



1720 Riverview Drive  
Kalamazoo, Michigan 49004  
Tele: (269) 381-8080  
Fax: (269) 381-3550  
[www.ktwp.org](http://www.ktwp.org)

**Board of Trustees Work Session Meeting**  
**Monday, May 09, 2022**  
**5:30 P.M.**

The Board of Trustees of the *Charter Township of Kalamazoo* will meet in a "Work Group Meeting" to be held at 5:30 p.m., on Monday, May 09, 2022, at the **Kalamazoo Township Hall** for the purpose of discussing the below listed items and any other business that may legally come before the Board of Trustees of the *Charter Township of Kalamazoo*.

Join Zoom Meeting

<https://us02web.zoom.us/j/81692377099?pwd=aHFpei91RUlnZURta01UZUtXeC9MUT09>

Meeting ID: 816 9237 7099 Passcode: 483557

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 816 9237 7099 Passcode: 483557

Find your local number: <https://us02web.zoom.us/u/kbWPFWYVAz>

- A. Announcement of new Deputy Treasurer
- B. Community Policing Discussion
- C. Facilities Discussion
- D. Manager's Update
- E. Discussion regarding items on the Regular Agenda
- F. Public comment

Posted May 06, 2022





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**AGENDA ITEM REQUEST FORM**

**AGENDA ITEM NO:** WS05092022A

FOR MEETING DATE: Monday, May 9, 2022

SUBJECT: Community Policing Discussion

REQUESTING DEPARTMENT: Police Department

**SUGGESTED MOTION:**

No requested motion at this time. For work session discussion only.

Financing Cost: \_\_\_\_\_

Source:      General Fund \_\_\_\_\_ Grant \_\_\_\_\_ Other \_\_\_\_\_

Are these funds currently budgeted? Yes \_\_\_\_\_ No \_\_\_\_\_

Other comments or notes:

Submitted by: Bryan N. Ergang, Chief of Police

**Manager's Recommendation:**

**Direction:** In order for an item to be included in the agenda this form must be completed and signed by the department head, committee chairperson, etc. requesting board action. This form is to be complete and accompany any and all requests submitted to the Kalamazoo Township Board of Trustees for official action. It indicates that the item has received proper administrative consideration prior to its presentation to the Board. The completed form and supporting documentation must be received in the Manager's office NO LATER THAN NOON THE THURSDAY PRECEDING THE NEXT REGULAR BOARD MEETING. Any request presented without this form or after the deadline will be considered incomplete and returned for resubmission.

The mission of Kalamazoo Township is to provide government services that promote a safe, healthy, accessible, and economically viable community to live, work, learn and play.



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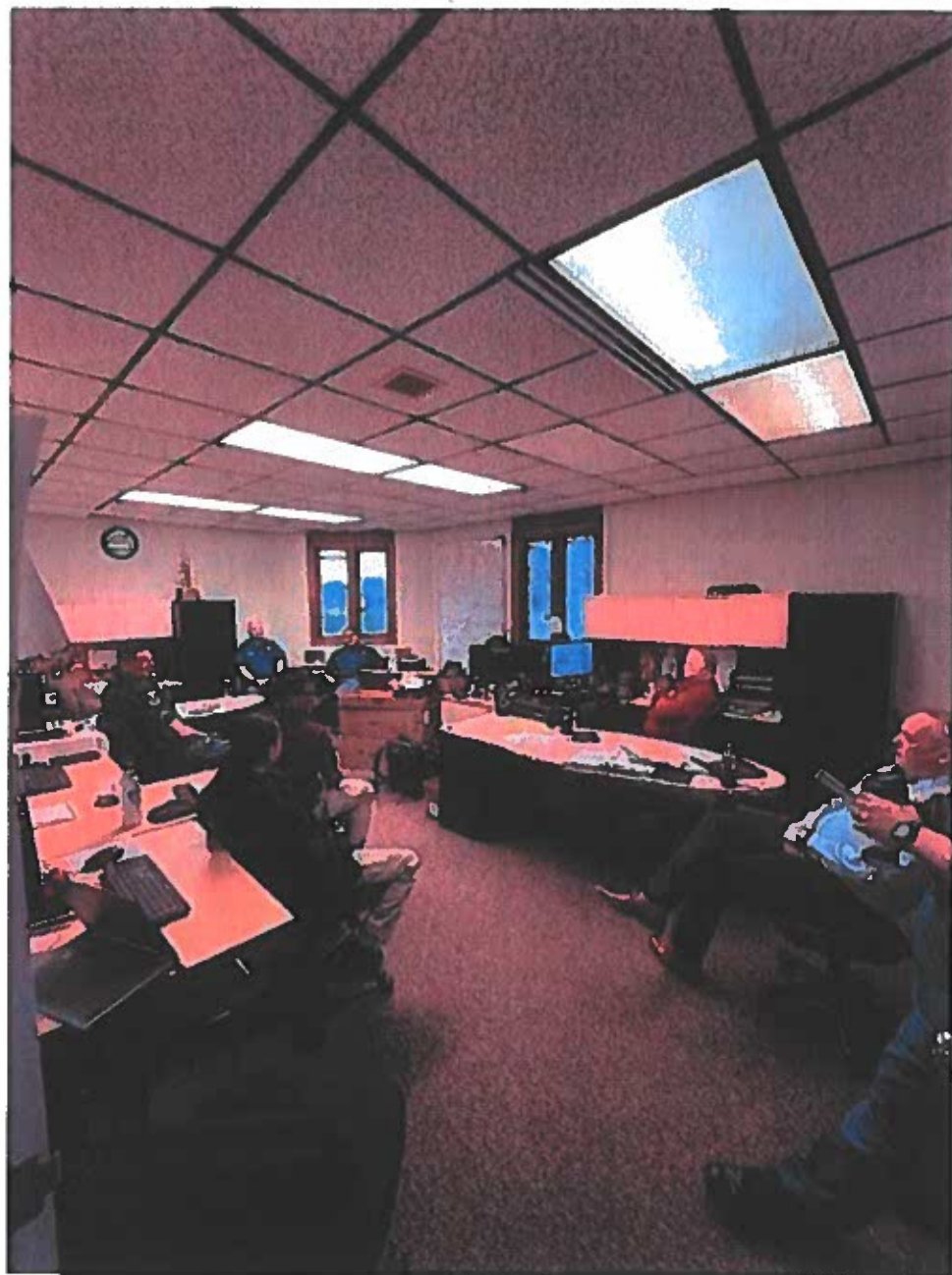
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**Dexter A. Mitchell, Manager**  
**Charter Township of Kalamazoo**

