original to the building. Functionality of the time-clocks and contactors were not observed. It is recommended these existing lighting controls be replaced with new and more modern controls. (See Electric Pic 4)
- The site observation occurred during the day. The exterior lights could not be observed for functionality. Consideration should be given to replacement of the exterior lights to more energy efficient LED type fixtures.

Special Systems

- Telephone service appears to be routed underground from Portage Trail on the southwest side of the building to a telephone cabinet in the utility room within the building. The telephone cabling extends from the cabinet in the utility room and is terminated onto a telephone backboard within the computer room. The telephone system appears to be recently updated. (See Special Systems Pics 1,2)
- It appears there is Cable TV service to the building. It appears to be terminated on the telephone backboard within the computer room. (See Special Systems Pics 1,2.
- The building appears to have a paging system. The speakers and cabling appears to be outdated. (See Special Systems Pics 5)
- The building does not appear to have access control or building entry/call system.
- The building does not appear to have security cameras.
- The building does not appear to have a fire alarm system or supervisory alarm system.
- The building does not appear to have carbon monoxide detectors.
- The building appears to have standalone or single/multiple station smoke detectors in a few areas. (See Special Systems Pics 4)

SECTION 5: ARCHITECTURAL SUMMARY

Code analysis of existing station:

Mixed use non separated use group.
B-Business- R2- Dormitory area - S1-Truck bays.
2B Construction type (noncombustible, not rated)
S1 Use is controlling group for area and height.
Mixed Use group Designation, Allows 16,000 sf, 2-Stories, 55' high

- Current facility 1 story and approximately 5,030 SF < than 16,000 sf allowed.
- Built in 1958 prior to current codes or standards.
- Doors to dorm and restroom are 2'-8", non-compliant per ADA / ANSI
- Several door approaches clearance are not ADA /ANSI compliant (See Photos)
- No ADA/ANSI compliant restroom or showers. (See Photos)
- No separate facilities for male/female.
- No proper ADA/ANSI site access or parking.
- All interior walls are concrete masonry, many are glazed block which are durable but lack insulation and ability to add wiring or technology.
- OMC 304.3: Gas-fired boilers located off garages must be 18" above floor level.
- OBC 406.1.4 Openings from a garage directly into a room for sleeping are not permitted.

Concept One: "Maintain and Gain"

Renovate and add onto to the existing station providing additional space and upgrades consistent with current standards and goals stated above by the Chief.

Scope of Work includes but not limited to the following:

- Provide an addition for private bedrooms, bathrooms with showers, fitness area, living room and new drive-thru bays.
- Renovate kitchen and dining areas.
- Convert remaining space for conference and training rooms, shift commander area and public health area.
- Renovations to the existing facility to correct current code violations upgrade standards and provide an updated look and professional environment.
- Provide a new gabled roof system over the existing facility and new additions.
- Provide all new HVAC, electrical and plumbing systems
- Provide new or upgrade electrical, gas and water services.
- Provide new interior stud wall system to all walls to provide added thermal and sound insulation as well as data and electrical coverage.