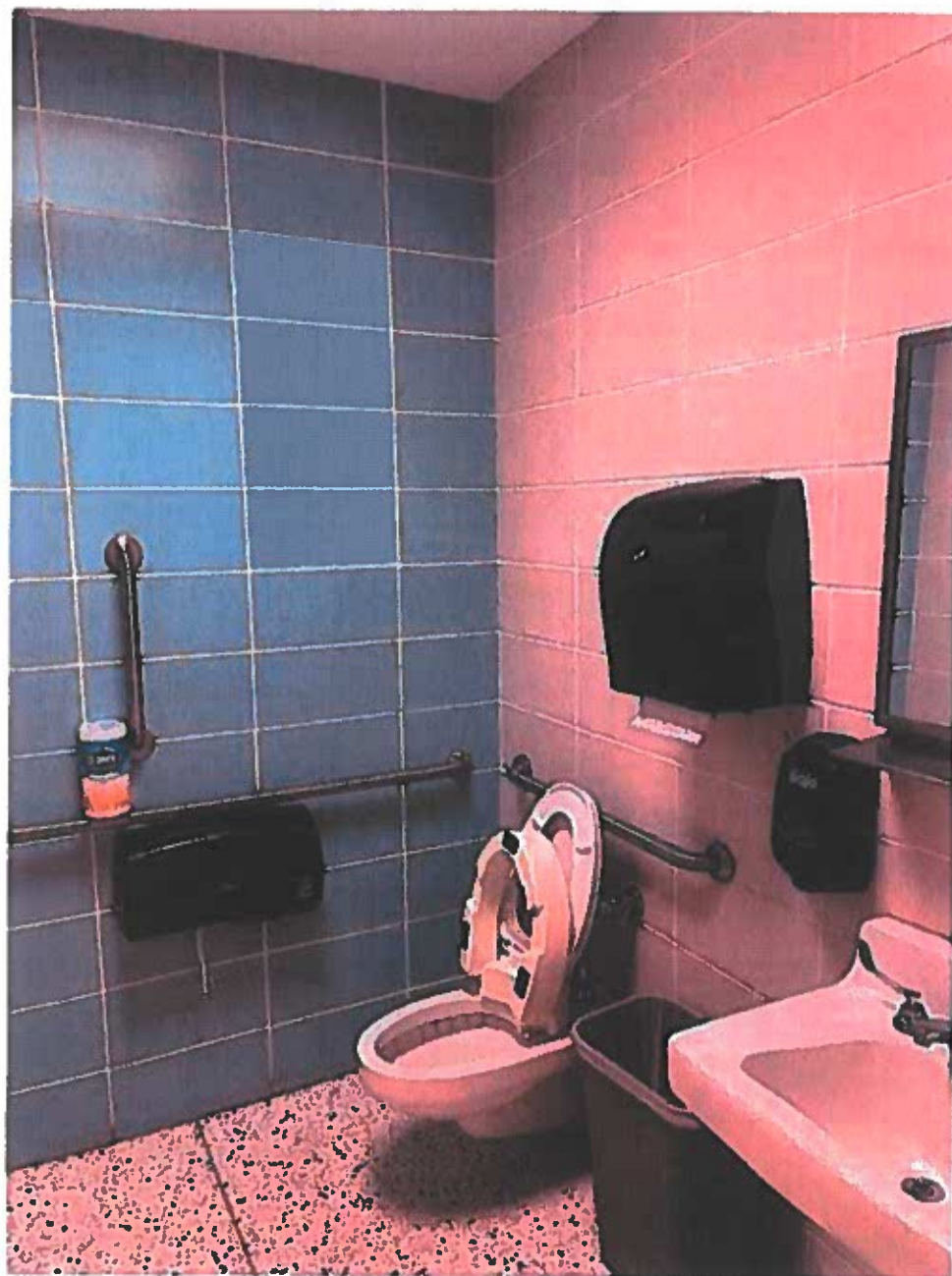


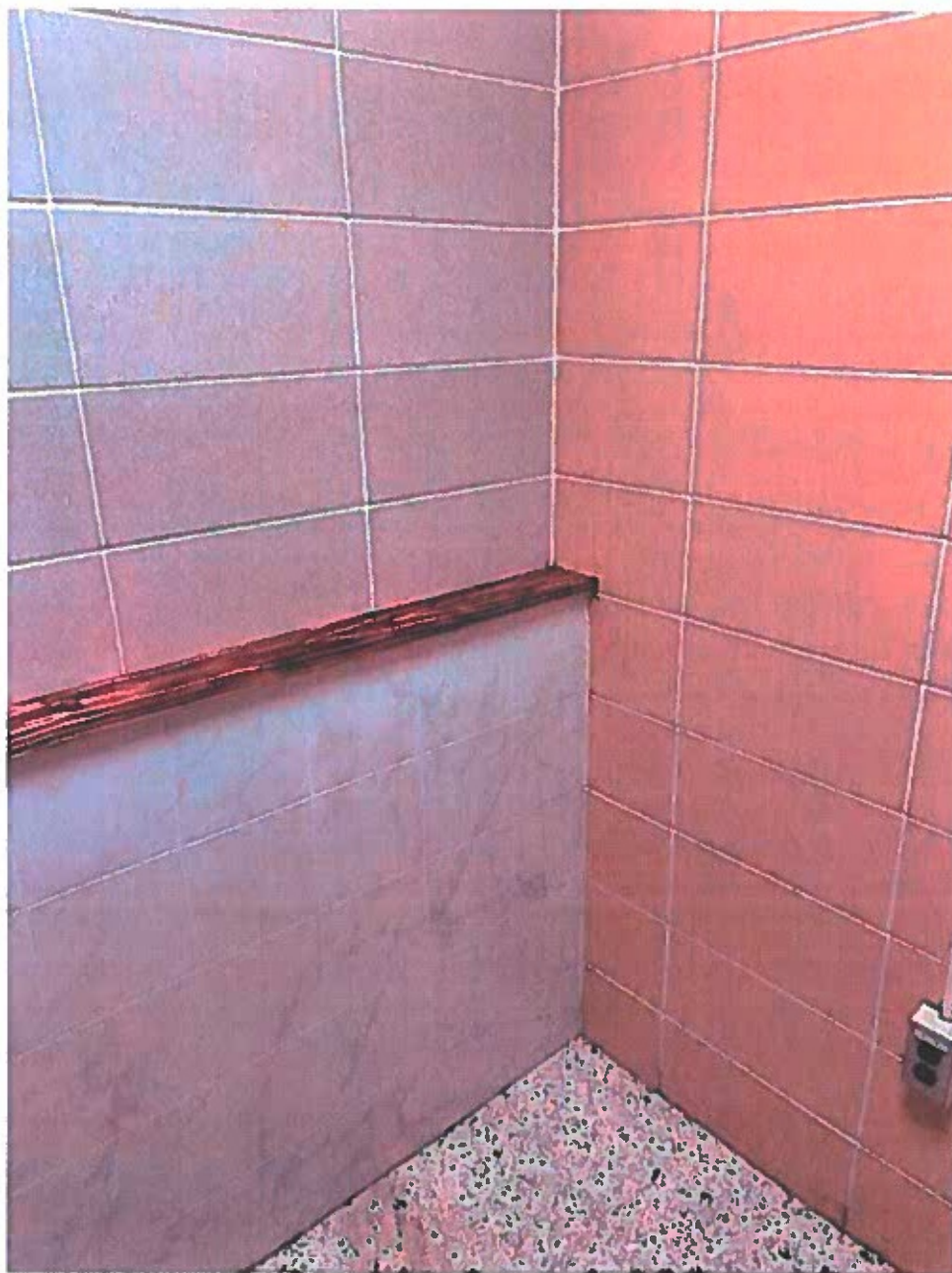








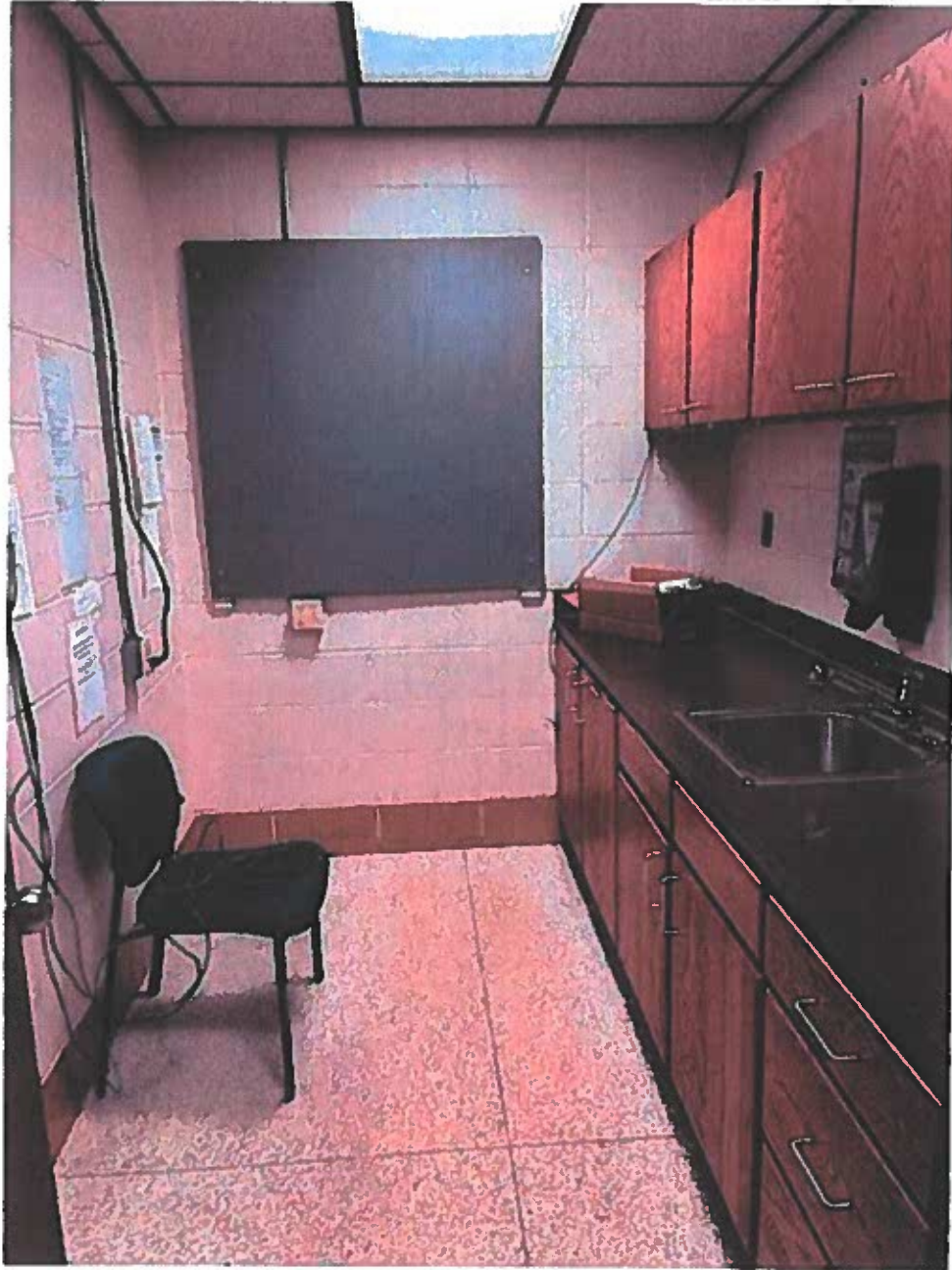




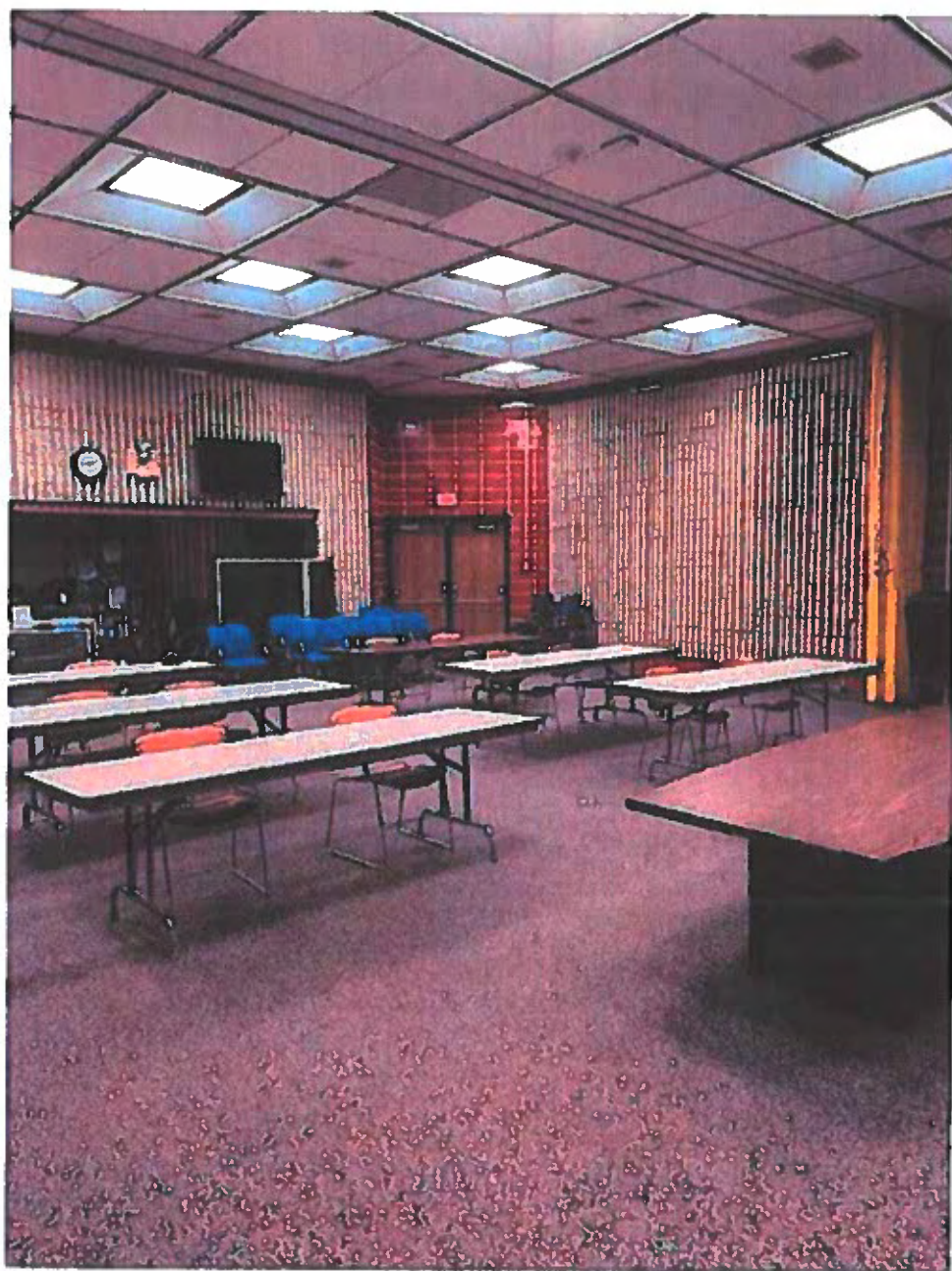




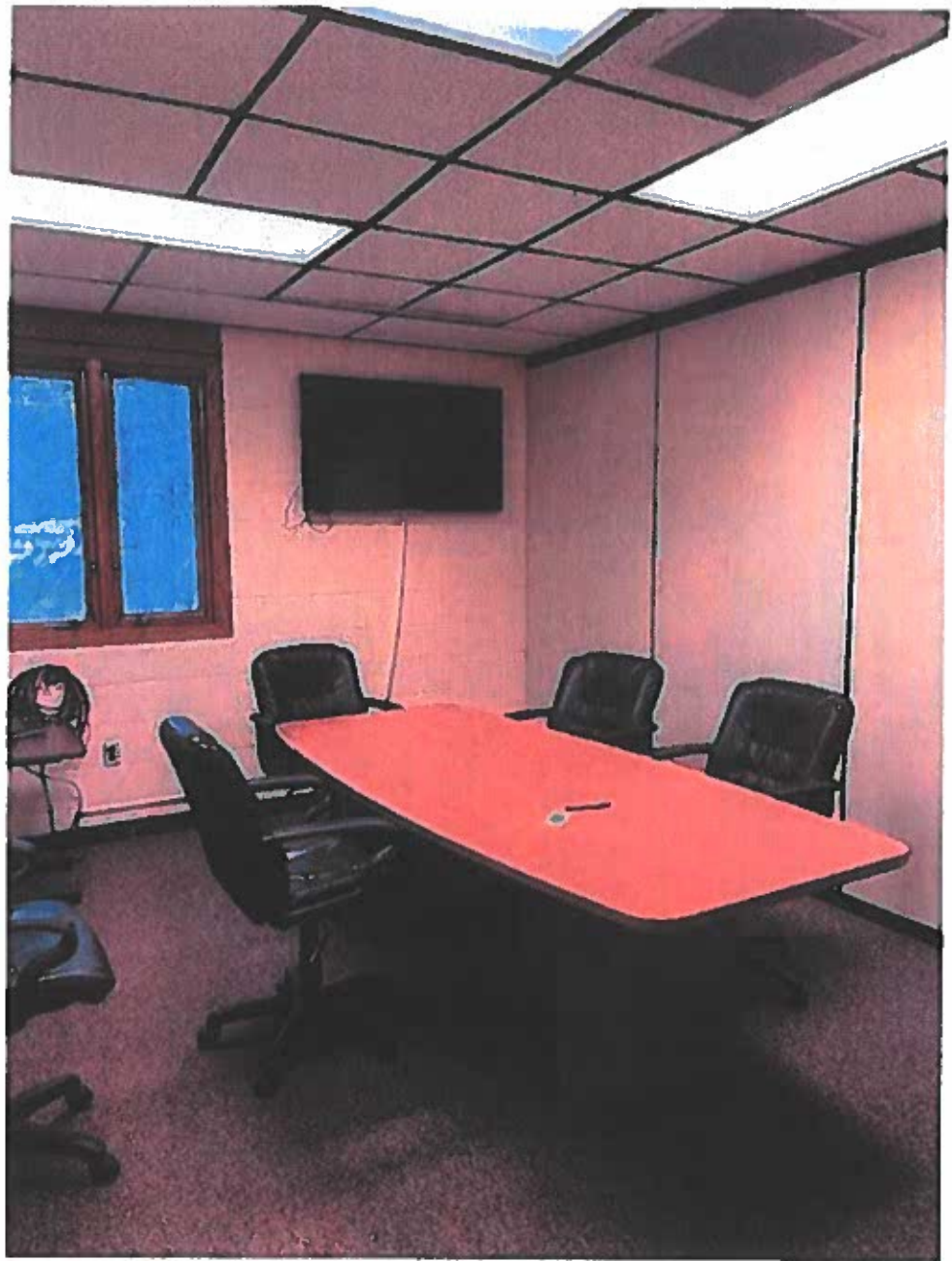








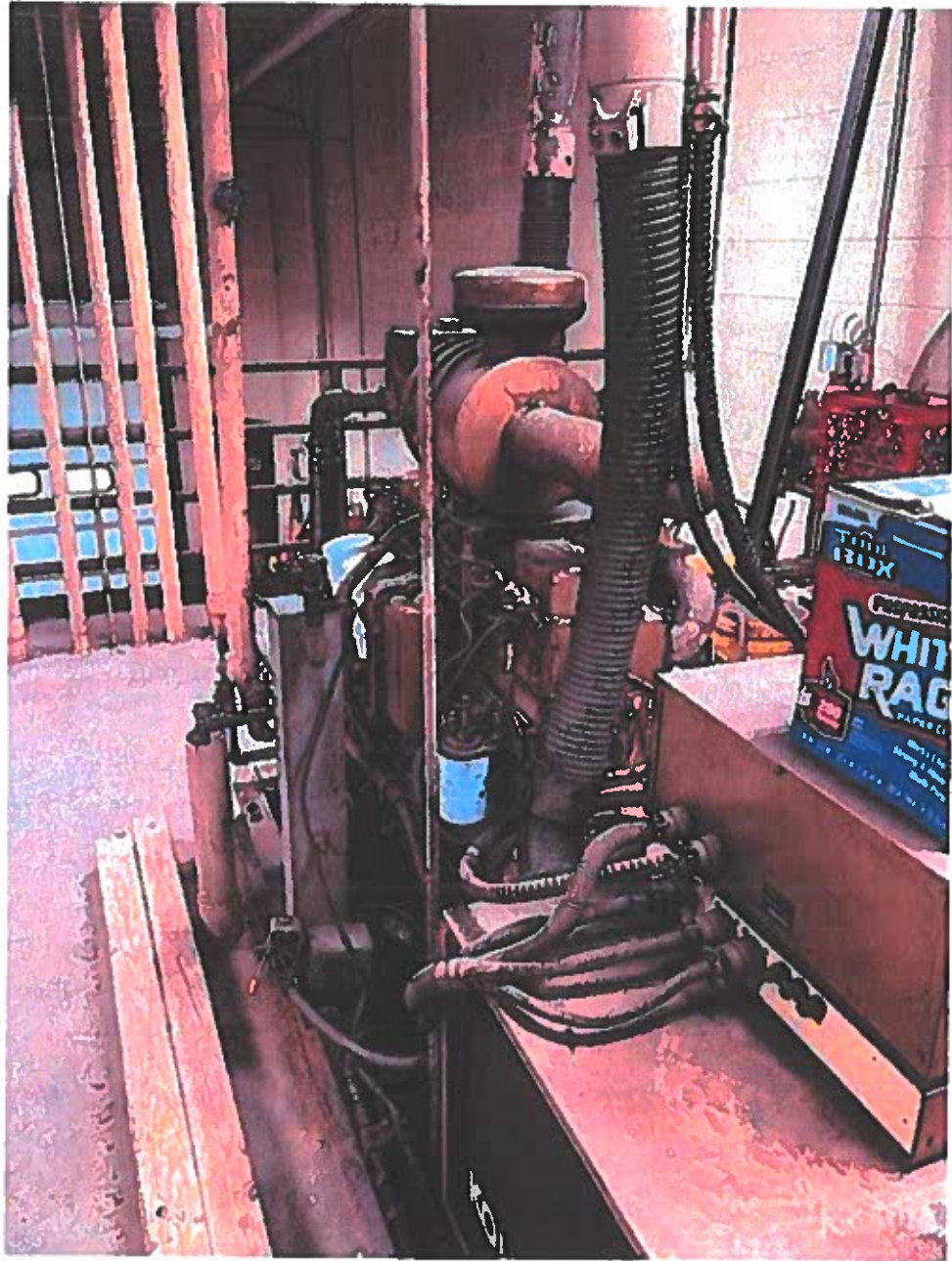


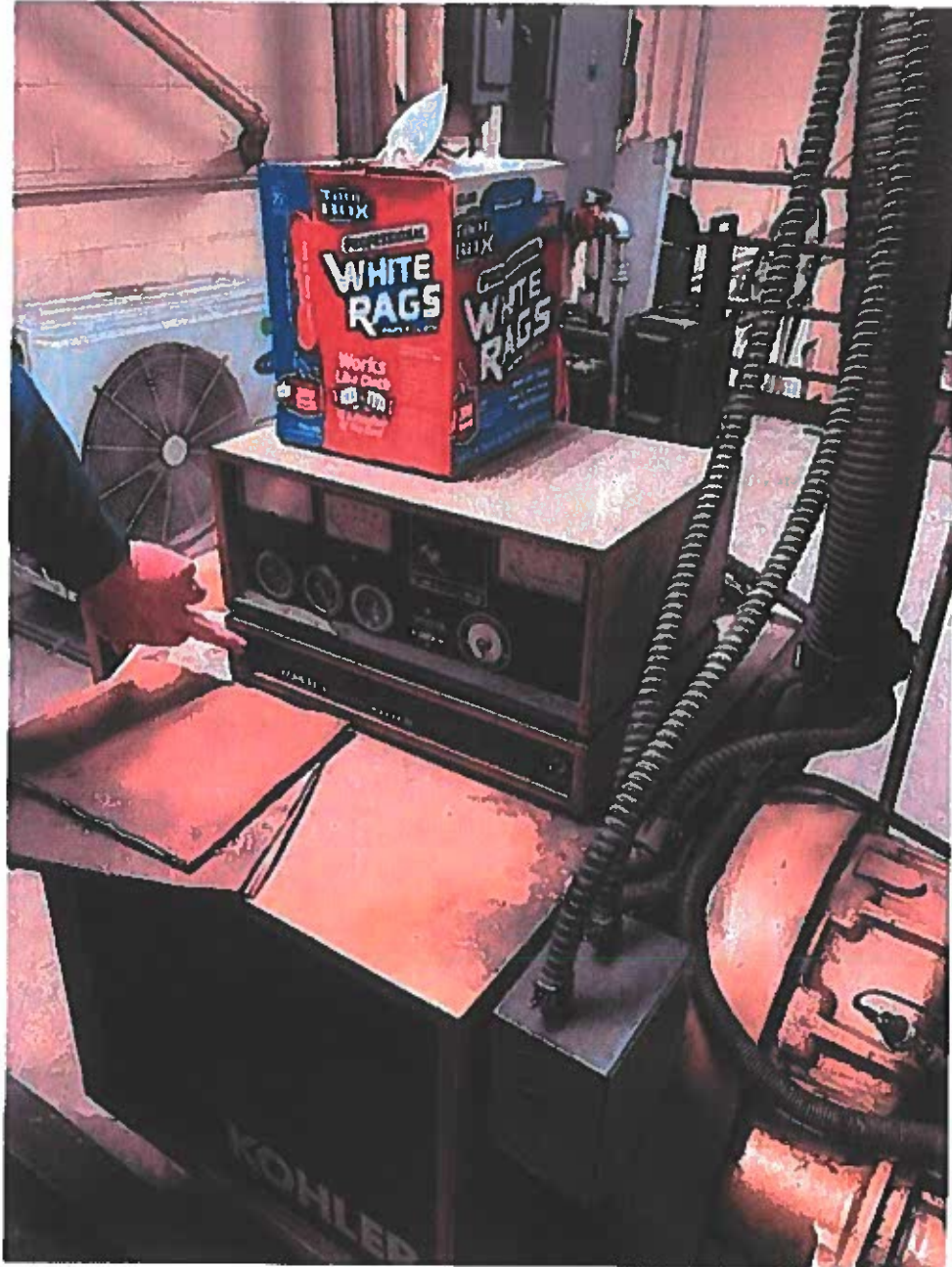




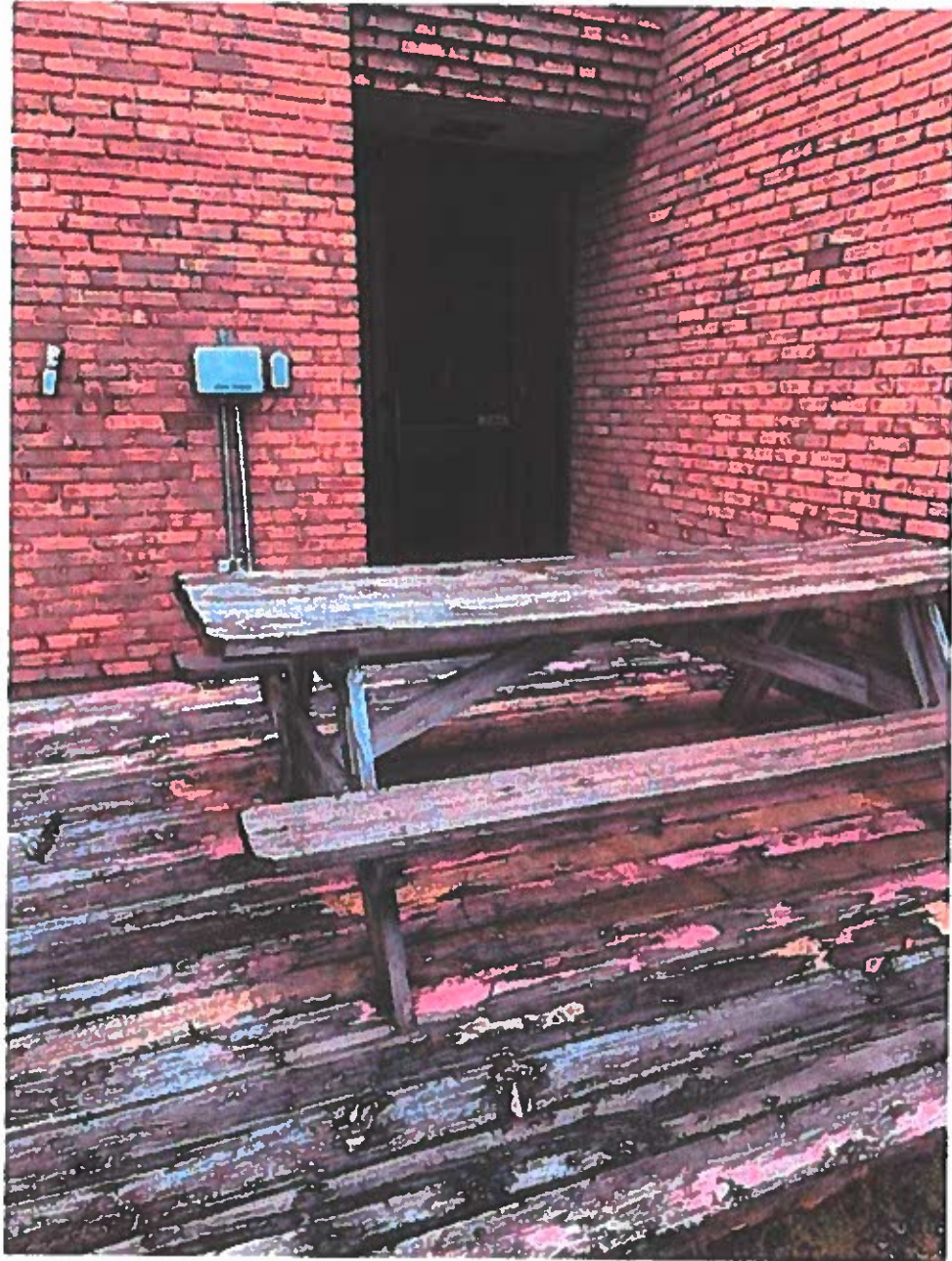




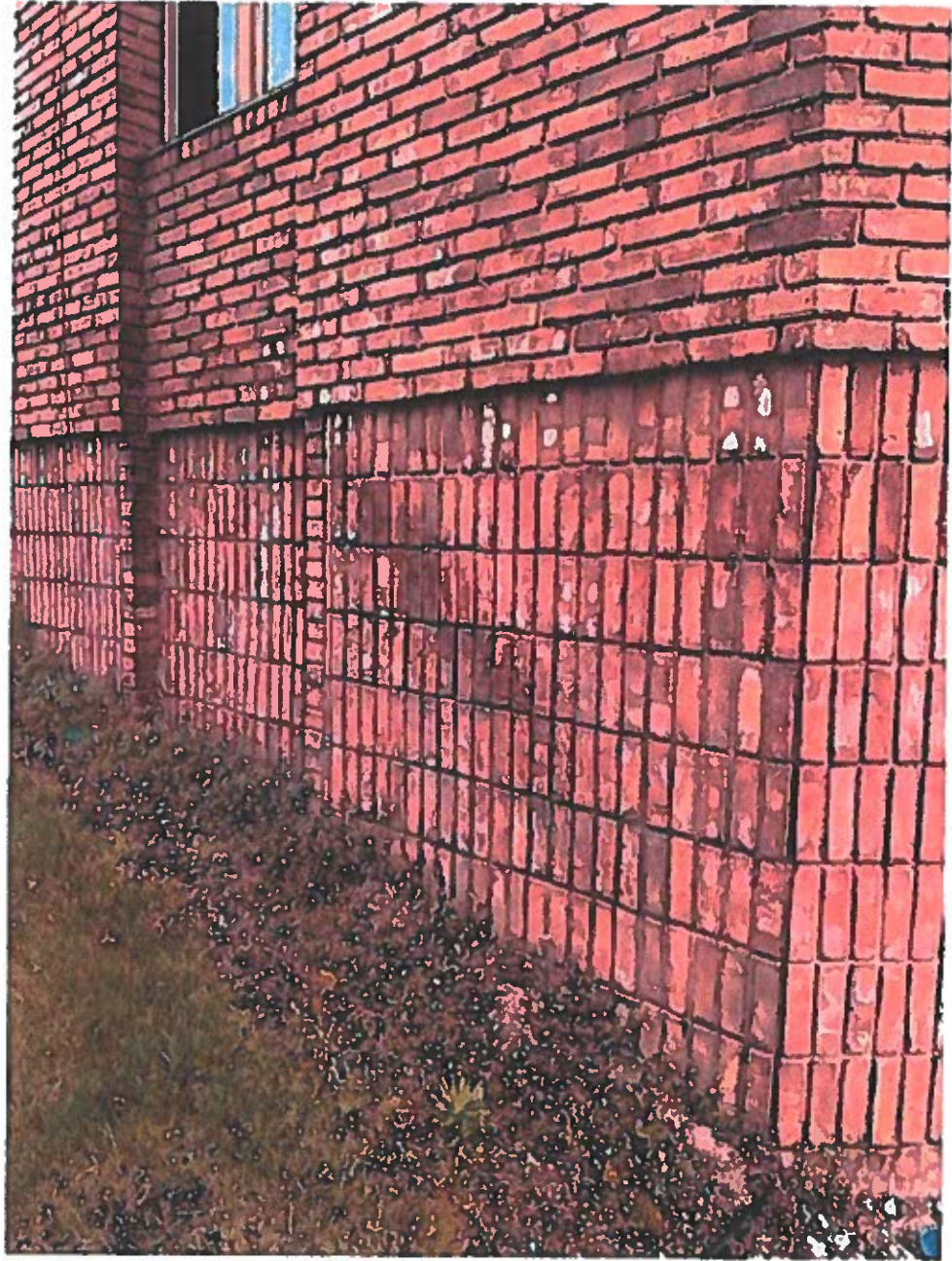




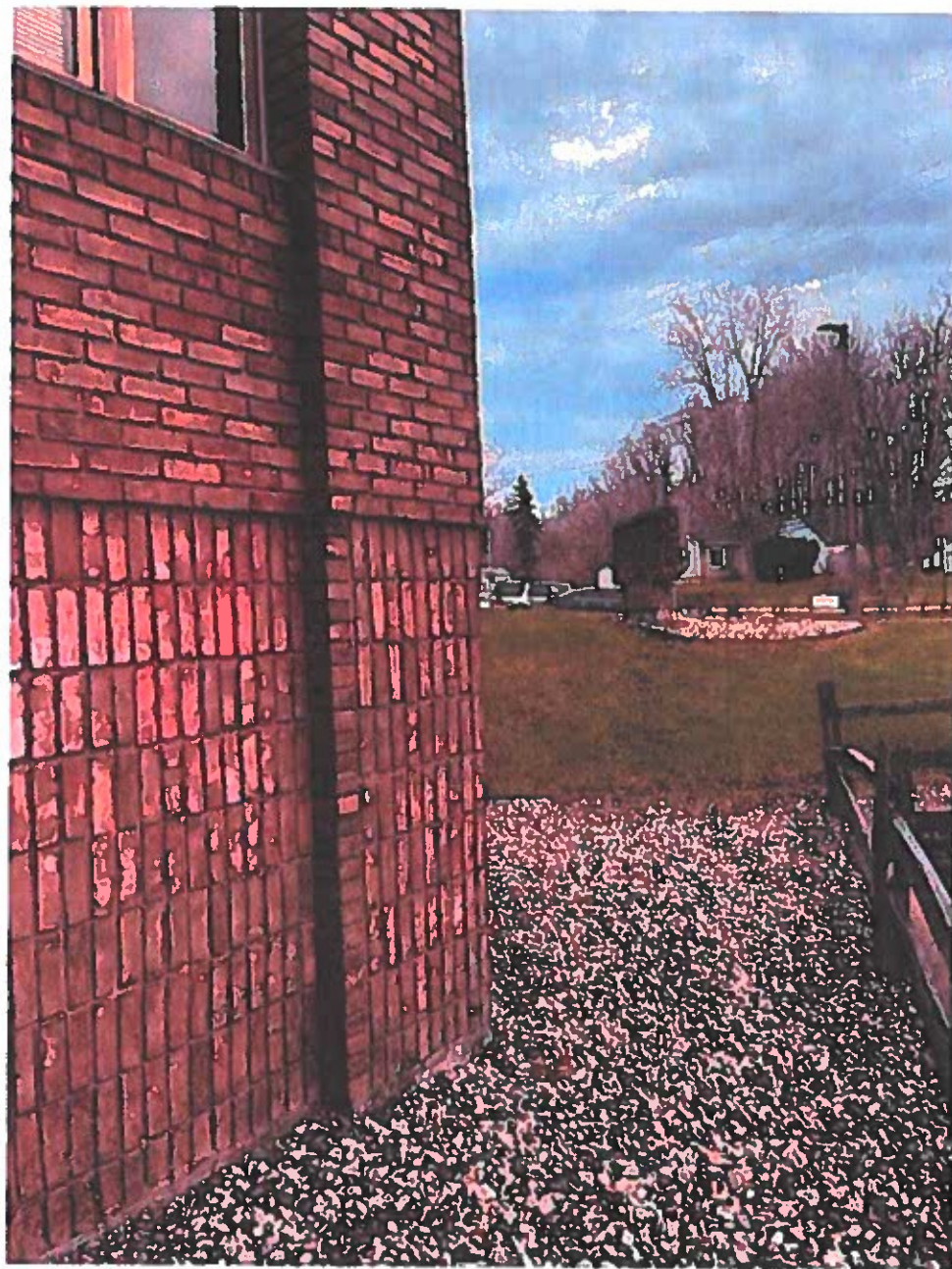




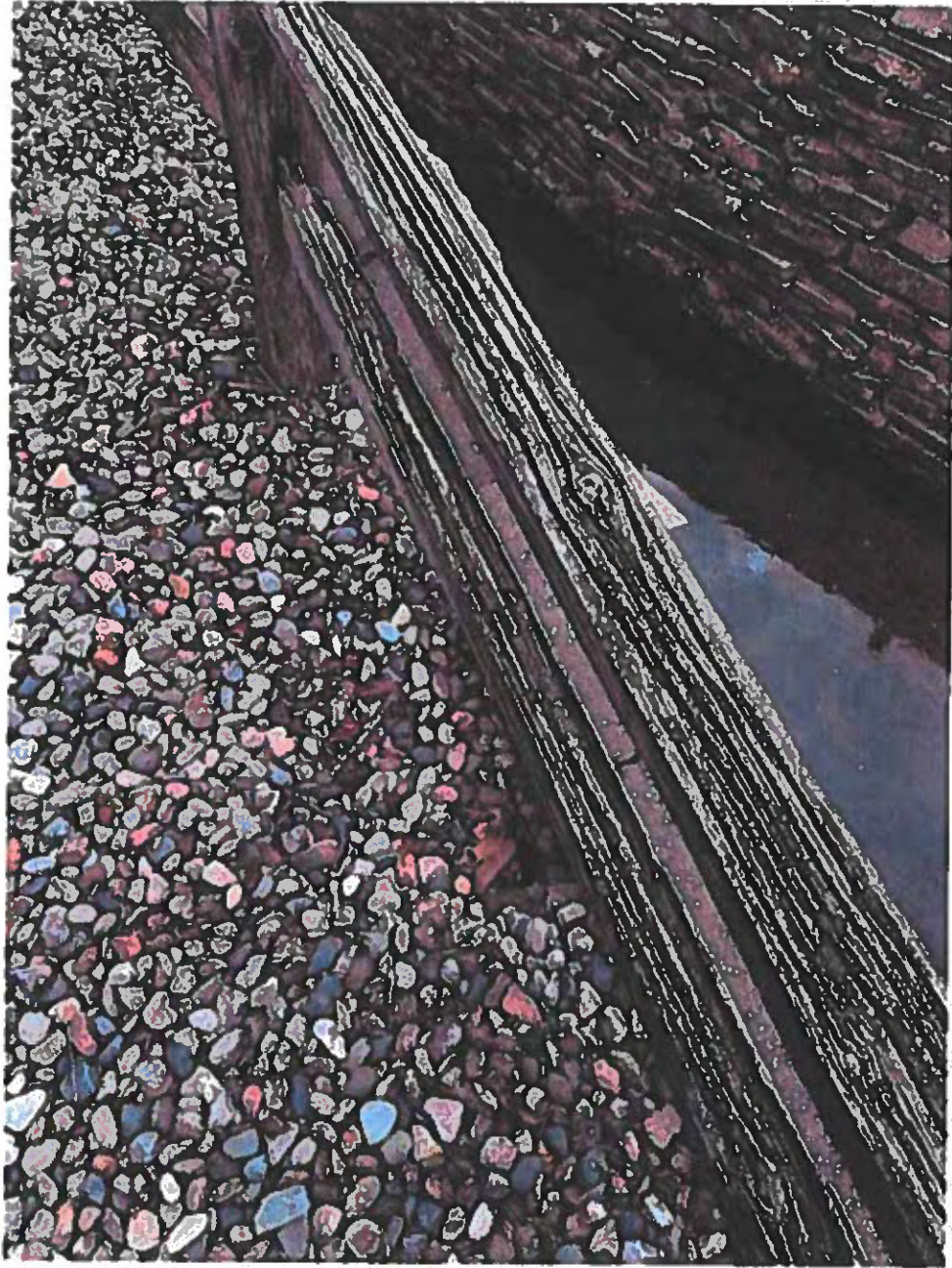


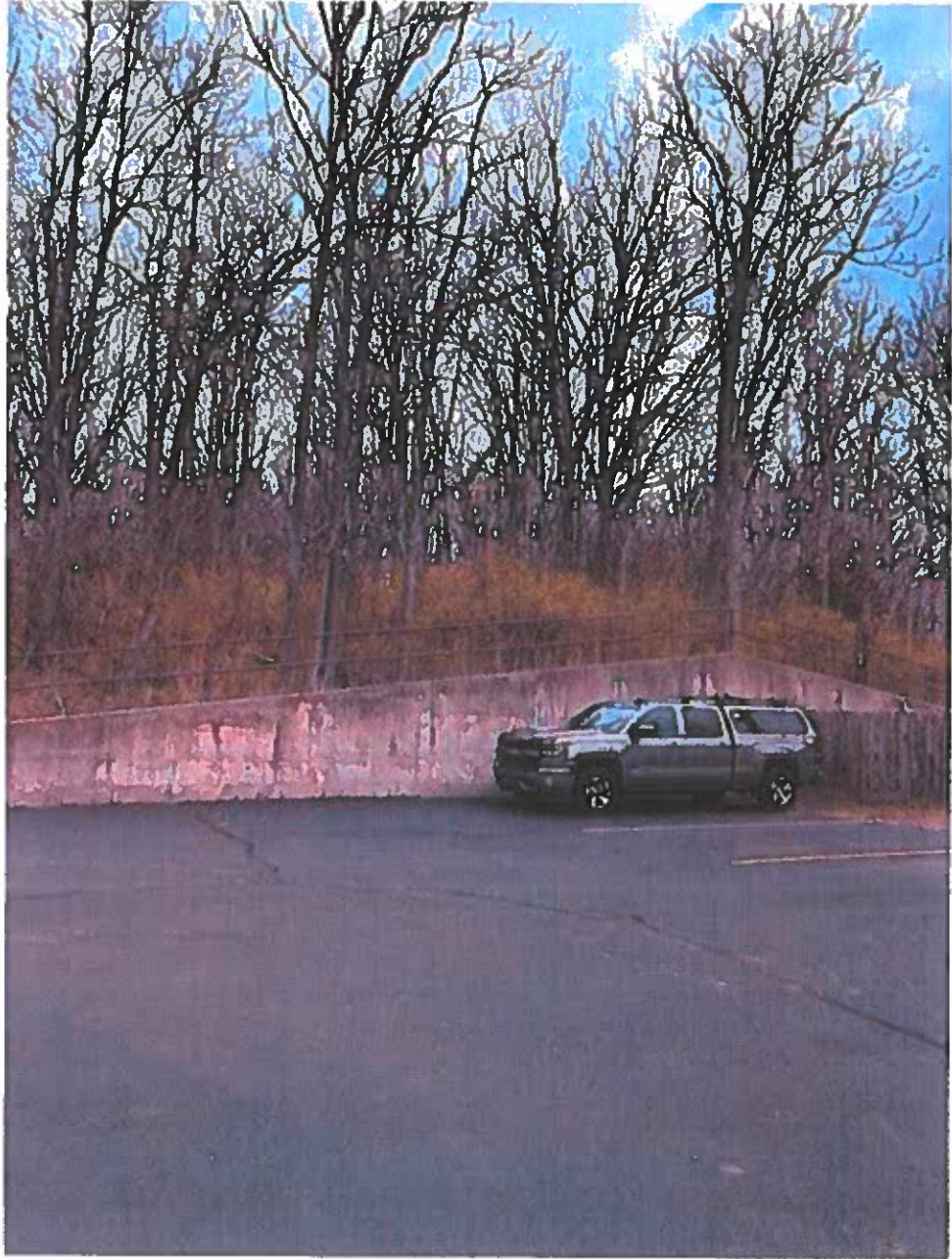




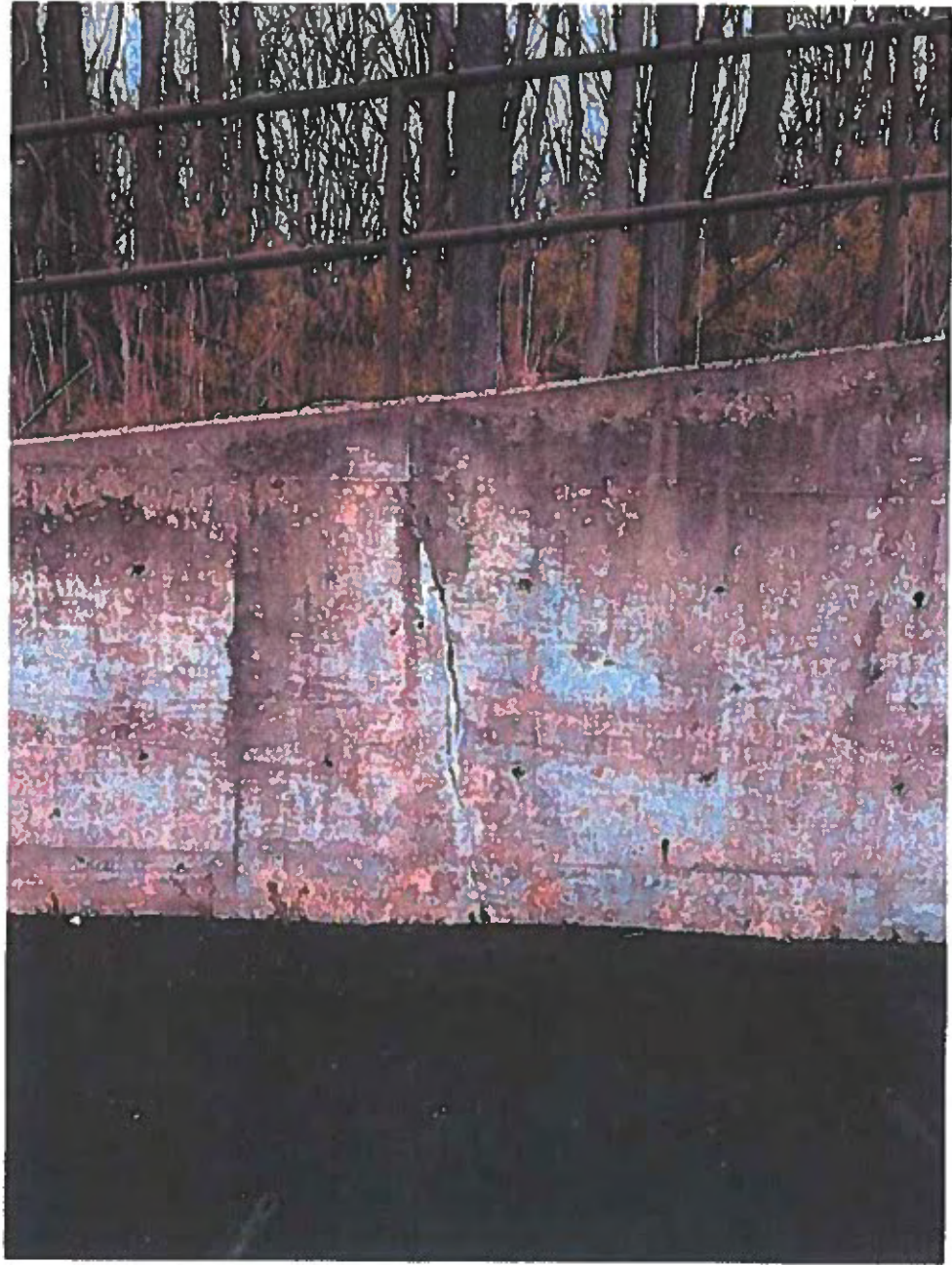


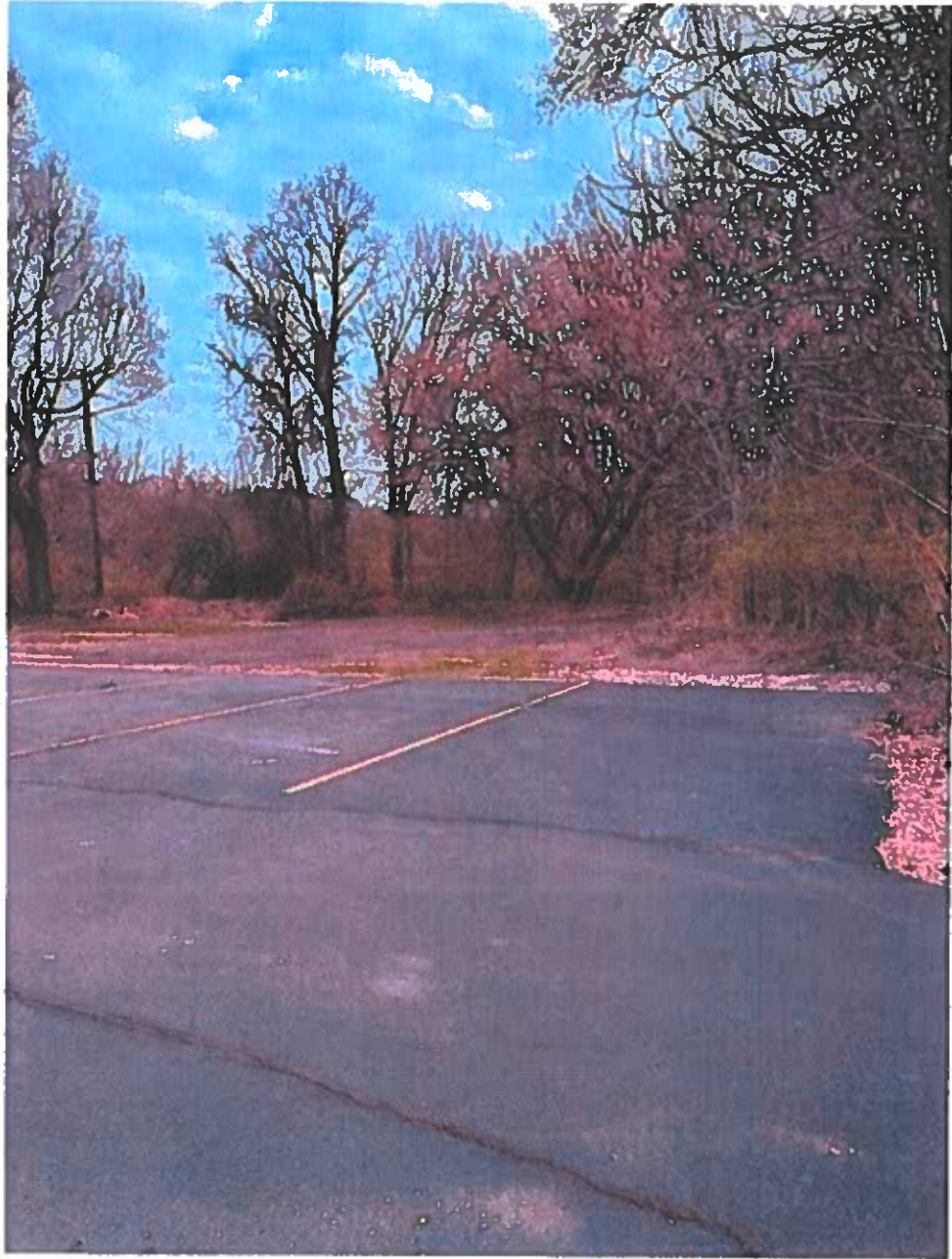














# INTEGRATED CIRCUIT FUNCTION

Easily accessible and readily expanded to provide optional accessories, the Intelligence system used in the Kohler Decision Maker controller consists of a basic circuit board which interconnects with six printed circuit boards. All are fitted into the removable drawer of the bottom controller cabinet, allowing fast servicing and immediate programming of options in the field.

The basic circuit board provides a control module into which the six function circuit boards can be plugged.

In brief, the function circuit boards perform as follows:

- A voltage regulator board which accepts any engine battery system of from 8 to 40 volts drives the control and logic circuits. This board also contains an AC interlock circuit to prevent starter re-engagement in case of signal loss from the speed transducer.
- A main control and logic board controls engine

start-up, protection while running, and shutdown. Upon demand, it turns on the ignition and/or fuel and engages the cranking motor.

- Cyclic cranking board with cranking periods individually adjustable from two to 20 seconds.
- Engine shutdown timer board, adjustable from two to 10 minutes, allows no-load operation for engine cooling.