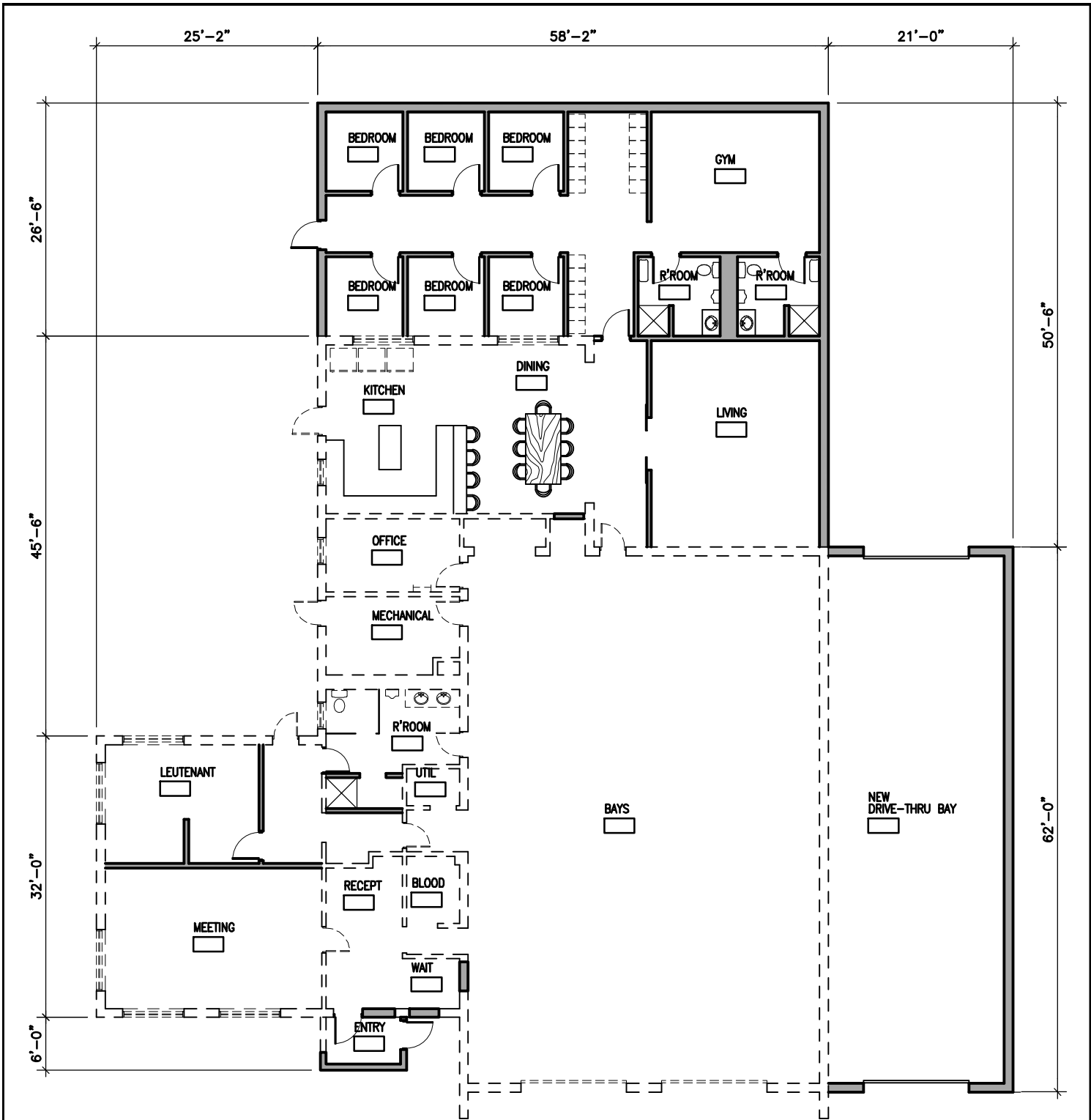
Pros:

- Potentially can be a lower initial cost, existing base is sound, location is preferred.
- Less site work required.
- Perception of maintaining existing may be received better by public??
- Salvaging an existing building is Green friendly and potential LEED possibilities??

Cons:

- Renovations are more complex since existing walls are concrete-masonry.
- New underground work requires cutting, trenching and patching of concrete floor.
- Requires additional cost for testing of materials and potential removal prior to starting.
- Reuse of existing facility layout and structure limits design options.
- This study does not include any unforeseen repairs or updates that could be uncovered.
- The base building will still be a 57 year old building.

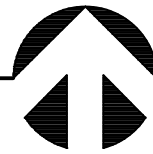
See following concept drawings used for preliminary pricing and discussion only.



1
1 OF 1

PROPOSED FLOOR PLAN

1/16"=1'-0"



**CUYAHOGA FALLS
FIRE STATION NO. 3**
SUMMARY ASSESSMENT
1601 PORTAGE TRAIL
CUYAHOGA FALLS, OHIO 44221

PREPARED BY:

GBC DESIGN, INC.

565 White Pond Drive
Phone 330-836-0228

Akron, OH 44320
Fax 330-836-5782

DATE: 4/10/2015

PROJECT No. 47216

Concept Two: “New and Improved”

Demolish the existing station and provide a new facility. This could be accomplished by:

- a. Leaving the existing station intact and functional while building the new station on the land adjacent to the north and or east. When the new station is completed the existing building can be demolished.
- b. Demolish the existing building and build the new station on the current site.

Scope of work includes but limited to:

- Demolish the existing facility.
- Provide new site grading, parking, circulation and paving.
- Provide a new state of the art station similar in size as proposed in concept one

Pros:

- All new construction providing a state of the art facility meeting all current codes.
- Allows for design to be more flexible to meet design criteria and needs.
- The upcharge for new vs old is not significant.
- Option “A” allows the existing facility to remain functional during construction.
- Better operational costs and paybacks for new systems.
- Better insulation, energy and technology opportunities.
- Opportunity for increased efficiency and professional moral for personnel.
- Something fire dept. and city as a whole can be proud of.

Cons:

- Higher initial cost.
- May require storm water management considerations.
- May require more land from school board.

No drawing where prepared for a new building at this time and would part of a future and separate FRP.

Cost comparison

Concept One: "Maintain and Gain"

5030 sf renovations: \$45/sf	\$226,400
4810 sf Addition: \$150/sf	\$721,500
New HVAC for existing: \$8/sf	\$38,500
New Electrical for existing: \$12/sf	\$58,000
Tuck-pointing, lintel and masonry repairs	\$75,000
5030 sf of new roof system	\$125,000
10% contingency	\$100,000
<u>Site work:</u>	<u>\$75,000</u>
TOTAL:	\$1,419,400

Concept Two: "New and Improved"

9800 sf New Facility: \$150/sf	\$1,470,000
5030 sf Demolition: \$/sf	\$10,000
<u>Site work:</u>	<u>\$150,000</u>
TOTAL:	\$1,630,000

All utilities will need to be upgraded whether new or existing.

These Order of Magnitude Estimate is provided for relative cost comparisons. A more detailed budgetary cost estimate should be considered once the project direction is decided. These estimates indicate the major components that impact cost in each concept. Items such as General Conditions, Architectural and Engineering fees, Contingencies, Furnishings, etc have not been included with the assumption that these numbers will be similar in either approach.

Over all you should budget \$2 mill to \$2.5 mill min for this project.

SECTION 6: CONCLUSION AND RECOMMENDATION

There are many factors to consider in making a decision to renovate or build. I understand that there may be some intrinsic value in saving the original Station No. 3. There is always a challenge in re-using existing and in trying to make the original layouts meet today's standards as well as complications in matching up old and new construction.

Therefore it is my professional opinion that the CFO Fire Dept. would consider demolishing the existing station and build new. It would also be my recommendation that the original building be demolished first with the new station located in the same location as much as possible.

Another choice would be to construct a new station on a different site in the area. This would allow you to keep the current station at full force until the new facility is on line.

I base this decision on the fact that the difference in cost to "Maintain and Gain" compared with "New and Improved" is less than a 25% increase. In the long run you would have a facility that is state of the art, designed to meet current criteria and would have full life expectancies on all systems. It is also probable that the existing facility would be non-operational with either course of action.

I appreciate this opportunity and look forward to working with you and the city whichever way you decide to move forward.

If you need any additional information, please contact me.

Sincerely,

John D. Elsey, Architect

Enclosure

c: file

SECTION 7: PHOTOS



ARCHITECTURAL PICTURE 1:
Floor settlement at south wall. No visible floor or wall cracking.