- Indicating lamp driver board identifies overspeed, overcranking, low engine oil pressure and high engine water temperature shut-down. Circuitry is provided for sensing of Anticipatory Low Oil Pressure, Anticipatory High Water Temperature and Low Water Temperature.
- Optional indicating lamp (No. 2) driver board meets NFPA-76A hospital code. Contains circuitry and lamp sockets for three additional fault indications—low fuel, cranking battery overcharge, and cranking battery undercharge. This board also contains the "System Ready" indication.

## NEW STANDARDS IN CONTROLLER RELIABILITY AND SERVICING

The Kohler Decision Maker Controller utilizes aerospace electronics technology, including automated module assembly, in performing its role in vital standby and emergency power systems.

A significant, exclusive feature of the Decision Maker is the speed and simplicity with which components can be replaced.

In contrast to the hours necessary to reconnect a conventional relay-type controller, especially one that is fully accessorized, replacement of the complete Decision Maker can be accomplished within five minutes.

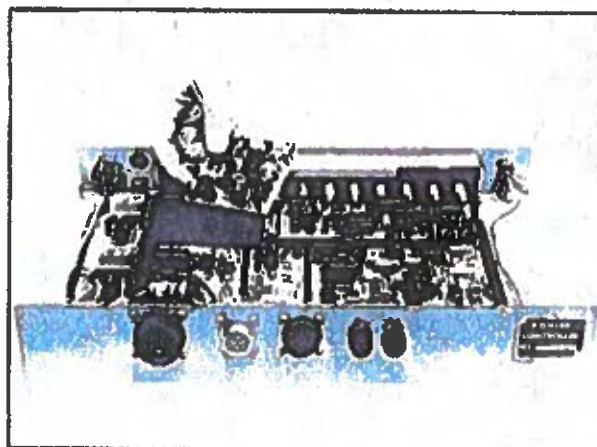
Serviceability features include:

- Replaceable modules.
- Polarized (error-proof) military aircraft type connectors, and wiring harness, for electrical connections between the controller and generator set.
- Polarized military aircraft type connectors and wiring harness for the Decision Monitor annunciator panel.
- Plug-in design of voltage regulator, making it easily replaceable without rewiring. The same voltage regulator is used for both single and three phase operation.
- Fast-Check Tester



**Fast-Check**—optional testing device allows the operator to check controller performance without operating the engine/generator. When plugged into the Decision Maker, Fast-Check stimulates sensing circuitry for overcranking, overspeed and alarm conditions and indicator lamps.

In-field servicing of the Decision Maker is easily accomplished with plug-in modules.