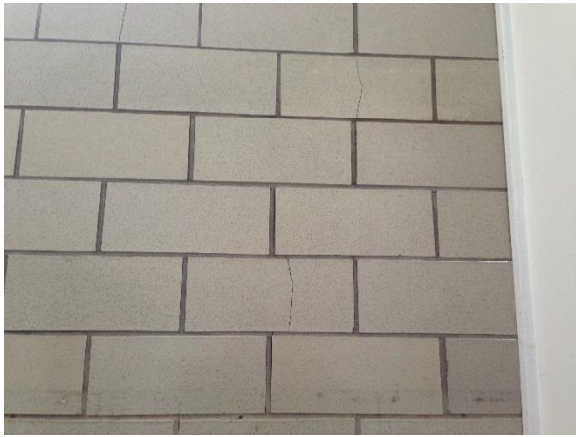
ARCHITECTURAL PICTURE 2:
Limited space in restroom. All interior walls concrete masonry and glazed block.



ARCHITECTURAL PICTURE 3:
Narrow shower clearances not compliant with ADA/ANSI codes.



ARCHITECTURAL PICTURE 4:
Ladder access to roof



Structural Pic 1



Structural Pic 2



Structural Pic 3



Structural Pic 4



HVAC Pic 1



HVAC Pic 2



HVAC Pic 3



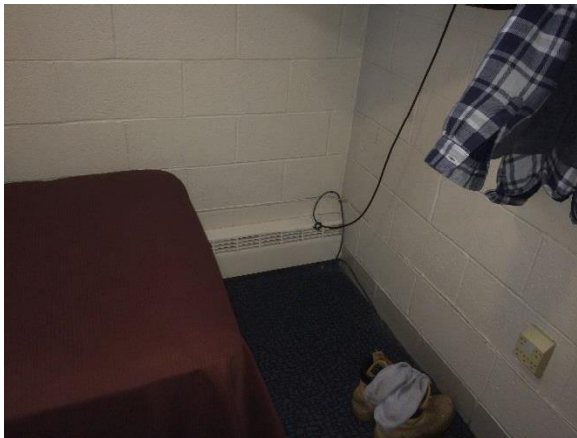
HVAC Pic 4



HVAC Pic 5



HVAC Pic 6



HVAC Pic 7



HVAC Pic 8



HVAC Pic 9



HVAC Pic 10



HVAC Pic 11