# KOHLER

## DECISION MAKER CONTROLLER

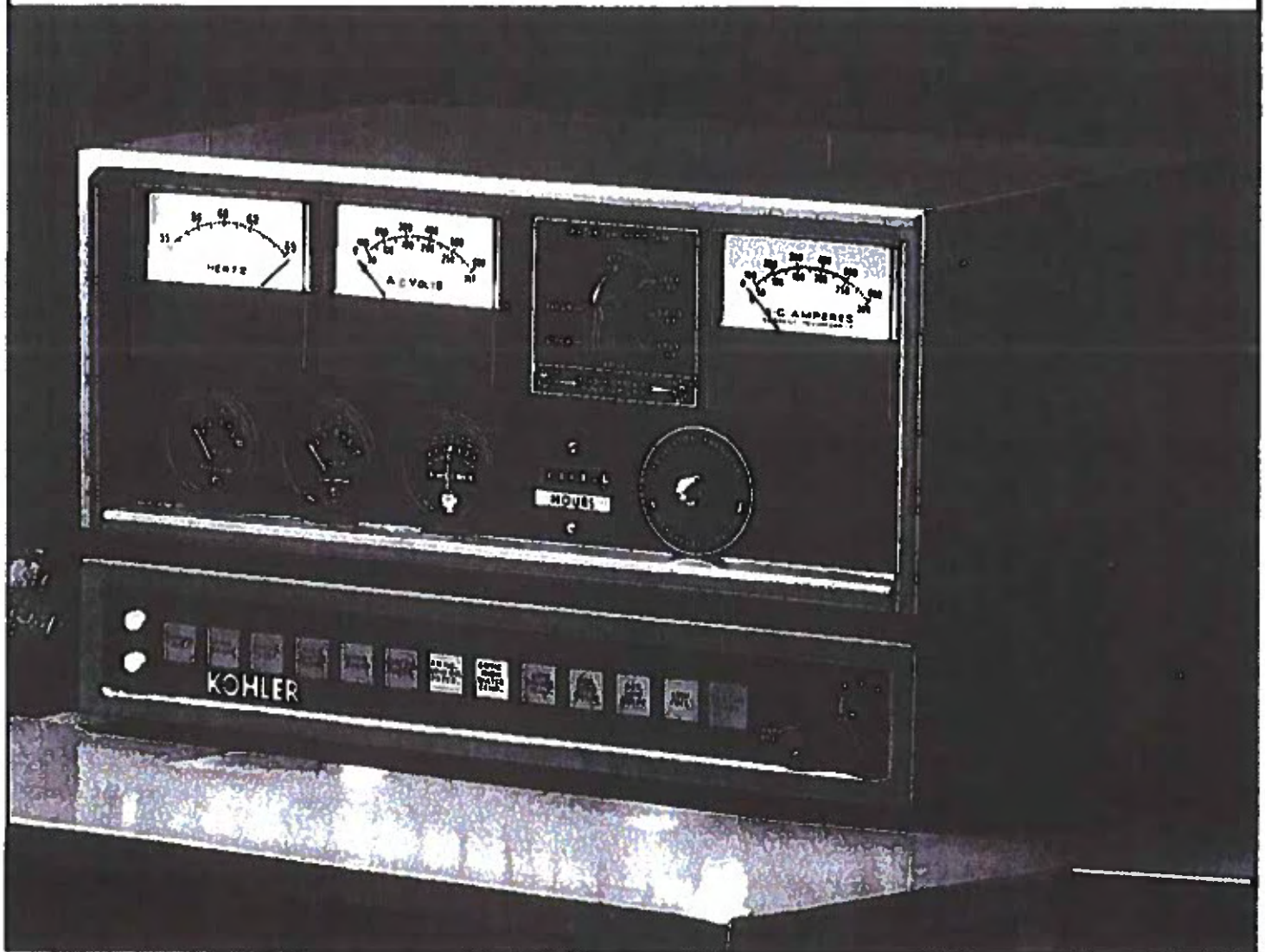
### INTELLIGENT CONTROL SYSTEM

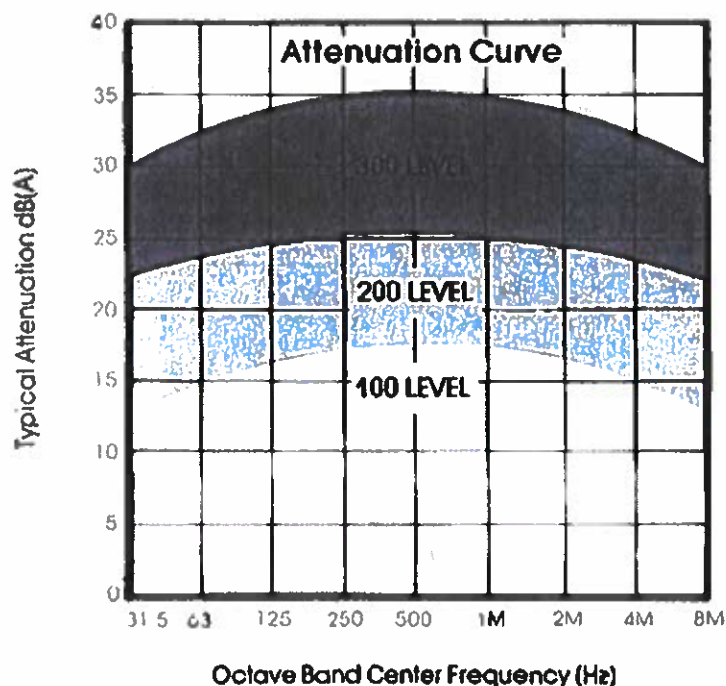
An intelligent Control System, the programmable Decision Maker is a far more capable and sophisticated generator controller than specifiers have ever before been able to obtain.

Functioning in an analytical manner, the Decision Maker processes information and determines the communication to operating personnel.

The result is a display of true intelligence, and a new dimension in performance capability.

One basic controller model serves the entire Kohler Fast-Response line of generator sets, 30 to 250 KW. Its design is integral with the Fast-Response generator and is available for use with Fast-Response models only.





### Attenuation Data

Each Nelson muffler is available in three attenuation ranges to provide the optimum performance for your application. Because of the particular characteristics of your application, performance levels are shown as bands of expected attenuation over a broad range. Actual performance will depend on your application.

### Construction Features

Aluminized steel throughout is standard material for all muffler types and sizes.

Double wrapped body is standard on all "300" level critical degree mufflers.

Each muffler is fully and expertly welded to insure durability and performance.

High heat resisting aluminum paint is standard on all mufflers to resist corrosion and enhance appearance.

Three end connections are available to minimize installation time - male pipe ends, slotted tubes and ASA 125# drilled mounting flanges.

### Warranty

All mufflers are warranted against defects in material and workmanship for a period of sixty days from date of delivery. Our liability is limited to replacement of product or to original price of product. No other expressed or implied warranties exist in the absence of special agreement.

### Delivery

Normal delivery time is two weeks from receipt of order for all standard units.

### To Order

Please indicate by model number the muffler(s) required and the type of end connection desired when ordering. To specify end fitting, please suffix "P" for pipe ends, "F" for mounting flanges and "S" for slotted tubes after the model number.

If a special design is required, please contact Nelson Muffler in Stoughton, Wisconsin for assistance in design and engineering.



**Nelson Muffler**  
P.O. Box 428  
Stoughton, Wisconsin 53589  
Area (608) 873-6641  
Telex 265-433  
TWX 910-280-2510



# Nelson Standard Industrial Mufflers



Nelson Muffler's complete line of Standard Industrial Mufflers reduce intake noise from engines, compressors and blowers, and exhaust noise from all types of internal combustion engines. All mufflers are of fully welded design and constructed of aluminized steel. Double wrapped bodies are standard on all "300 level" critical silencing mufflers.

Nelson Industrial Mufflers are available in four standard configuration types shown below. Inlet sizes range from 3/4" to 6". In addition, each muffler is available with slotted tubes in all sizes, NPT pipe ends up through 4" inlets, and ASA 125# drilled flanges on 4" and above.

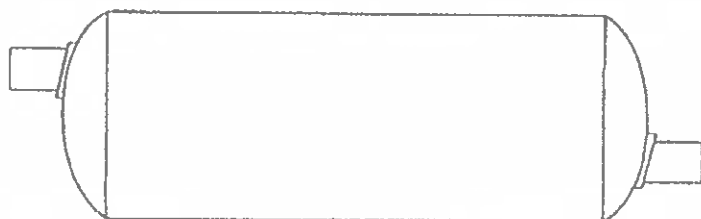
Each muffler style and inlet is offered in three attenuation ranges.

"100" level - 12-18 dBA reduction for non-critical environments where ambient noise levels are moderate to high.

"200" level - 18-25 dBA reduction for residential environments where ambient noise levels are moderate to low.

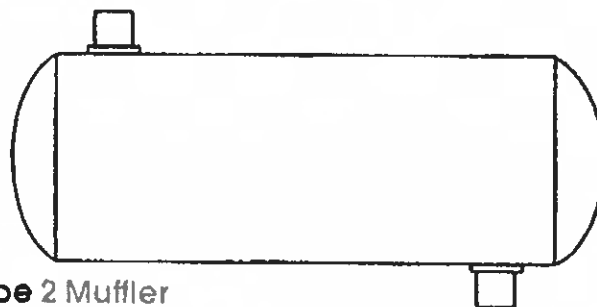
"300" level - 25-35 dBA reduction for critical environments where ambient noise levels are low.

Mufflers are available from stock for shipment within two weeks from receipt of order.



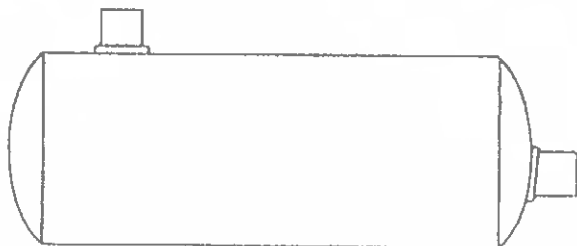
**Type 1 Muffler**

All mufflers of this type are round, but inlet or outlet tubes may be concentric or eccentric.



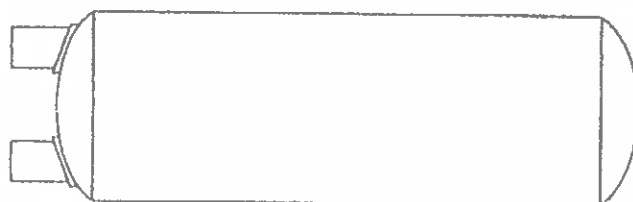
**Type 2 Muffler**

All mufflers are round with side in side out configurations.



**Type 3 Muffler**

Muffler is designed such that either end can be inlet. End tube may be concentric or eccentric. All are round design.



**Type 4 Muffler**

Muffler is offered only in 3" and above sizes. Design may be either round or oval, please note specifications.



**"S" Slotted Tube**

Available in all sizes. 1.05" to 6.0" to fit over standard pipe thread, up through 4", and over standard O.D. tubing in 4", 5" and 6" sizes.



**"F" Mounting Flange**

Available in sizes 4" to 6". Drilling matches 125#ASA standard.



**"P" Pipe Ends**

NPT ends available in sizes 3/4" through 4".



# EXHAUST REQUIREMENTS

While it is important to supply the proper amount of clean air to the cylinder, it is equally important to discharge the gases of combustion. If these gases remain in the cylinder, the next cycle cannot burn the fuel completely. This condition results from excessive back pressure which is caused by any one or combination of these conditions:

- a. Exhaust pipe diameter too small.
- b. Exhaust pipe too long.
- c. Excessive number of sharp bends in exhaust system.
- d. Inadequate muffler.
- e. Incorrect construction of muffler resulting in high resistance.
- f. Obstruction in exhaust system.

Back pressure must not exceed 20" (water column) on naturally aspirated engines or 27" (water column) on turbo-charged models.

## EXHAUST PIPING

Exhaust lines should be as short and straight as possible, since extended runs and elbows tend to clog with carbon and resist the flow of gases. Each pipe fitting and elbow will hinder the exhaust flow.

The muffler should be as close to the engine as possible, since it will clog up with carbon if operating temperature is too low. Refer to Vol. II for list of mufflers.

**NOTE:** Never mount the muffler on the manifold.

A flexible coupling must be provided between the exhaust line and the manifold. However, a short, solid section of pipe between 6" or 8" long should be placed between the connection of the manifold and the flexible coupling. This nipple will reduce the possibility of the hot gases burning up the flexible coupling.

Water, one of the by-products of combustion, will be present in the exhaust piping or muffler. This water must be kept from draining back into the engine. This can be done by slanting the horizontal section of the exhaust pipe downward slightly, away from the engine. A water trap consisting of a tee extension with a drain cock should be provided.

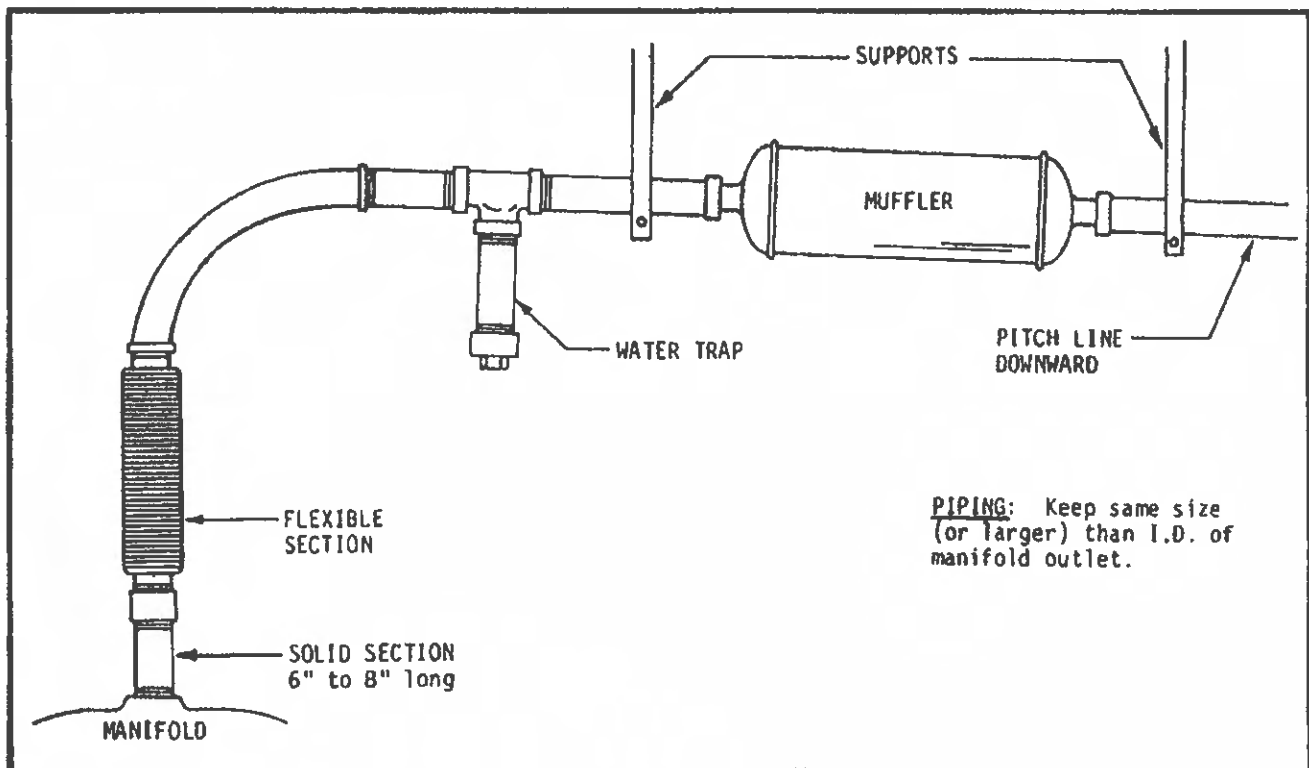


FIGURE 6-1: SCHEMATIC OF EXHAUST SYSTEM

## LIQUID COOLED MODELS

Three different liquid cooling systems are used with Kohler Generator Sets. Each system must be reviewed separately since certain requirements pertain only to the specific system.

**Radiator Cooling:** Most radiator equipped generator sets have pusher (blower) type fans. With these, cooling air is drawn across the rear or generator end of the unit, then forced through the radiator from the engine side.

Wherever possible, the radiator should be positioned so that the heated air will blast directly and horizontally into the air outlet of the room or enclosure. Ductwork from the radiator to the outlet should be used to avoid recirculation of heated air.

When ductwork is used in, for example, a basement installation to outlet above ground, keep the number of bends to an absolute minimum and wherever possible, make gradual, sweeping bends instead of sharp 90° bends.

Sheet metal ductwork must be self-supported and a flexible section should be provided close to the radiator. The flexible section, of heavy canvas or similar material, will prevent vibration transmission from engine to ductwork. A radiator fan must move a large volume of air and, in so doing, creates a definite amount of noise. This factor must not be overlooked when positioning the outlet. Sound can be amplified if the outlet is placed too close to adjacent buildings.

The direction of the prevailing wind should also be considered and compensated for when placing air inlet and outlets. While wind direction is usually not of major concern, if strong, constantly shifting winds are common, a wind wall may be necessary to deflect the force of the wind.

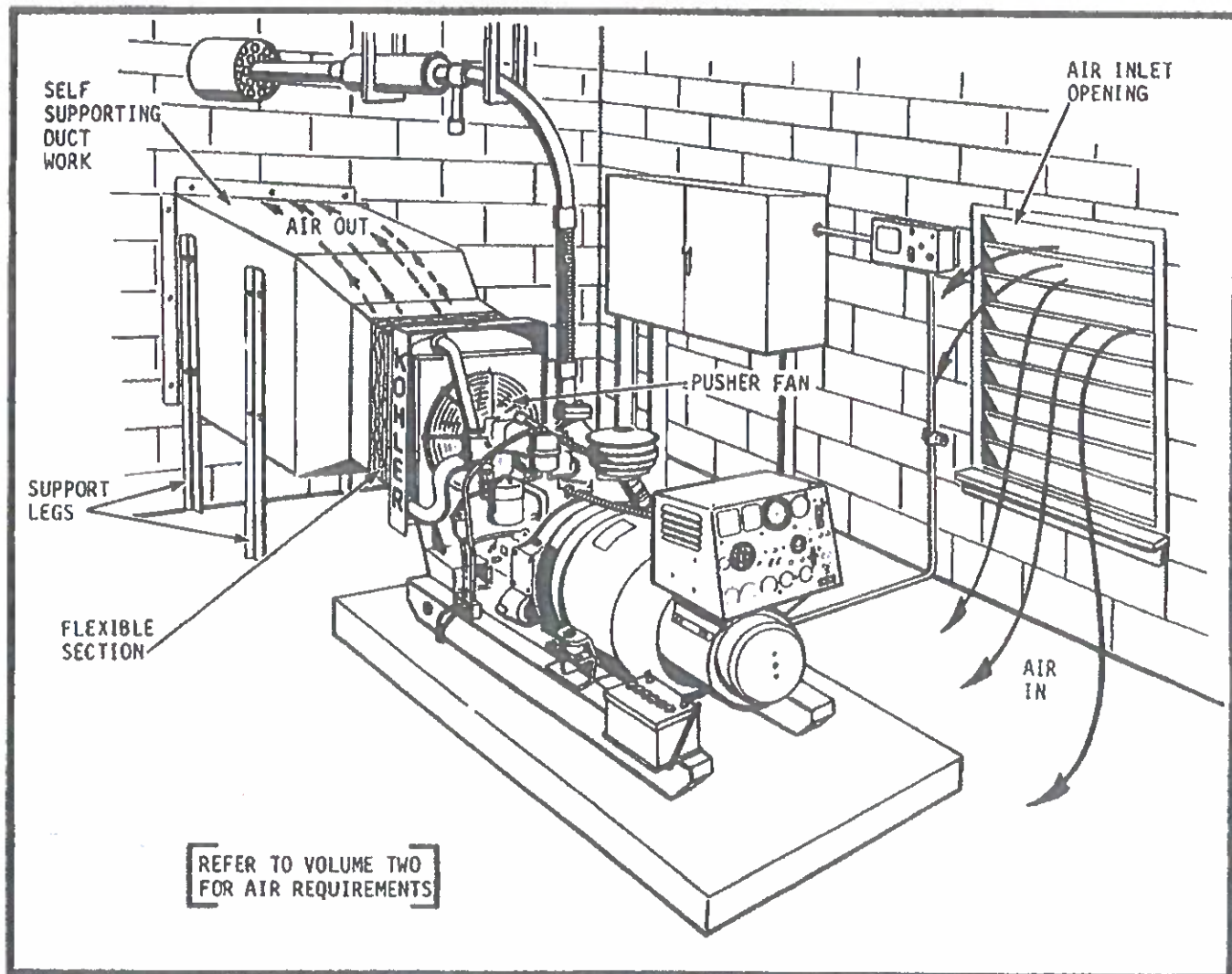


FIGURE 2-8: RADIATOR COOLED GENERATOR SET INSTALLATION

[illegible]

TOLERANCE		UNLESS OTHERWISE SPECIFIED	
.XXX ± .010		ANGLES ± 1/2°	
.XX ± .030		SURFACE FINISH	
.X ± .060		✓ MAX.	
FRACTIONS ±			
MATERIAL			

## MATERIAL

SCALE	APPROVED BY	DATE
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DRAWN	DATE	CHECKED	DATE
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1002	1571-19	KFG	11/1/17
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PROPERTY AND MUST NOT BE USED EXCEPT

OF DESIGN OR INVENTION ARE RESERVED

天  
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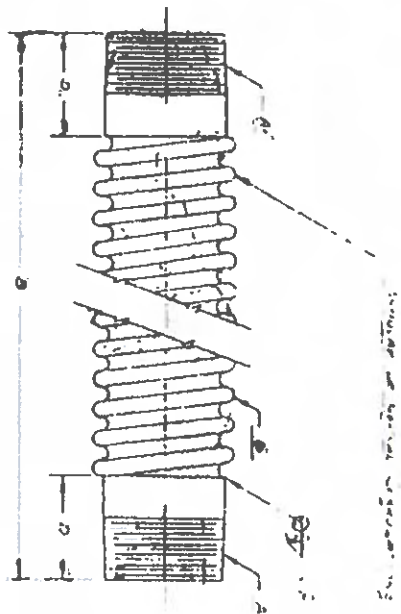
**KOHLER WIS. U.S.A.**

NAME

## DIAGRAM-INTERCONNECT

20.

0670 - ADV



Flexible Exhaust Connector

SUPPLIER	MATERIAL	CONNECTION DRAIN		INSTRUCTIONS
		OPEN	CLOSE	
Radco Inc. Corporation	STEEL	RM-70	RM-70	
American Foam Metal Hose	STEEL	Y-10	Y-10	1/2 inch open or close 1/2 inch
Universal Metal Hose Co.	STEEL		1/2 inch	1/2 inch open or close 1/2 inch
RALCO	STEEL			

Model	Size	Weight	Material	Connection	Drain	Notes
2054V1	2	27 1/2	2	CLOSE	2 1/2	WELD
2054V2	2 1/2	29 1/2	2 1/2	CLOSE	2 1/2	"
2054V3	3	30 1/2	3	CLOSE	3	"
2054V4	3 1/2	31 1/2	3 1/2	CLOSE	3 1/2	"
2054V5	4	32 1/2	4	CLOSE	4	"
2054V6	4 1/2	33 1/2	4 1/2	CLOSE	4 1/2	"
2054V7	5	34 1/2	5	CLOSE	5	"
2054V8	5 1/2	35 1/2	5 1/2	CLOSE	5 1/2	"
2054V9	6	36 1/2	6	CLOSE	6	"
2054V10	6 1/2	37 1/2	6 1/2	CLOSE	6 1/2	"
2054V11	7	38 1/2	7	CLOSE	7	"
2054V12	7 1/2	39 1/2	7 1/2	CLOSE	7 1/2	"
2054V13	8	40 1/2	8	CLOSE	8	"
2054V14	8 1/2	41 1/2	8 1/2	CLOSE	8 1/2	"
2054V15	9	42 1/2	9	CLOSE	9	"
2054V16	9 1/2	43 1/2	9 1/2	CLOSE	9 1/2	"
2054V17	10	44 1/2	10	CLOSE	10	"
2054V18	10 1/2	45 1/2	10 1/2	CLOSE	10 1/2	"
2054V19	11	46 1/2	11	CLOSE	11	"
2054V20	11 1/2	47 1/2	11 1/2	CLOSE	11 1/2	"
2054V21	12	48 1/2	12	CLOSE	12	"
2054V22	12 1/2	49 1/2	12 1/2	CLOSE	12 1/2	"
2054V23	13	50 1/2	13	CLOSE	13	"
2054V24	13 1/2	51 1/2	13 1/2	CLOSE	13 1/2	"
2054V25	14	52 1/2	14	CLOSE	14	"
2054V26	14 1/2	53 1/2	14 1/2	CLOSE	14 1/2	"
2054V27	15	54 1/2	15	CLOSE	15	"
2054V28	15 1/2	55 1/2	15 1/2	CLOSE	15 1/2	"
2054V29	16	56 1/2	16	CLOSE	16	"
2054V30	16 1/2	57 1/2	16 1/2	CLOSE	16 1/2	"
2054V31	17	58 1/2	17	CLOSE	17	"
2054V32	17 1/2	59 1/2	17 1/2	CLOSE	17 1/2	"
2054V33	18	60 1/2	18	CLOSE	18	"
2054V34	18 1/2	61 1/2	18 1/2	CLOSE	18 1/2	"
2054V35	19	62 1/2	19	CLOSE	19	"
2054V36	19 1/2	63 1/2	19 1/2	CLOSE	19 1/2	"
2054V37	20	64 1/2	20	CLOSE	20	"
2054V38	20 1/2	65 1/2	20 1/2	CLOSE	20 1/2	"
2054V39	21	66 1/2	21	CLOSE	21	"
2054V40	21 1/2	67 1/2	21 1/2	CLOSE	21 1/2	"
2054V41	22	68 1/2	22	CLOSE	22	"
2054V42	22 1/2	69 1/2	22 1/2	CLOSE	22 1/2	"
2054V43	23	70 1/2	23	CLOSE	23	"
2054V44	23 1/2	71 1/2	23 1/2	CLOSE	23 1/2	"
2054V45	24	72 1/2	24	CLOSE	24	"
2054V46	24 1/2	73 1/2	24 1/2	CLOSE	24 1/2	"
2054V47	25	74 1/2	25	CLOSE	25	"
2054V48	25 1/2	75 1/2	25 1/2	CLOSE	25 1/2	"
2054V49	26	76 1/2	26	CLOSE	26	"
2054V50	26 1/2	77 1/2	26 1/2	CLOSE	26 1/2	"
2054V51	27	78 1/2	27	CLOSE	27	"
2054V52	27 1/2	79 1/2	27 1/2	CLOSE	27 1/2	"
2054V53	28	80 1/2	28	CLOSE	28	"
2054V54	28 1/2	81 1/2	28 1/2	CLOSE	28 1/2	"
2054V55	29	82 1/2	29	CLOSE	29	"
2054V56	29 1/2	83 1/2	29 1/2	CLOSE	29 1/2	"
2054V57	30	84 1/2	30	CLOSE	30	"
2054V58	30 1/2	85 1/2	30 1/2	CLOSE	30 1/2	"
2054V59	31	86 1/2	31	CLOSE	31	"
2054V60	31 1/2	87 1/2	31 1/2	CLOSE	31 1/2	"
2054V61	32	88 1/2	32	CLOSE	32	"
2054V62	32 1/2	89 1/2	32 1/2	CLOSE	32 1/2	"
2054V63	33	90 1/2	33	CLOSE	33	"
2054V64	33 1/2	91 1/2	33 1/2	CLOSE	33 1/2	"
2054V65	34	92 1/2	34	CLOSE	34	"
2054V66	34 1/2	93 1/2	34 1/2	CLOSE	34 1/2	"
2054V67	35	94 1/2	35	CLOSE	35	"
2054V68	35 1/2	95 1/2	35 1/2	CLOSE	35 1/2	"
2054V69	36	96 1/2	36	CLOSE	36	"
2054V70	36 1/2	97 1/2	36 1/2	CLOSE	36 1/2	"
2054V71	37	98 1/2	37	CLOSE	37	"
2054V72	37 1/2	99 1/2	37 1/2	CLOSE	37 1/2	"
2054V73	38	100 1/2	38	CLOSE	38	"
2054V74	38 1/2	101 1/2	38 1/2	CLOSE	38 1/2	"
2054V75	39	102 1/2	39	CLOSE	39	"
2054V76	39 1/2	103 1/2	39 1/2	CLOSE	39 1/2	"
2054V77	40	104 1/2	40	CLOSE	40	"
2054V78	40 1/2	105 1/2	40 1/2	CLOSE	40 1/2	"
2054V79	41	106 1/2	41	CLOSE	41	"
2054V80	41 1/2	107 1/2	41 1/2	CLOSE	41 1/2	"
2054V81	42	108 1/2	42	CLOSE	42	"
2054V82	42 1/2	109 1/2	42 1/2	CLOSE	42 1/2	"
2054V83	43	110 1/2	43	CLOSE	43	"
2054V84	43 1/2	111 1/2	43 1/2	CLOSE	43 1/2	"
2054V85	44	112 1/2	44	CLOSE	44	"
2054V86	44 1/2	113 1/2	44 1/2	CLOSE	44 1/2	"
2054V87	45	114 1/2	45	CLOSE	45	"
2054V88	45 1/2	115 1/2	45 1/2	CLOSE	45 1/2	"
2054V89	46	116 1/2	46	CLOSE	46	"
2054V90	46 1/2	117 1/2	46 1/2	CLOSE	46 1/2	"
2054V91	47	118 1/2	47	CLOSE	47	"
2054V92	47 1/2	119 1/2	47 1/2	CLOSE	47 1/2	"
2054V93	48	120 1/2	48	CLOSE	48	"
2054V94	48 1/2	121 1/2	48 1/2	CLOSE	48 1/2	"
2054V95	49	122 1/2	49	CLOSE	49	"
2054V96	49 1/2	123 1/2	49 1/2	CLOSE	49 1/2	"
2054V97	50	124 1/2	50	CLOSE	50	"
2054V98	50 1/2	125 1/2	50 1/2	CLOSE	50 1/2	"
2054V99	51	126 1/2	51	CLOSE	51	"
2054V100	51 1/2	127 1/2	51 1/2	CLOSE	51 1/2	"

battery chargers



A charger is a must in the standby system, to insure that batteries are fully charged at all times. The trickle charge provided by a Kohler battery charger will recover the charge lost by test runs of the standby system and normal battery discharge.

Kohler battery chargers are available for 115, 230 or 277 volt normal source input and can produce 12, 24, 32 or 36 volts DC. A hi-low switch determines whether a fixed 2 amp charge or an adjustable charge from 50 milliamperes to 200 milliamperes goes to starting batteries. All Kohler battery chargers are enclosed in an approved NEMA enclosure suitable for wall mounting and are available with either power cords or conduit knockouts for AC service line.

# APPLICATION DATA

## FAST-RESPONSE GENERATOR

### SPECIFICATIONS

Manufacturer	60 Hertz	50 Hertz
Output Reconnectable	Kohler	
Number of Leads	1Ø, Wye and Delta	
Generator Type	12	
Excitation Method	Rotating Field	
Voltage Regulation Method	Rotating Exciter, Brushless	
Insulation — Class, NEMA	Fast Response	
MG1-22.40	F	
Number of Bearings	1	
Coupling	Flexible Disc	
Amortisseur Windings	Full	
Machine Constants at (KW, Volts)	100, 240 Wye	80, 380 Wye
Voltage Regulation		
Steady State — No Load to Full Load — %	2% Maximum	
Transient Response		
No Load to Specified Load (KW, % Voltage Dip)	89 KW, 13%	84 KW, 18%
Recovery Time — Sec. (For Above Load)	.05	
Motor Starting Capability, Code F Motor		
No Load, 30% Voltage Dip, 60 Hz, 3 Phase; No Series Boost — HP (KW)	60 (45)	

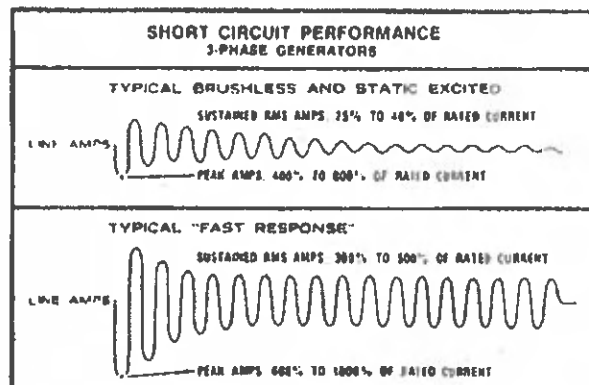
- Generator is designed and built within NEMA, IEEE, and ANSI standards for temperature rise under continuous duty operation at all output ratings.
- Permanent magnet field rotating exciter.
- Skewed stator for smooth voltage wave form.
- Self-ventilated, drip-proof construction.
- Fungus resistant per MIL-E-4970A.
- Safeguard Breaker

### GENERATOR ACCESSORIES

- ☐ Line circuit breakers
- 240 volt (3 phase)
  - 120/240 volt (1 phase)
  - 277/480 volt (3 phase)
  - 120/208 volt (3 phase)
  - 347/600 volt (3 phase)

### ADDITIONAL ENGINE AND GENERATOR ACCESSORIES

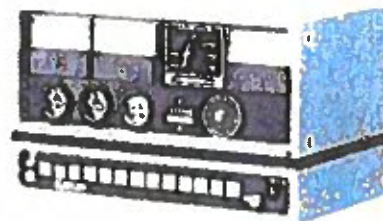
- ☐ Special Modification to Meet NFPA-76A.
- Block Heater
  - Low Water Temperature Cutout
  - Annunciator Panel, Remote, 18 Lamp
  - Alarm Relay and Horn
  - All Required Indicator Lamps (see controller description, above)
- ☐ CSA Approval. ☐ Trailer.
- ☐ Weather Housing. ☐ Export Boxing.



### SHORT CIRCUIT PROTECTION

Conventional generator current collapses under short circuit. FAST-RESPONSE generators continue to provide ample current to permit normal breaker tripping.

Vibro-mounted lower cabinet contains indicating lamps and solid state circuit boards. All instruments in upper cabinet are standard, as are six lamps in lower cabinet.



## DECISION MAKER CONTROLLER

### SPECIFICATIONS

Manufacturer	Kohler
Type	Solid State
Starting Method	Remote and Local
Weight Lbs. (kg)	33 (15)
Size — H x W x D in (MM)	11 75 (298) x 18 25 (475) x 12 25 (311)
Power Source	12 or 24 Volt DC

### STANDARD EQUIPMENT

- Wiring Harness for Electrical Connections
- Lamp Test Switch
- Cyclic Cranking
- Overcrank and Starter Unmesh Protection
- Fault Reset Switch
- Overspeed Control
- Two-Wire Remote Start/Stop Termination
- Voltage Adjusting Rheostat Front Panel Mounted
- DC Circuit Protection
- Engine Start Control Selector Switch
- Emergency Stop Switch
- Panel Lamps (2)
- Shutdown Time Delay for Engine Cool Off, Adjustable 2 to 10 Minutes

Instruments	Size in. (MM)	Accuracy % FS
• AC Voltmeter	3 5 (89)	2%
• AC Ammeter	3 5 (89)	2%
• AC Frequency Meter	3 5 (89)	0.5%
• Batt. Chrg. Ammeter	2 (51)	2%
• Engine H <sub>2</sub> O Temp	2 (51)	2%
• Engine Oil Pressure	2 (51)	2%
• Running Time Meter	1 7 (43)	

### Indicator Lamps

- Overcrank (red lamp)
- High Water Temperature (red lamp)
- Low Oil Pressure (red lamp)
- Overspeed (red lamp)
- Emergency Stop (red lamp)
- Switch "Off" (flashing red lamp) Warns that Engine Start Control Selector Switch has been left in the off position.

### Mounting Capabilities

- Controller can be positioned so instruments face toward either side or toward rear of generator set.
- Either or both controller cabinets can be remote mounted as a monitoring aid.

### ACCESSORIES

- ☐ Prealarm Lamp Group
- Anticipatory Low Oil Pressure (yellow lamp)
  - Anticipatory High Water Temperature (yellow lamp)
- ☐ Hospital Lamp Group required to meet NFPA-76A
- Anticipatory Low Oil Pressure (yellow lamp)
  - Anticipatory High Water Temperature (yellow lamp)
  - High Battery Volts (red lamp)
  - Low Battery Volts (red lamp)
  - Low Water Temperature (red lamp)
  - Low Fuel (red lamp)
  - "System Ready" (green lamp) Indicates no faults detected by monitoring system and that Engine Start Control Selector Switch is in Automatic position and ready for emergency start
- ☐ Alarm Relay Plus Horn
- Horn Silence Switch
- ☐ Decision Monitor — Sixteen light remote annunciator panel.
- ☐ Fast-Check — diagnostic fault detector activates controller in indicator circuits without operating engine/generator.
- ☐ Extension wiring harness for remote mounting of controller.

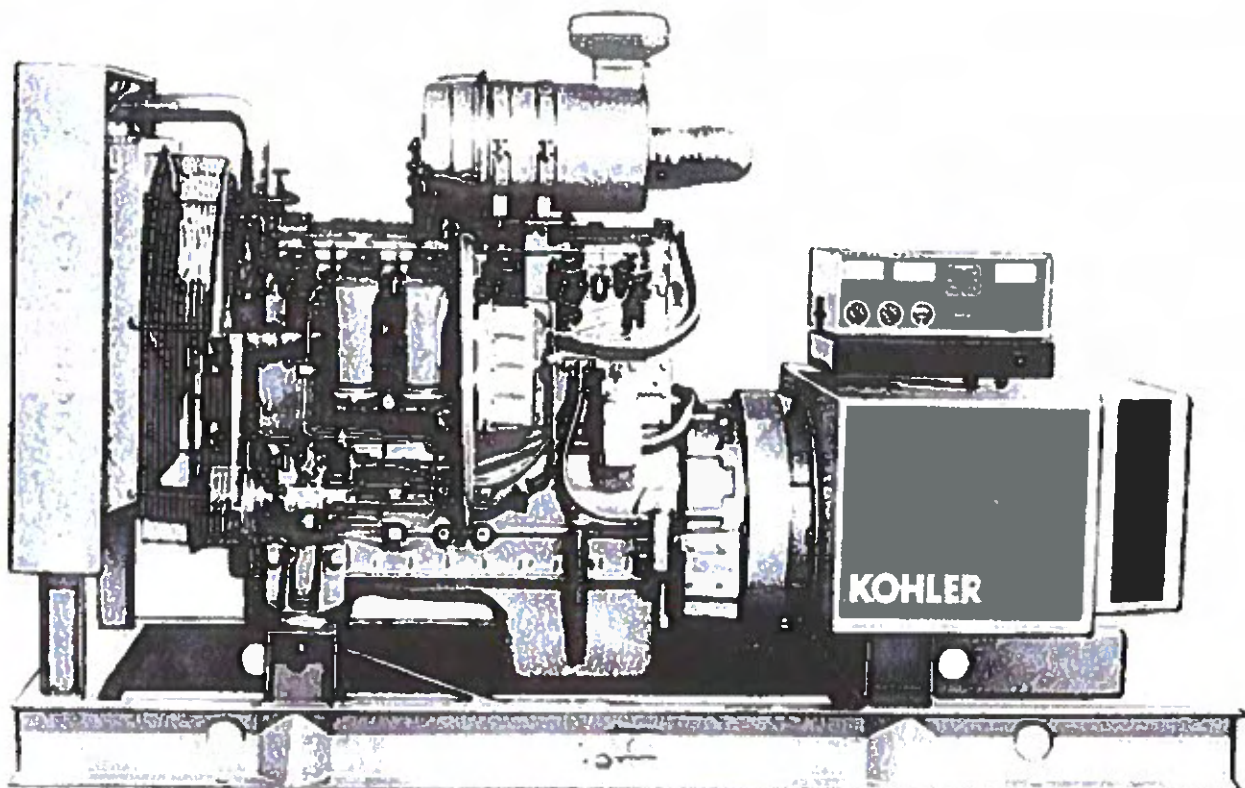


# KOHLER

100 KW  
ac  
liquid-cooled  
diesel

## CONTINUOUS STANDBY GENERATOR SET

- **SUSTAINED SHORT CIRCUIT PROTECTION.** Generator will not collapse. Sustains high short circuit current for selective tripping of normal sized branch circuit breakers.
- **FAST RESPONSE TO LOAD CHANGES.** Kohler-patented voltage regulation system provides full power to the main generator field within .05 seconds or less. Voltage dip on 3-phase models, no load to specified load, is less than 15%.
- **SAFEGUARD BREAKER.** To prevent overloads, Kohler provides an AC line-sensing time delay circuit breaker as standard generator equipment. This breaker protects the generator from its own high current capability. Sufficient high current output time is allowed to trip a branch circuit breaker affected by a short.
- **HARMONIC INTONATION.** No high frequency spikes in output wave form.
- **12-LEAD RECONNECTABLE TO COMMON VOLTAGES.**
- **POWER SCANNER\* —** A Light Emitting Diode monitoring system aids in service troubleshooting. Green light indicates power is available from the exciter, red light indicates that power is reaching the rotor according to load requirement. (\* Patent Pending.)
- **CONTROLLER — SOLID STATE DECISION MAKER MODEL.** Accessories to meet NFPA 76A hospital code.
- **GENERATOR ENCLOSURE.** Serves as junction box, allows installation of conduit from either side.



**FAST RESPONSE**

June 23, 1977

List of Materials

One - 100 KW Diesel engine driven generator set, 120/208 voltage,  
3 phase, 4 wire, 60 Hz., city water cooled.

All standard accessories and instruments listed on specification  
sheet and the following:

Crank cycler	Flex. exhaust connector
Running time meter	Priming tank, 1 qt.
Battery charging ammeter	Starting battery, 24 volt
Oil pressure gauge	Battery charger, automatic control
Water temperature gauge	Remote annunciator panel modificat-
Critical silencer & rain cap	ions to meet NFPA 76A.
Flex. fuel lines	

# COFFMAN ELECTRICAL EQUIPMENT CO.

*Manufacturers — Distributors*

*Electric Power Plants — Power Transfer Switches — Flashing Barricades — Floodlighting Units*

June 23, 1977

3300 Jefferson Avenue

Telephone Glendale 2-648

Grand Rapids 8, Michigan

Kalamazoo Admin.

Police Facilities

## Index

List of Materials

Specification sheet on Kohler Generator 100 KW Diesel

Flexible exhaust connector and battery charger

Interconnection Diagram

Radiator cooled generator set installation drawing

Exhaust requirements

Muffler

Annunciator panel

B. J. KEMPKER & ASSOCIATES  
CONSULTING ENGINEERS  
GRAND RAPIDS, MICHIGAN  
DATE: 7/21 TO 7/7 BY BJK  
☒ APPROVED AS NOTED ☐ APPROVED  
☐ NOT APPROVED ☐ RESUBMIT  
These Shop Drawings have been given a general  
check for compliance with plans and approved  
items during concept. We do not assume responsi-  
bility for compliance of drawings  
DISSEMINATION:  
TO: CHAIRMAN  
TO: OATHEN  
TO: APPLICANT  
TO: INSPECTOR

## MOORE ELECTRIC SERVICE

- ☒ APPROVED  
☐ APPROVED AS NOTED  
☐ NOT APPROVED - RESUBMIT

CONTRACTORS STAMP OF APPROVAL  
DOES NOT RELIEVE SUPPLIERS OF RES-  
PONSIBILITY FOR MEETING ENGINEER  
SPECIFICATIONS.