HVAC Pic 12



HVAC Pic 13



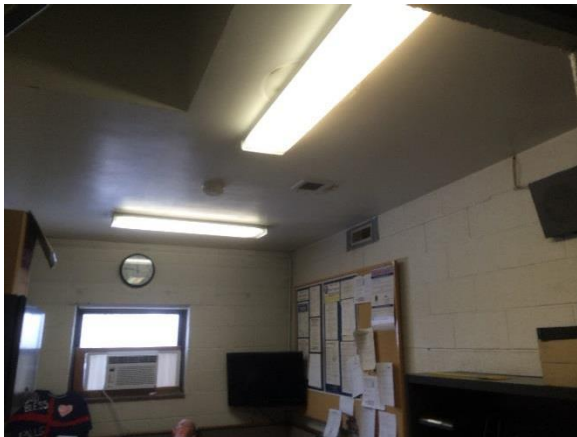
HVAC Pic 14



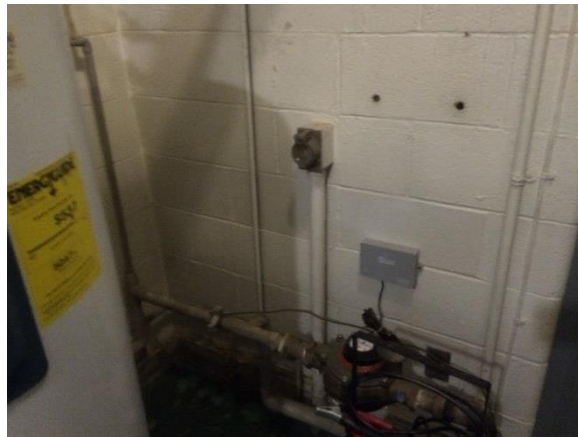
HVAC Pic 15



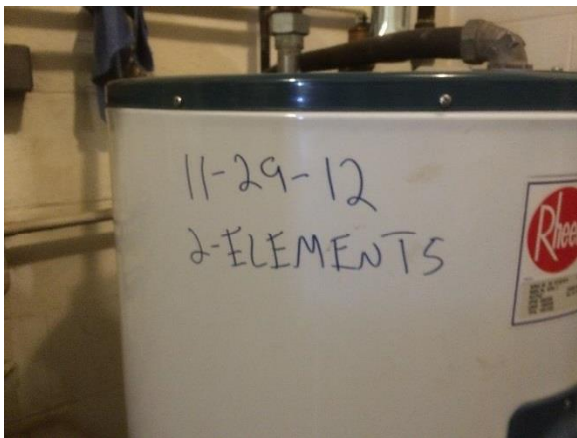
HVAC Pic 16



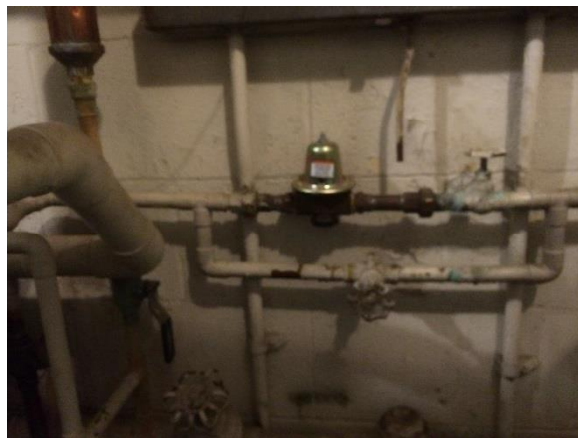
HVAC Pic 17



Plumb Pic 1



Plumb Pic 2



Plumb Pic 3



Plumb Pic 4



Plumb Pic 5



Plumb Pic 6



Plumb Pic 7



Plumb Pic 8



Plumb Pic 9



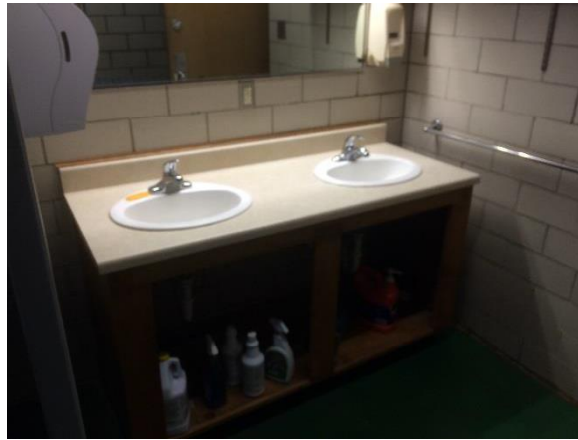
Plumb Pic 10



Plumb Pic 11



Plumb Pic 12



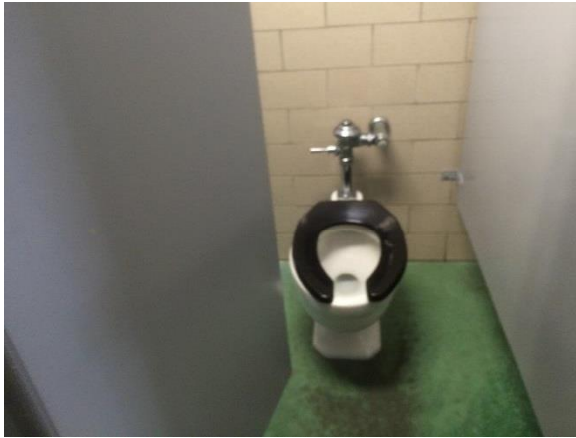
Plumb Pic 13



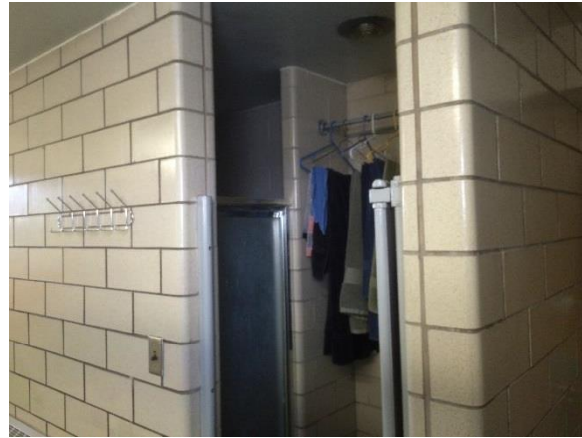