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## **FACILITY ASSESSMENT AND MASTER PLAN**

### **KALAMAZOO TOWNSHIP OFFICES/POLICE DEPARTMENT**



**PROJECT LOCATION:**

1720 Riverview Drive  
Kalamazoo, Michigan 49004

**CLIENT:**

Charter Township of Kalamazoo

**PREPARED BY:**

Byce & Associates, Inc.  
487 Portage Street  
Kalamazoo, MI 49007  
Project # 14100193  
Ph: (269) 381-6170  
Fax: (269) 381-6176

**DATE:** January 5, 2015

# Facility Assessment & Master Plan

## INDEX

- 1. INTRODUCTION**
- 2. OVERVIEW**
- 3. SITE: ASSESSMENT**
- 4. FACILITY: ASSESSMENT**
  - 4.1 GENERAL**
  - 4.2 ELECTRICAL**
  - 4.3 MECHANICAL**
- 5. SITE PLAN: CURRENT & PROPOSED**
- 6. FLOOR PLAN: CURRENT & PROPOSED**
- 7. MASTER PLAN PHASING**
- 8. BUDGET**
- 9. SUMMARY**
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- 11. APPENDIX 2: PHOTOS – ASPIRANT EXAMPLES**
- 12. APPENDIX 3: INTERVIEW NOTES**

# Facility Assessment & Master Plan

## 1. INTRODUCTION

Byce & Associates was commissioned by Kalamazoo Township to provide a conceptual level Facility Assessment and Facility Master Plan in support of the Township's continued effort to improve the quality, efficiency and value of Township provided services.

The Facility Assessment portion of our services included review of the existing site conditions, structures, and building systems that comprise the Kalamazoo Township offices, facilities and grounds, to assess their respective conditions and to what degree the facilities and grounds continue to support and enhance processes and services.

The Master Planning portion of our services included review of current Township services, functions, flows and processes relative to the site conditions and built facilities, to investigate cost effective options to improve the facilities effectiveness at supporting Township processes and services. This review also included review of the existing facility, observational review of various service functions and extensive group meetings, and individual interviews with Kalamazoo Township leadership and staff.

This study and report are intended to provide Kalamazoo Township officials with an overview of the Township facilities conditions and with possible options to upgrade, renovate, and otherwise adjust the facilities to better support the Township in providing cost effective, efficient and valued local governmental services.



## **2. OVERVIEW**

The Northeast corner of Mt. Olivet and Riverview Drive has been the site of the Kalamazoo Township Offices for decades. The current Township Hall building, constructed in the mid 1970's, replaced an earlier township hall that occupied the same site.

The site is characterized by its prominent intersection location and acute triangular shape and slope include 4 driveway access points, a sloping site with a single masonry veneer building. There are multiple entrances that are difficult to recognize from the street or parking lot as entrances, and it is difficult to discern the proper entrance to approach.

The front of the site, where the intersection is, is characterized by a park like setting with a natural creek flowing towards the Kalamazoo River.

The facility consists of the main structure containing typical Township services including the Police Department and the office of the Fire Chief, Assessor, Treasurer, Clerk and Ordinance Compliance as well as Township vehicular service bays.

Ancillary buildings include an existing maintenance and storage garage with a small addition for storage and a separate carport structure for the Police Department squad vehicles.

The Township Hall structure is a 21,836 square foot, concrete slab on grade, single story structure of a concrete masonry unit shell with a dark brick exterior veneer. The exterior windows and doors are aluminum frame and in good condition. The roof structure is a system of steel beams, bar joist and corrugated steel deck.

### **3. SITE: ASSESSMENT**

- Within the existing site boundaries enhance or reconfigure the existing site to:
  - a. Function more efficiently.
  - b. Provide easily recognizable site entrances.
  - c. Provide easily recognizable site visual cues for access and onsite way-finding.
  - d. Create a single entrance to the building for the public.
  - e. Separate public access and parking areas from Police Department access and parking.
  - f. Enhance the natural attributes of the site's prominent location and "park" like setting.
- Site area is limited, consider relocating non-essential or infrequently used items off site to accommodate and increase space for key functions. Possible considerations include automobile impound and long term, bulk storage.
- Improve identity and recognition of the Township Office as the center of municipal governance.
- Reduce the number of curb cut driveway access points. Increase the visibility and ease of use of one access point on Mt. Olivet and one on Riverview Road to improve access, and vehicular safety.
- Increase visitor parking capacity, and ease of accessing a single front entrance.
- Create a separate Police Department vehicular traffic and parking from Township staff and visitor parking areas, for increased safety and security.
- Provide a secure police parking area that will facilitate quick and safe responses in entering and exiting the Township site.

## **4. FACILITY: ASSESSMENT**

### **4.1 GENERAL**

- Provide a readily recognizable single entrance for visitors to the Kalamazoo Township Offices which would include public access to the Police Department, Fire Department Township Hall, and other Township services, and functions.
- Create an easily discernable entrance and internal corridor circulation patterns to facilitate and enhance visitors access to Township services.
- A single visitors entrance will require that the Police Department office layout be reconfigured to accommodate visitors approaching from the consolidated entrance.
- Consider reorganizing the Township spatial configuration & layout functions of Assessor, Clerk, Ordinance Officer, and Treasurer. This reorganization should more closely support the current functional requirements and improve staff efficiencies and user/visitor convenience.
- Review storage protocol and policies and configure storage rooms and systems to increase storage capacity and ease of access.
- Consolidate Township offices employee break and lunch facilities into one multi-use common space.
- Create a facility that is both open and accessible but also inherently secure and securable.
- Provide an easily accessible and open and inviting services counter stall with some degree of visual and acoustical privacy.
- Township Services service counters should be closeable and securable.
- The minimally sloped flat roof has recently been replaced with a new membrane, with rigid insulation added, improving the thermal performance of the building envelope.
- The exterior building envelope systems are in good condition.
- The interior partitions are a mix of concrete masonry units, glazed concrete block, and a demountable office partition system.
- The suspended lay in acoustical ceiling runs above and under the demountable partition system.
- The demountable office partition system, although offering remodel flexibility, is inherently poor in providing acoustical privacy between offices and meeting rooms.
- The office layouts and floor area can be reconfigured to improve functional efficiencies, whether to re-use and supplement the demountable office partition system or implement a traditional stud and gypsum bond partition system, or a combined mixture of both, should be investigated in the future.
- The public and private restrooms throughout do not meet the requirements of the current building code and the Americans with Disabilities Act. Renovating the restrooms to meet current requirements is recommended.

### **4.2 ELECTRICAL**

- The existing service is a 12,470/7,200 volt primary 3 phase service. The primary switches and transformer need to be replaced as they are past the expected end of life of 30 years.



- The existing Main Distribution Panel and sub panels are all original equipment and also are to be replaced as they are also past the end of their effective life.
- The 120V wiring devices are old and to be replaced.
- The site and indoor lighting should be updated as they are inefficient and outdated and are to be replaced with compact fluorescent and/or LED fixtures as part of any renovation. Also lighting controls are to be added to meet the present Energy Code.
- Data, Communication and Security systems, from the front end to the distribution and boxes, should be updated as required to meet current and future needs.
- An updated integrated smoke and fire alarm system should be installed throughout the facility to ensure a code compliant system.
- The emergency generator, although functional and properly maintained, should be considered for replacement as it has passed its end of life of 25 years.

## 4.3 MECHANICAL

- The building is currently not sprinkled for fire protection. If sprinkling is desired, a new water service will need to be upgraded from a 4" to a 6".
- The incoming water service is 4" and is adequately sized (if the building remains unsprinkled).
- A new domestic gas fired hot water storage heater will be installed.
- A master thermostatic mixing valve will limit the building domestic hot water to 110°F. All barrier free lavatories will be equipped with a code rated thermostatic mixing valve.
- A water softener will be installed to pre-treat make-up water to the water heater.
- The DDC system will control the domestic hot water circulation pump operation. A temperature sensor will be added at the end of the main domestic hot water line. The pump will cycle during occupied times to maintain set point temperature.
- The existing sanitary waste and vent will remain in place and will be altered only as needed.
- The existing roof drainage storm system will remain in place. An overflow system will be installed.
- The air handling system will be replaced with a new variable air volume unit.
- The existing supply, return and outside air duct mains will remain. The VAV terminal units will be replaced with new DDC VAV terminal units with hot water reheat.
- The existing radiant ceiling panels will remain and modified only as required.
- The boiler and hot water pumping system will be replaced with a new high efficiency boiler and high efficiency pumps driven by variable frequency drives.
- The chiller and pumping system will be replaced with a new higher efficient unit and high efficiency pumps driven by variable frequency pumps.
- A complete, custom, building automation system will be employed for all the project's mechanical equipment, and for interface/control of the packaged controls provided with the VAV units, boiler and chiller. The building automation system will have the ability for remote system operation and control.

**Improvements and Remodel for:**  
**Kalamazoo Township**  
1720 Riverview Drive • Kalamazoo, Michigan

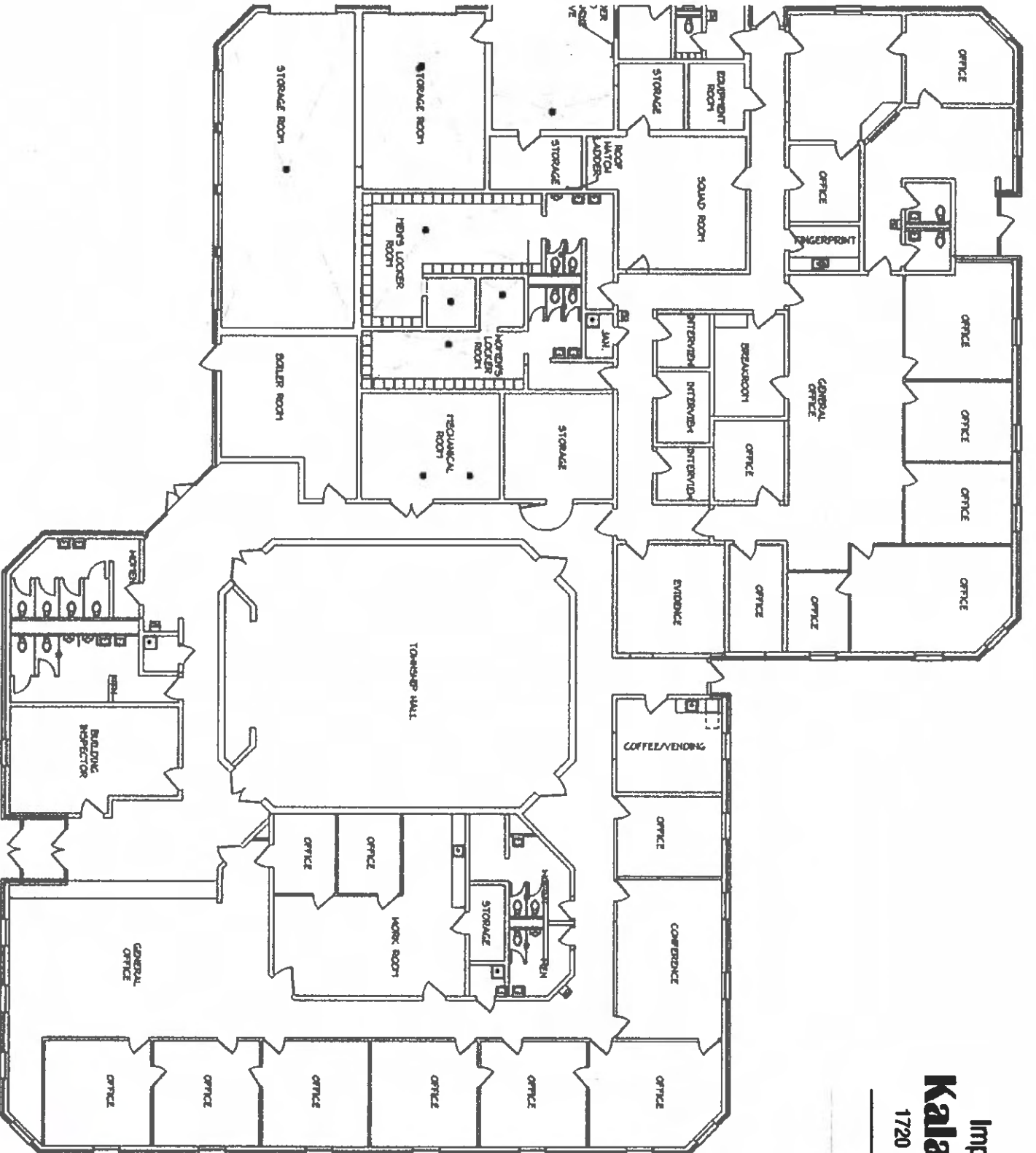
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Improvements and Remodel for:  
**Kalamazoo Township**  
 1720 Riverview Drive • Kalamazoo, Michigan

Master Planning

A100



EXISTING FLOOR PLAN

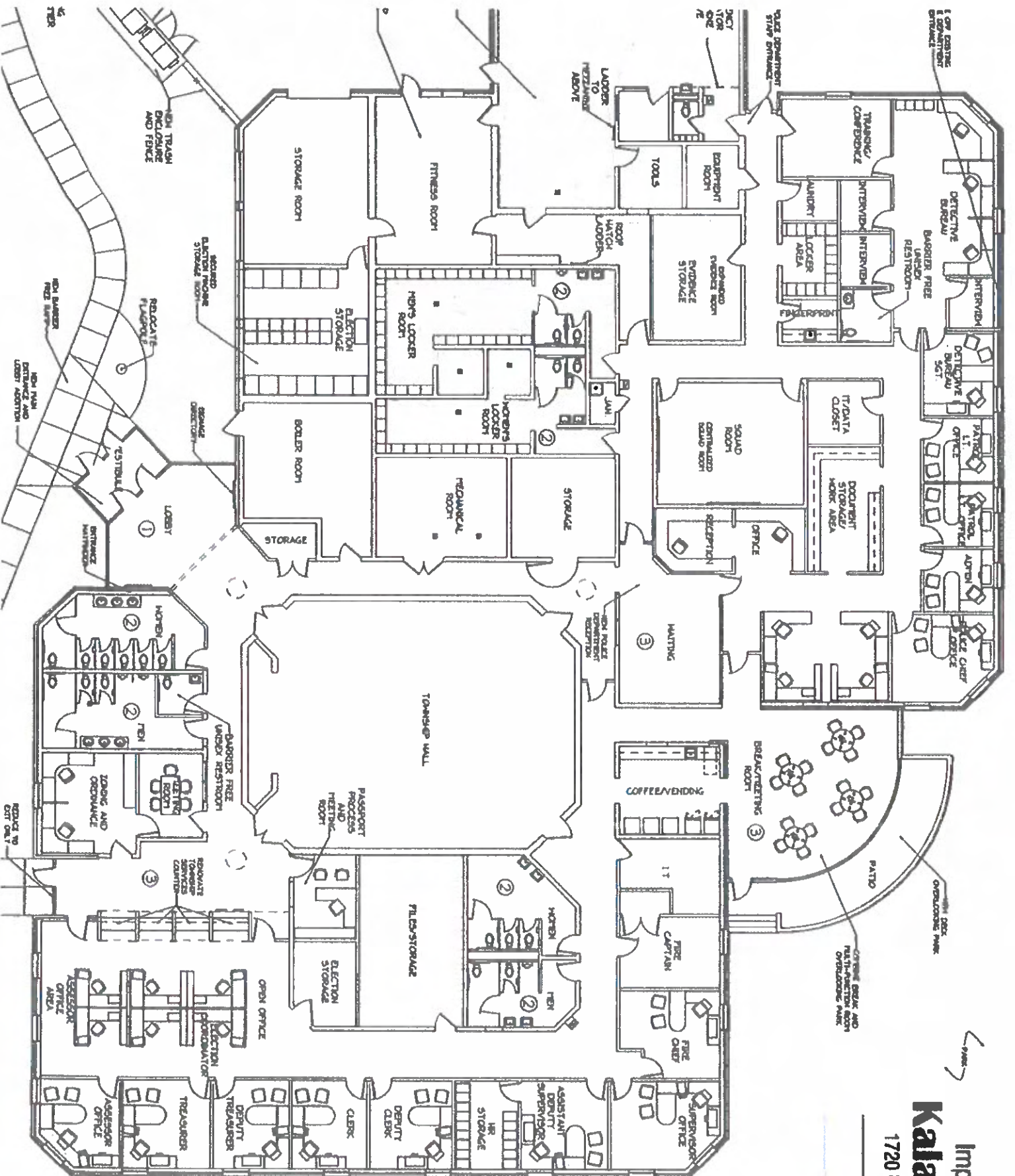


# Improvements and Re Kalamazoo T 1720 Riverview Drive • Kalam

## Master Planni

A110

1. IMPROVE USABILITY, CONSOLIDATE ENTRANCES, NEW COTTON ENTRANCE 1 VESTIBULE
2. NEW POLICE DEPARTMENT
3. MEET ADA REQUIREMENTS, RENOVATE EXISTING RE ADA REQUIREMENTS FOR AND POLICE DEPARTMENT
4. IMPROVE FUNCTIONALITY, SERVICE PROVIDERS
5. RENOVATE SERVICE COU
6. NEW POLICE DEPARTMENT WAITING AREA
7. NEW SMALL MEETING & PROCESSING AREA
8. CONSOLIDATE ENTRANCE COTTON ENTRANCE
9. CONSOLIDATE EMPLOYEE TO ONE
10. STORAGE - PURGE MAX REMOVED, SCAN & 5" P DEPOSED STORAGE BOX THEY ARE NEEDED





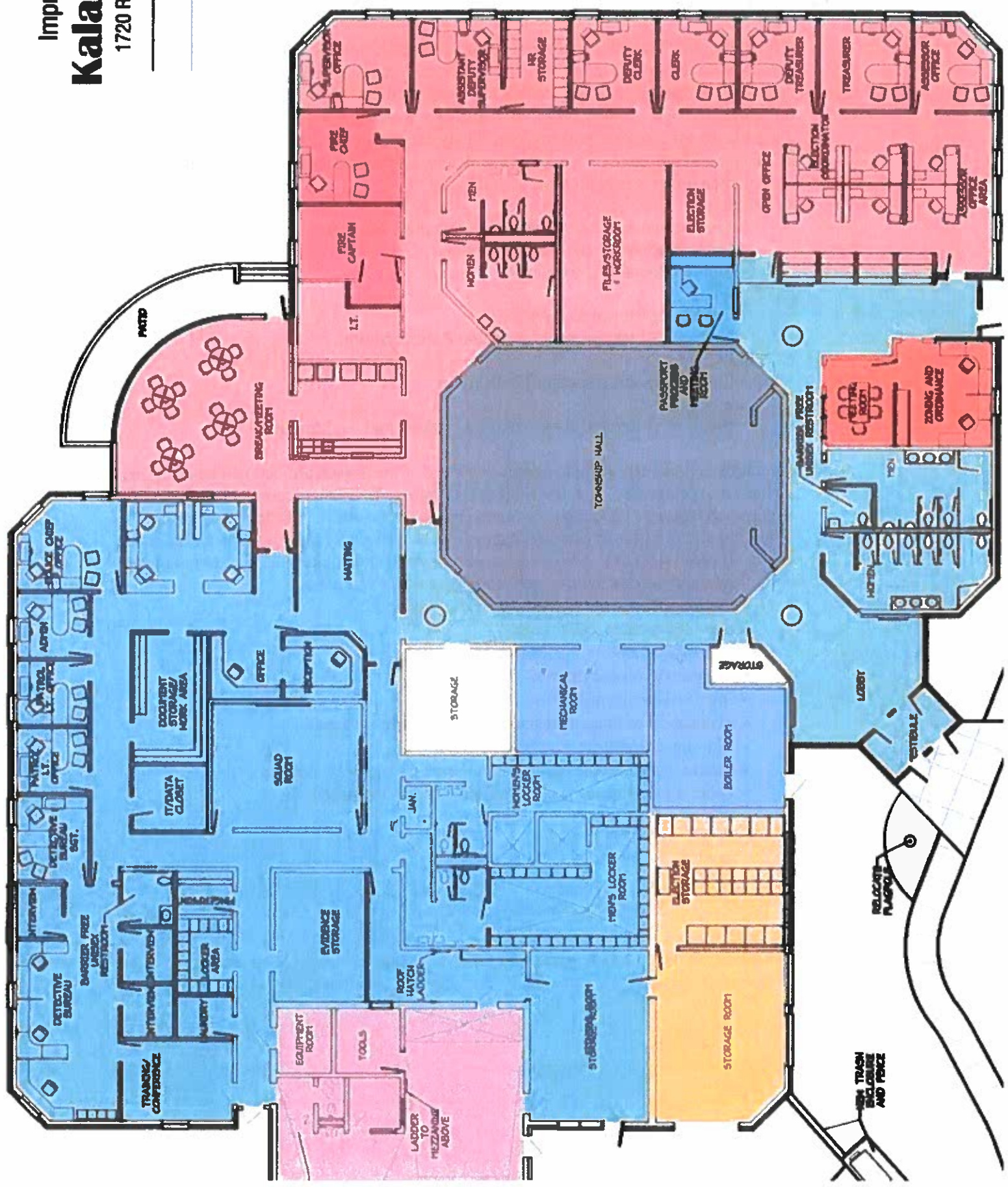
# Improvements and Kalamazoo

1720 Riverview Drive • Ka

## Master Plan

A120

- KALAMAZOO
- TOWNSHIP 1 SUPER
  - TOWNSHIP 2 CLERK
  - TOWNSHIP 1 CLERK
  - TOWNSHIP 1 TREAS
  - TOWNSHIP 1
  - TOWNSHIP 2
  - TOWNSHIP 1
  - TOWNSHIP 1
  - TOWNSHIP 1
  - TOWNSHIP 1
  - PASSPORT 1
  - STORAGE
  - TOWNSHIP 1
  - PUBLIC CR



## 7. MASTER PLAN PHASING

- It is recognized that with any renovation of an existing, operational facility, either in a single comprehensive capital improvement or carried out sequentially in phase, inconveniences to operations and services are regrettably to be expected, but of course minimized.
- It is further recognized that this report constitutes a master plan, a road map to be referred to for guidance for specified projects, most likely executed over time.
- The suggested sequence of executing the elements of the master plan over sequential construction projects may include the following.
  - a. Phase 1:
    - Main entrance addition (temporary reception for PD).
    - Public restroom ADA Renovations.
    - Service Counter Renovations.
  - b. Phase 2:
    - Police Department Renovations.
    - Common Break and Multi-Function Room addition.
  - c. Phase 3:
    - Township Administration Renovations.
  - d. Phase 4:
    - Site Improvements, drives, signage, parking and land survey.
- Even broken down into distinct phases the scope of the phased projects can be daunting, and at times cost prohibitive. Acknowledging that there are particular component scopes of work within each Phase that could be considered manageable, affordable "low hanging fruit". Those opportunities for improvement may include projects of limited scope within each phase. These project of limited scope should planned and engineered so as to not preclude or hinder but support the future, more expansive Phase or Phases.
  - Public restroom renovations to ADA compliance.
  - Services counter renovations.
  - Create Election Storage Room.
  - Upgrade Evidence room HVAC.
  - Improve storage protocols.
  - Installation of integrated smoke and fire alarm systems.
  - Site signage and site way-finding signage.
  - Interior finishes renovations and interior signage way-finding.
  - Other miscellaneous projects as they become identified.



# Facility Assessment & Master Plan

## **Phase 1** \$450,000 to \$550,000

- Main entrance addition (temporary reception for PD).
- Public restroom ADA Renovations.
- Service Counter Renovations.



## **Phase 2** \$1,000,000 to \$1,100,000

- Police Department Renovations.
- Common Break and Multi-Function Room addition.



## **Phase 3** \$800,000 to \$850,000

- Township Administration Renovations.



## **Phase 4** \$550,000 to \$620,000

- Site Improvements, drives, signage, parking and land survey.



## 8. BUDGET

### Conceptual Master Plan Budget Analysis

#### Capital Improvements Budget Probable Range

##### Site Improvements

Main Site	\$ 325,000	\$ 380,000
Adjacent Site	\$ 75,000	\$ 125,000

##### Building Renovations / Upgrades

New Entry, Multi-Purpose Room & ADA	\$ 375,000	\$ 445,000
Facility Renovation/Upgrades	\$ 1,575,000	\$ 1,790,000

Construction Cost Sub-Total \$ 2,350,000 \$ 2,815,000

Construction Cost Contingency \$ 235,000 \$ 281,500

**Construction Budget Range \$ 2,585,000 \$ 3,096,500**

#### Owner Direct Expenses

Architectural/Engineering Fees	\$ 155,100	\$ 186,000
Testing, Engineering, Surveying	\$ 12,000	\$ 20,000
Furniture Fixtures & Equipment	TBD	TBD
USGBC/LEED	\$ 40,000	\$ 55,000

**Aggregate average project cost including fees, \$3,000,000**

## 9. SUMMARY

The conceptual Facility Condition Assessment and Master Planning process revealed that although the site and structure are sound and have served their purposes well for nearly forty years, they are in need of updating and renovations to meet current building codes, improve operational efficiencies, as well as improve quality and value of Township services.

It is noted that over the course of forty years municipal governmental services and how they are processed and delivered has evolved. Assessing the facilities vis a vis the current services models has pointed to a number of potential modifications that if implemented properly will result in more efficient operations and functional process with intent to improve the quality and value of services provided.

In addition to, or concurrent with updating and renovations to the facilities and grounds it is acknowledged that the Township Hall is in need of a visual and aesthetic face lift appropriate for a contemporary center of municipal governance. It was noted that the site and building lacked a compelling and identifiable design or aesthetic deserved of center of local governance.

The recommendations illustrated within the report are intended to address current obsolescence, functional or partial enhancements and to provide a site and structure that creates a compelling and memorable sense of place and community for Township residents.



## 10. APPENDIX 1: PHOTOS - EXISTING



**Main Entrance**

- Enhance main entrance
- Create welcoming single entrance



**(Same as above "Main Entrance")**



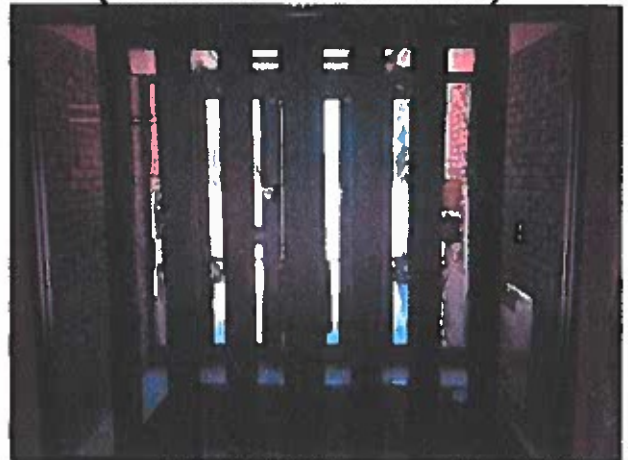
**Other Main Entrance**

- Consolidate entry points

## BUILDING



**(Same as left "Main Entrance")**



**Other Main Entrance**

- Eliminate alternate entrances
- Consolidate entry points



**Other Service Point**

- Consolidate service points
- Eliminate drive/up and thru service window



**Site**



**Main Lobby**

- Create a more welcoming and open space
- Improve natural and artificial lighting



**Site**

- Increase Parking



**(Same as above "Main Lobby")**



**Ancillary Storage Building**

- Consolidate storage and improve storage protocol
- Face lift or hide the out building



**Main Lobby & Main Circulation**

- Create a more welcoming and open space
- Improve natural and artificial lighting
- Provide good signage/Enhance way-finding





## Circulation

- Improve lighting
- Enhance finish color and materials
- Improve storage
- Clear egress and exit ways



(Same as left "Circulation")

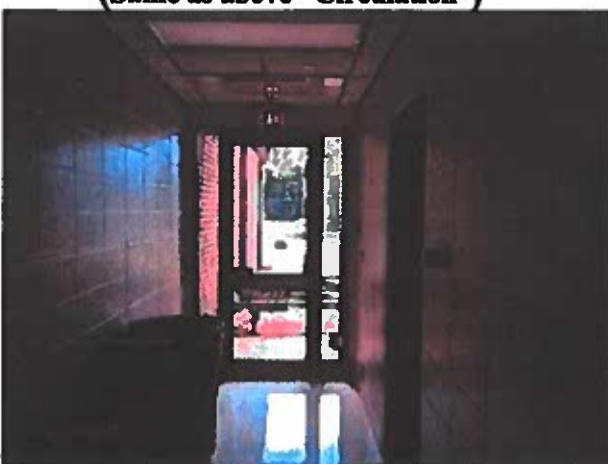


(Same as above "Circulation")



## Storage

- Improve storage options and capacity



(Same as above "Circulation")



## Storage

- Improve storage and record retention capacities and protocols





**General Office**

- Update work station functionality
- Improve lighting and work environment

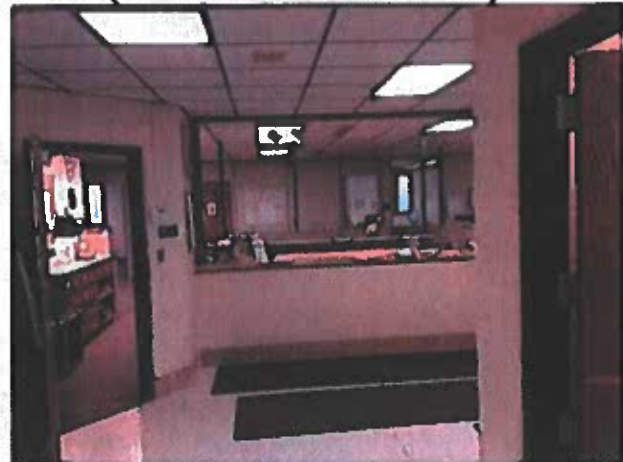


**(Same as left "General Office")**



**Service Counter**

- Improve service counter functions



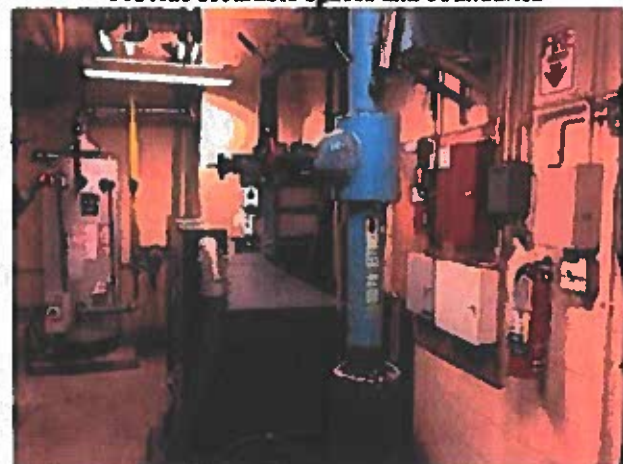
**Service Counter**

- Enhance customer experience/staff efficiency
- Improve signage and way-finding
- Provide securable spaces and boundaries



**Employee Amenities**

- Consolidate and enhance



**Mechanical**

- Upgrade and replace with a more efficient system



**Mechanical**

- Upgrade and replace with a more efficient system



**Electrical Service (Main)**

- Upgrade and replace with a more efficient system



**Electrical Transformers**

- Enclose and protect



**(Same as left "Mechanical")**



**Electrical Service Distribution**

- Upgrade and replace with a more efficient system



## 11. APPENDIX 2: PHOTOS - ASPIRANT EXAMPLES



### Welcoming Main Entrance

- Easily discernable that this is a front door and that the public is welcome
- Unique and interesting architectural elements different from the rest of the building
- Open and easily accessible



### Welcoming Lobby

- Single point of entry with ease of internal way-finding
- Use of varying types of task and ambient light levels for added design interest and aesthetic
- Use of contrasting and developed colors/texture schemes to highlight information and/or architectural elements



### Welcoming Lobby

- Single point of entry with ease of internal way-finding
- Room in lobby to congregate
- Sense of openness
- Use of variety of finishes and materials to easily separate waiting area from functional spaces within lobby



### Welcoming Corridor and Service Counter

- Sense of openness with large, personable service counters
- Counters appear approachable but are securable as well
- Good use of directional lighting to visually highlight important way-finding signage and department service locations within corridor



## 12. APPENDIX 3: INTERVIEW NOTES

### Need Analysis

#### Site

- Create an identifiable and memorable site and building as the seat of local governance for the community.
- Create an inviting, park like setting around on the site
- Create clear concise, recognizable visual cues for site access entrances.
- Create a single and singular main entrance to the Township Building for all citizens and users.
- Create a state of the art cost effective and efficient site and facility for providing and accessing governmental services and enhancing citizen participation.
- Create clear visual cues supported by site signage and way-finding elements to the site and to the building and within the building.
- Consider relocating car impound area to remote location to free up limited site area.
- Separate Police squadron parking access drives from the other traffic flows, for security and safety for citizens and responders.
- Encourage mass transit, pedestrian and bicycle access to the site.

### Need Analysis

#### Facility

- Create one centralized, common entrance that provides access to all of the governmental services including police.
- Create a single, singular entrance that provides increased functionality for the various and diverse functional needs. Also create a welcoming and inviting entrance and lobby for citizens, stakeholders and users coming to the Kalamazoo Township Building.
- Create a clear concise circulation and way-finding routes and cue to access various governmental services.
- Create an environment that is clear, open and efficient from both the users' and the providers' perspective.
- Consider ways to improve the capacity, functionality and efficiency of the storage areas. This may include retention policies, storage systems and physical space.
- Create a state of the art Township Services facility that increases functional efficiencies, improves user's experience, creates an environment that feels open and inviting.

### Functional Programming Review

#### Township Departments

Supervisor  
Assessing  
Treasurer  
Clerk  
Fire  
Police  
Facilities

# Facility Assessment & Master Plan

## Need Analysis

### Department

Supervisor:

Township Supervisor; Ron Reid

### Comments.

- As part of this initiative, generate a proposal master plan that will allow the Township to consider options on how best to update and renovate the Kalamazoo Township offices to better serve the users and stakeholders in the most efficient and effective manner.
- Provide the Township with options on how best to leverage the resources and infrastructure in place to update and renovate the Township facility to support and enhance our mission and objectives.
- Create a roadmap that allows the Township to update and renovate the site and building to more closely fit and support the efficient delivery of Township Services.

## Need Analysis

### Department

Supervisor:

Assistant to the Supervisor

H.R. & Benefits Coordinator; Molly Cole

### Comments.

- Need to renovate existing office or nearby small meeting room to provide an adequate level of audio & visual privacy when discussing sensitive H.R. issues.
- Current office partition system is acoustically inadequate in providing a sufficient level of privacy.
- H.R. requires additional, lockable storage. – Preferably in separate, adjacent securable room.
- H.R. Office to accommodate immediate filing needs with at least 50% to be lockable.
- Electronic filing systems should be considered as part of an overall filing and retrieval system.

## Need Analysis

### Department

Fire Department:

Chief; Dave Obrieter

Marshal; Todd Kowalski

Inspector; Todd Martin

### Comments.

- Storage is inadequate & poorly located.
- Need to increase storage capacity.
- Need to locate storage to be readily accessible.
- Stored items include; radios & fire protection equipment.
- Currently Chief is separate from Marshal & Inspector.
- Currently Marshal & Inspector share an inadequate office.
- Marshal & Inspector meet with the public.
- All 3 need quick convenient access to their vehicles.  
If vehicles could be parked under cover that would speed response time.

- Look to find way to increase size & improve functionality of office(s) for Marshal & Inspector.
- Look to locate conveniently to Chief & to meet with public.

## Need Analysis

### Department

#### Assessor

Assessor; Jim Yonker  
Bette Zawacki  
Ruth Blake

### Comments.

- Assessor function needs storage room.
- Look at accommodating/facilitating the Tax Appeal process.  
Once per year, (4) board members & the applicant with check in process, appeals discussions/hearings, & back to conferencing area for deliberation.
- Front service counter area is limited and does not function well or serve enough stations. Suggests a larger service counter.  
Issue of some level of privacy, small meeting room or cubicle dividers.
- Must have access to store & review plat maps and server maps. – Flat files, stick files, buyout plan table.

### Assessor's Office

- Access to central plat map storage area.
- Add fire suppression systems to entire building.

## Need Analysis

### Department

#### Assessor

### Bette

- Additional or more efficient storage and file space.
- Monica needs a private office. Thursday/Friday
- Currently Deeds are stored in Bette's office.
- In conversation with WMU Legacy Center regarding storage.
- Develop a general storage retention policy.
- Bring old assessment cards up.
- Need additional storage capacity for deeds/legal documents size.
- Extremely busy 1 week per year for appeal process. Need access to meeting room.

## Need Analysis

### Department

#### Treasurer and Clerk

Treasurer; George Cochran  
Dep. Treasurer; Sue Klieman  
Clerk; Donald Thall



# Facility Assessment & Master Plan

Dep. Clerk; Monica Kalupa

George, Sue, & Char

Considerable counter/customer contact.

Judy – keeps track of permits & building permits, access to files.

Greg Milliken –

Zoning and planning.

3days a week.

Unsafe building files.

Tammy – Clerk, Busy at election time Provides transcription services, head phones.

Don & Monica –

Handle cemetery issues.

Unsafe buildings / tenants.

Accounts Payable.

Shawn – Township Ordinance – Office Zoning. (part time – ordinance complaint department)

## Need Analysis

### Department

Police:

#### Site

- Re-orient main entrance.
- Improve site access and security.
- Improve site access and site and building way-finding.

#### Evidence Room

- Increase size/storage capacity.
- Improve HVAC and exhaust system.
- Provide evidence refrigerator/freezer.

#### Private Room

- Adequate size.
- Provide private room, equip for phone calls, meetings, sleeping.

#### Locker Room

- Improve HVAC and ventilation.
- Consider replacing lockers with more effective storage capacity.

#### Training Room

- As meeting room / conference.

#### Detective Bureau

- Detective Sergeant need separate, enclosed office.
- Need sound privacy.
- Interrogation rooms need privacy – sound proof – lockable.
- Holding.

# Facility Assessment & Master Plan

## **Locker Rooms**

- Lockers are too small.
- Update Showers.
- Improve HVAC.
- Women's room could be decreased.

## **Needs Analysis**

- Parking, patch, seal, reseal.
- Provide additional township branding and signage.
- Mail box – omit/move.
- Wire remote video feeds – add video recording monitors.
- Provide access control point at reception.
- Sleeping room.
- Look above lockers.
- Squad room – cubbies for bags.
- Report storage room – could be dorm room / office.

## **Records Clerk**

- 3 FTE - need 3 spaces.
- Storage of physical copies.
- Open floor plan.
- Large copier scanner.

## **Equipment Room**

- Tasers/flashlights.

## **Greeter area**

- Greeter, directory, traffic.
- Metal Detector.

## **Evidence**

- Secured.
- Ventilated.
- Secure refrigeration/evidence refrigerator.
- Post office Box – see Calhoun County Jail.

## **Need Analysis**

### **Department** **Facilities**

#### **Site**

- Provide Safe and secure site
- Provide a low maintenance site, yards and grounds.
- Provide off site Car Impound area to free up space on main site

## **Building**

- Renovations and new work should meet current standards of durability
- Upgrade and increase building envelope and building systems energy efficiently wherever possible to decrease long term operating costs.

## **Mechanical Systems**

- New HVAC system as current system is reaching end of useful, efficient life cycle.
- Concerns were expressed regarding potential Sick Building Syndrome.
- Consider a janitorial service to clean and deep clean building

## **Electrical Systems**

- Replace light fixtures with high efficiency fixtures.
- Increase natural lighting and day light harvesting to decrease need for artificial lighting.
- Emergency Generator?



**Questions for Firms Bidding on Architectural Services  
Kalamazoo Charter Township May 9, 2022**

**Tentative questions to ask potential architects as we start this process. Please add at any time additional questions.**

1. Describe the roles of the members you've assembled into your team.
2. What is your experience and proposed process to coordinate design efforts with government staff and elected boards or commissions?
3. Share your experience in "re purposing" existing government facilities to meet current needs (or the needs over the next 10, 15 or 20 years).
4. How many secure and welcoming public buildings, combined administration buildings with an integrated police station have you designed in the past 5 years?
  - a. How many of the above buildings have been in similar climate conditions as Michigan?
5. Please share, your firms thinking on whether climate change might impact your design.
6. Briefly, discuss your firms experience with LEED design and your experience with cost and/or benefit of the levels of LEED.
7. Has your firm had any lawsuits regarding design brought by a client?
8. Please explain, how your firm will be incorporating police training elements into an emergency response facility and please give an example or two.
9. This facility will be occupied 24 hours a day 7 days a week by all genders. What design features would you propose that will address this diversity of needs when it comes to private spaces such as offices, bathroom, and locker rooms?
10. Is your company aware of the current Michigan laws which require specialized work areas for privacy and interviews?
11. Have you recently completed a project where both administration and police were separate divisions sharing the same building?
12. Can you provide a list of contacts for the maintenance personnel for the last five projects you have completed?
13. If awarded this contract will your design be able to easily accommodate future expansions by both administration and police?
14. Please discuss the importance you place upon compliance to Michigan Building and Trade codes in your design and in the construction phase of this project?
15. During the construction phase, what is your internal strategy for construction administration & observation as well as action plan you utilize to monitor and correct inaccuracies in construction such as:
  - a. Errors in materials used in construction? or
  - b. Fabrication not in compliance with the original design?
  - c. Is a construction manager on site or is this function carried out in an alternate manner?
16. If you had singular control, how would you design for type of lighting, design of HVAC systems.
17. Having a tour (but not customer interviews) how do you see right now of answering the design needs of the four different functions involved (if this was mine how would I handle it?).

18. Explain how construction observation administration is performed for your group (Who/When).
19. Describe your experience with designing/building energy efficient facilities.
20. Have you ever designed or built a new facility that was completely energy independent? Yes/No,
  - a. What prevented energy independence, or how was it realized?
21. What experience do you have with utilizing solar panels as an energy source?
  - a. What are the costs/benefits?
  - b. What is the highest percentage of energy use that could be expected from a solar panels?