Plumb Pic 14



Plumb Pic 15



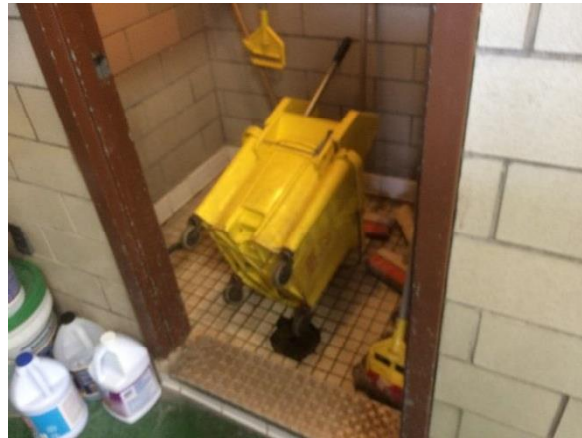
Plumb Pic 16



Plumb Pic 17



Plumb Pic 18



Plumb Pic 19



Plumb Pic 20



Plumb Pic 21



Plumb Pic 22



Plumb Pic 23



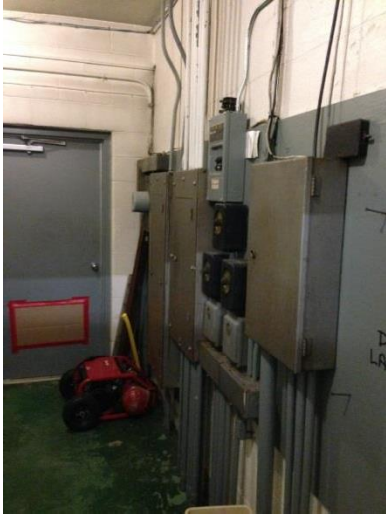
FP Pic 1



Electric Pic 1



Electric Pic 2



Electric Pic 3



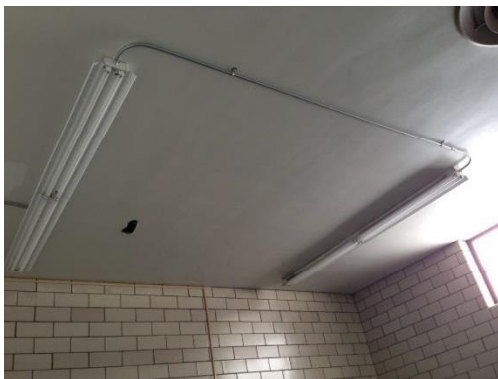
Electric Pic 4



Lighting Pic 1



Lighting Pic 2



Lighting Pic 3



Lighting Pic 4



Special Systems 1



Special Systems 2



Special Systems 3



Special Systems 4



Special Systems 5