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# REQUEST FOR PROPOSALS (RFP)

## ARCHITECTURAL SERVICES

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**Administrative Facility (Township and Police)  
Township Facilities & Grounds Maintenance**



**MAY 09, 2022**

**Kalamazoo Charter Township  
1720 Riverview Dr. Kalamazoo, MI. 49004**



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## The Charter Township of Kalamazoo, Michigan

### Request for Proposals (RFP) for Architectural Services for:

1. Township Administrative Facility
2. Police Department
3. Facilities & Grounds Maintenance

#### INTENT

The Charter Township of Kalamazoo (hereafter referred to as Township) is inviting qualified architectural firms and their teams (hereafter referred to as Architect or Firm) to submit a proposal for consideration to provide consulting services for all three architectural phases as described in Attachment B. Areas under review include The Township's emergency services (Police), facilities and grounds maintenance services,

#### SECTION I: GENERAL SCOPE/PURPOSE

The TOWNSHIP is inviting qualified firms to submit proposals for consideration to provide consulting services to qualify and quantify the current and foreseeable future space needs for the aforementioned TOWNSHIP services. The goal is to provide the TOWNSHIP with the infrastructure to house and provide these services for the next 30 years.

Due to the complexity and designation of an emergency response structure and recognition that it is an essential facility (see Michigan building code Risk Category IV), experience in space and master planning of this type of facility is a vital criterion for selection. As part of this proposal, firms are asked to submit statements of qualifications and specific experience for four (4) similar projects within the past five (5) years. The focus shall be on the emergency response components and shall be of a comparable size and project scope to the anticipated needs of Kalamazoo Township. We believe that a firm, and their team, that is well versed and experienced in the facility needs for admin and police can also address the other two components needed by facilities and grounds maintenance.

Commented [DAM1]:

The Township desires to have a facility designed with energy efficiency and cost-effective alternative energy systems in mind. LEED goals for site development and facilities are welcome though not compulsory. In addition, this facility must support a healthy environment for its occupants and visitors. The successful firm must be able to demonstrate that they have the capability of achieving these goals.

The Township Manager the owner's representative and signatory to any agreement. The Project Manager is the day-to-day point of contact. To ensure consistency in this selection process, the Township has appointed their Project Manager as the point of contract for any and all communications as they relate to this RFP. Please see Section VI for that information.

#### SECTION II: SCOPE of WORK

The selected firm shall meet with the TOWNSHIP's officials, team of staff representatives and project manager who will provide requested information concerning the project. The requirements for data and programming shall be reviewed and established. The firm shall collect available information from the TOWNSHIP and other sources to identify and document spatial

needs that will influence the design. The firm shall perform the following phased functions and other necessary requirements as part of the scope of work:

**A. Information Gathering**

The FIRM shall work with the TOWNSHIP to gather all relative and necessary information including population numbers and trends, historical and projected staffing needs, the types of services currently offered and what may be offered in the foreseeable future. All information about the existing facilities will be gathered including photo documentation of the interior and exterior to demonstrate the facility's existing conditions. The Township will provide any available architectural drawings.

**B. Phase I - Space Planning**

The FIRM shall provide a space needs analysis including current needs and future requirements in the form of a master plan to include:

- a. Evaluation of current site issues and constraints.
- b. Provision of ideal building relationship layouts (Bubble Diagrams), including relative cost comparisons of options.
- c. An evaluation of and recommendation for the re-use of existing spaces is also to be provided.
- d. The use of a participatory process is anticipated.

**C. Phase II – Conceptual Schematic Drawings**

This phase is designed to provide the TOWNSHIP with further development of one or more options, with the goal of achieving consensus of a final design. The firm shall identify estimated construction costs/constraints based upon the criteria developed and the master plan.

**D. Phase III – Construction Documents**

The firm shall provide all detailed working drawings and specifications used for bidding, construction and construction observation services.

**E. Additional Duties**

Proposal should include meetings with the Township staff and Board as necessary to discuss information and recommendations. The selected firm shall be solely responsible for planning and other required services identified to complete the project contained herein. Teaming is expected and supported; however, one team member will be identified as the primary Project Architectural consultant under the negotiated contract with the TOWNSHIP.

**F. Additional Requirements**

Additional requirements necessary to complete the facility needs may be added to the contract and negotiated at the sole discretion of the TOWNSHIP as mutually agreed upon by both parties.

**G. All Consultants**

All firms shall ensure compliance with all laws, rules, codes, ordinances, and licensing requirements that are applicable to the conduct of its business, including those of federal, State, and local agencies having jurisdiction and authority.

**H. Estimated Project Timetable**

Phase I: 2015- early 2016.

Phase II: 2016.

Phase III: Late 2016 to early 2017.

*Note: The Township will authorize work to commence on each phase separately.*



### SECTION III: PROPOSAL REQUIREMENTS AND EVALUATION CRITERIA

Interested firms shall include the following information in their submittals in the exact order listed with separating page tabs A-F in an 8.5 by 11-page format. The page tabs must be included so that those evaluating the submittals can compare each tabbed section with others that are submitted.

The RFP shall include a cover letter (up to three pages), table of contents plus a maximum of fifty (50) pages to address the criteria specified below (including resumes). The table of contents and tabbed pages will not count towards the total page count.

Failure to comply with the following criteria are grounds for disqualification:

- Receipt of a signed submittal after the specified cut-off date and time.
- Failure to provide the number of originals and/or copies of the submittal specified.
- Adherence to the maximum 53 total page requirement.

**Each page side with criteria information will be counted. Pages that have photos, charts and graphs will be counted towards the maximum number of pages. Please number all pages except for the cover letter, table of contents and tabbed dividers.**

#### A. Cover Letter

A cover letter stating your interest in this project and signed by the person who will have contract authority over this project. Provide an overview of the key areas of the proposal and summarize the proposer's position as to why the firm should be selected. This same person must sign and submit attachment C.

#### B. Company Background/Related Services

Description of your firm, including location(s) of office(s) and person responsible for contracting services. Include an organizational chart of your firm showing the working relationship of the management structure.

#### C. Experience / Project Team

Describe experience completing most recent and similar work for other entities as Firm of Record, including dates, locations, and brief description of at least four (4) most similar projects. Also, include short biographies of key staff that would be assigned to this project. Please state the maximum number that could reasonably be assigned to this project at any given time to help expedite various projects.

#### D. Project Understanding/Approach/Timeline

Describe your understanding of this project's scope of work (Section II), as well as your ability to meet its intent and projected timeline (Section II, B-D). Additionally, include innovative or alternative value-added processes or approaches that your firm has used which may be considered applicable to this project.

#### E. Recent, Current, and Projected Workloads

Description of the firm's recent, current, and projected workloads that may affect the firm's ability to manage this project and meet the time and budget requirements of the TOWNSHIP.

#### F. References

Include the name of a responsible individual, address, telephone number and email of at least five (5) client references for most similar projects.

#### SECTION IV: SUBMITTALS

Each firm shall submit seven (7) printed copies of its proposal and an electronic PDF copy of the same proposal. At least one submittal must have an original signature. If only one original signature is submitted, please mark on the outside of the submittal indicating which copy is the original.

The seven (7) copies of the proposal and an electronic copy shall be submitted in a SEALED envelope, clearly marked on the outside as follows:

Consultant services for Architectural Services for Kalamazoo Township.  
NAME, ADDRESS, EMAIL & TELEPHONE NUMBER OF PROPOSING FIRM

The TOWNSHIP will receive submittals until NOON July 22, 2022. Any submittals received after that time will be disqualified. A public opening of the RFPs will take place at 1:00 PM EST at the Township Offices.

All submittals must be delivered to:  
Kalamazoo Charter Township  
C/O Dexter Mitchell, Township Manager  
1720 Riverview Dr.  
Kalamazoo, Michigan 49004

#### SECTION V: EVALUATION OF THE SUBMITTALS

Submittals will be evaluated by Kalamazoo Township to ascertain which proposal(s) best meets the needs of the TOWNSHIP. The TOWNSHIP reserves the right to reject any or all proposals and/or waive any minor irregularities or qualifications that the TOWNSHIP determines to be in the best interest of the TOWNSHIP.

Please note that evaluation & selection of the firm is intended to be completed based upon but not necessarily limited to components listed in Section III.

The firms found most qualified may be short-listed and asked to make an in-person presentation(s). The TOWNSHIP reserves the option to conduct interviews or to reject any/all proposals received. This means the TOWNSHIP may select the proposal from written submittals or after interviews. The TOWNSHIP will select the firm found to be best suited to provide the needed services at its discretion.

If selected for interview, the presentation shall be provided by the Project Architect for this project.

#### SECTION VI: MISCELLANEOUS

##### A. Modifications

The TOWNSHIP reserves the right to modify, alter or change the scope, size or other aspects of this project. See below.

##### B. Requests for Clarification / RFP Addenda

To ensure consistent and correct information, prospective firms shall submit all questions and requests for clarification of this RFP in writing to the TOWNSHIP Project Manager, Dexter Mitchell, via email at [manager@ktwp.org](mailto:manager@ktwp.org). Telephone inquiries will not be accepted. If information requested is deemed to be beyond common knowledge, a written RFP addendum will be issued and posted on the TOWNSHIP'S website at [www.ktwp.org](http://www.ktwp.org). It will be the

responsibility of the firm to ascertain if any addenda has been issued, to obtain all such addenda and to acknowledge receipt of the addenda in their proposal.

The TOWNSHIP will not respond to questions submitted less than six (6) business days prior to the proposal's due date. Deadline for submitting questions is NOON JULY 15, 2022.

C. Level Playing Field

The contents of this Request for Proposals are intended to provide a level playing field on which firms or individuals may base their responses.

D. Pre-Bid Facilities Tour

The Township will provide an onsite tour for all potential bidders. This will be accomplished as a group so that any questions asked by any one bidder will be answered to all bidders. This (not mandatory) tour will be held Monday, MAY 30, 2022 at 9:00 AM.

E. Sealed Bid

It is the Township's intent to use one firm for all three phases of this work. However, the firm shall provide one written bid quote for each of the three phases in a separately sealed envelope. That envelope shall be sealed within their RFP response yet separately sealed so that opening the RFP will not open the sealed bid. This sealed envelope shall be marked:

"SEALED BID"  
(Firm's Name)

F. Contract

The selected firm shall be expected to execute a TOWNSHIP contract negotiated in accordance with TOWNSHIP Policies and Procedures. This agreement may be terminated by either party upon thirty (30) days prior written notice.

G. Limitations

This RFP does not commit the TOWNSHIP to the award of a contract or to pay any costs incurred in the preparation for a response to this RFP. There is no obligation on the part of the TOWNSHIP to select and award any submitted response or to any firm or individual submitting a response. No work is guaranteed under this RFP. A professional services agreement will be negotiated with the selected firm.

H. Public Record

Firms are advised that all responses are deemed a public record and open to public scrutiny after they have been received by the Township.

I. Conflict of Interest

All FIRMS must disclose any potential conflict of interest with Kalamazoo Township or any of its employees.

J. Financial Ability

The selected FIRM may be required to demonstrate financial stability to the TOWNSHIP.

K. Evaluation of Submittal Criteria

The Township Team will review and rank Proposals by means of qualitative discussion and a quantitative point system in accordance with the components outlined in section III of these specifications. Recommendation(s) will be submitted through the Township Manager to the Board for final consideration and approval.

L. Ownership of Proposals

All materials submitted in response to this request shall become the property of the Township and may become a part of any resulting contract. Award or rejection does not affect this right.

**M. Release of Claims**

Under no circumstances shall the Township be responsible for any proposal preparation expenses, submission costs or any other expenses, costs or damages of whatever nature incurred as the result of a respondent's participation in this RFP process. The respondent understands and agrees that it submits its proposal at its own risk and expense and releases the Township from any claims or damages or other liability arising out of the RFP and award process.

**N. Infringement Indemnification**

1. The architect or firm warrants that information received in developing the space needs analysis will not infringe on any third party's right of publicity or privacy.
2. The architect or firm warrants that the space needs analysis shall not infringe on the intellectual property rights of any third party.
3. The architect or firm agrees to defend, indemnify, and hold the Township harmless for any and all damages, changes, losses, and expenses (including reasonable attorney fees and costs) for any claim arising out of the breach of this section, provided that the indemnifying party receives timely notice of such claims and controls all litigation and settlements.

**SECTION VII: RFP TIMELINE**

Listed below are planned dates of actions related to this RFP. If the Township finds it necessary to significantly change any of these, it will do so by issuing an amendment to the RFP as outlined in Section VI.

<u>Date</u>	<u>Event</u>
05/10/2022	Issuance of RFP
05/30/2022 @ 10:00 AM	Voluntary Site Tour
07/15/2022 - Noon	Last day to submit questions
07/15/2022 Friday	Final Addendum posted (if any) <a href="http://www.kitwp.org">www.kitwp.org</a>
07/22/2022 - Noon	Submission Deadline
07/22/2022 - 1:00 PM EST	RFP Response Opening

The final recommendation and award dates will be determined based upon whether the Township conducts in-person interviews.



## **ATTACHMENT A – Brief Overview of Kalamazoo Township and Its Current Facilities.**

### ***Kalamazoo Township***

Kalamazoo Township is in Kalamazoo County Michigan. It is strategically located halfway between the cities of Chicago and Detroit, just north of Interstate 94 with U.S. 131 bisecting the eastern side of the township north-to-south. Kalamazoo Township is now predominantly a residential community with strong and growing commercial areas generally serving communities in the western and northern parts of the county and beyond.

Kalamazoo Township embraces 22,000 residents (2010 Censes) in almost 12.6 non-contiguous square miles. It is bordered by the City of Kalamazoo and Township of Oshtemo. Regional accessibility to the Township is provided by a nearby interchange along I-94 and interchanges along US 131.

Additional information can be found in our Master Plan: <http://www.kltwp/master-plan/>

### ***Law Enforcement***

Open office space for up to 38 on duty officers and two locker rooms. Private office space for three lieutenant supervisor one Police Chief. Secured overnight storage for police vehicles.

### ***Township Facilities and Grounds Maintenance***

The Township provides facilities maintenance for its own property (fire stations, parks, cemeteries, township office). This includes lawn maintenance, light building repairs and snow removal. Spaces include office areas for three persons. In a separate building, storage for three pickup trucks, trailers, lawn mowers and adjunct equipment. A heated workshop area.

## **ATTACHMENT B – Project Phases.**

Kalamazoo Township  
2022– 2026

### **Phase I - Space Needs Analysis**

The space needs analysis (or programming) is the fundamental basis of a facility's design. It identifies shortfalls of existing conditions and projects future needs and their relationships to each other.

The process should encourage active participation from both the impacted staff, elected officials, and the community. This phase will provide space needs assessment in real time, immediately determining the raw square foot costs of a proposed facility. Community input can be achieved through a charrette process.

### **Phase II - Conceptual Schematic Drawings:**

Arriving at a final selected schematic design is seldom an act of linear thinking, but rather a circulating route of analyzing pros and cons from several concepts while balancing community input, budget, schedules, and civic visions. This phase will produce a number of options for the Township to consider. Various combinations of existing facility re-use intermingled with new construction will result in a wide array of options. The more detail put into phase I will result in finer tuned schematic drawings in which to select from.

It is during phase II that exact location of any new construction will need to be completed.

Final schematic deliverables include a site plan, floor plans, building elevations, 3D renderings, construction schedule, and cost estimates.

### **Phase III - Construction Documents.**

The typical third stage of services provided by an architect is where the rubber meets the road. They will prepare highly detailed working drawings used for bidding and final construction. They may also prepare various models to assist in understanding the finished product.

This is a long and tedious process and one that deserves studious consideration. Changes made after this step are expensive and can lead to significant setbacks.

**ATTACHMENT C – Proposer's Certification.**

I have carefully examined this Request for Proposal (RFP) which includes scope, requirements for submission, general information and the evaluation and award process.

**I acknowledge receipt of the following addenda, and the cost, if any, of such revisions has been included in the price of the proposal.**

_____ <b>Addendum#1</b>	_____ <b>Date</b>
_____ <b>Addendum#2</b>	_____ <b>Date</b>

I hereby propose to provide the services requested in this proposal. I agree that the TOWNSHIP terms and conditions herein shall take precedence over any conflicting terms and conditions submitted with the proposal and agree to abide by all conditions of this document.

I certify that all information contained in the proposal is truthful to be best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its agent and that the firm is ready, willing and able to perform if awarded a contract.

I further certify, under oath, that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, company or corporation submitting a proposal for the same product or service; no officer, employee or agent of the TOWNSHIP or of any other Company who is interested in said proposal; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

\_\_\_\_\_  
NAME OF BUSINESS

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
CITY, STATE & ZIP CODE

\_\_\_\_\_  
TYPED NAME AND TITLE

\_\_\_\_\_  
TELEPHONE NUMBER / FAX NUMBER

\_\_\_\_\_  
E-MAIL ADDRESS

*End of Document*

# Kalamazoo Township RFP Scoring Sheet

Bidder \_\_\_\_\_

Topic	Description	Max Score	Your Score	Comments
<b>A.</b> Cover Letter / Letter of Interest	A letter stating your interest in this project signed by the person who will have contract authority over this project.	10		
	Overview of the key areas of the proposal and summarize the proposer's position as to why this firm should be selected.			
<b>B.</b> Company Background / Related Services	Description of your firm, including location(s) of office(s) and person responsible for contracting services.	5		
	Include an organizational chart of your firm showing the working relationship of the management structure.			
<b>C.</b> Experience	Describe experience completing most recent and similar work for other entities as Firm of Record, including dates of at least four (4) most similar projects.	40		
	Short biographies of key staff that would be assigned to this project.			
	State the maximum number that could reasonably be assigned to this project at any given time to help expedite various projects.			
<b>D.</b> Project Understanding/Approach/Timeline	Describe your understanding of this project scope, and ability and willingness to respond to questions from TOWNSHIP Staff and Officials concerning the administration of the process.	20		
	Additionally, include an innovative or alternative value-added processes or approaches that may be considered applicable to this project.			
<b>E.</b> Recent, Current and Projected Workloads	Description of the firm's recent, current, and projected workloads that may affect the firm's ability to manage the project and meet the time and budget requirements of the TOWNSHIP.	5		
<b>F.</b> References	Include the name of a responsible individual, address, telephone number and email of at least five (5) client references for most similar projects.	10		
<b>G.</b> Your preception	Evaluator may award up to 10 points to demonstrate their overall preception and acceptance of this bidder.	10		
		100		



**POLICE DEPARTMENT  
BARTLETT POLICE FACILITY  
WA PROJECT NO. 2015-047**

24 September 2015

**SPACE NEEDS QUESTIONNAIRE -- ADMINISTRATION & PUBLIC AREAS**

**I. PUBLIC SPACES (PLEASE REVIEW THE FOLLOWING LIST OF POTENTIAL SPACES AND PROVIDE ANY INITIAL INFORMATION AS APPROPRIATE, i.e. NUMBER OF USERS, EQUIPMENT, SPECIAL REQUIREMENTS)**

**A. MAIN LOBBY:**

More public seating

More public restroom space

"Homeless-proof" seating (to prevent people from sleeping on benches)

Durbin Shift

**B. MAIN TRAINING / COMMUNITY ROOM:**

Mat Room for Training

Durbin Shift

**C. PUBLIC TOILETS:**

**D. PUBLIC INTERVIEW ROOM(S):**

Larger than current

More than 2

Durbin Shift

**E. ADJUDICATION (Any need, current or in the future):**

**F. OTHER \_\_\_\_\_:**

**N. POLICE COMMISSION OR OTHER SIMILAR RELATED AGENCY NEEDS:**

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**O. LUNCH / BREAK ROOM:**

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**P. BUILDING MAINTENANCE, CLEANING, DELIVERIES**

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**Q. OTHER \_\_\_\_\_:**

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**R. OTHER \_\_\_\_\_:**

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**POLICE DEPARTMENT  
BARTLETT POLICE FACILITY  
WA PROJECT NO. 2015-047**

24 September 2015

**SPACE NEEDS QUESTIONNAIRE – ADMINISTRATION & PUBLIC AREAS**

**I. PUBLIC SPACES (PLEASE REVIEW THE FOLLOWING LIST OF POTENTIAL SPACES AND PROVIDE ANY INITIAL INFORMATION AS APPROPRIATE, i.e. NUMBER OF USERS, EQUIPMENT, SPECIAL REQUIREMENTS)**

**A. MAIN LOBBY:**

Improved lighting. One door multiple seat or urinal bathrooms. Automated Teller Machine. Access to a training community room. Drinking fountain, vending machines. Television for Bartlett Channel or continuous loop video. Seating area to include a desk or writing station for customers to fill out forms.

**B. MAIN TRAINING / COMMUNITY ROOM:**

Separate entrances, one from lobby and another from maybe a parking lot, and one from the interior.

Bathroom access to lobby bathroom which should be larger with more toilets, or separate bathrooms only for the training room separate from bathrooms in the secure parts of the building. Tiered seating with a large open area in the front for same level seating, multiple screens for projector. One in front of the room and one in front of the tiered seating. Monitor in back of room or on side wall for instructor to view power point.

Wi-Fi in training room and throughout the whole building. Internet access for presenter and available to guest in the trainings.

Kitchenette, wall divided from the room. To include sink, refrigerator, coffee maker, microwave. The room should be able to seat the total number of employees in the police department minus crossing guards.

**C. PUBLIC TOILETS:**

There should be public restrooms with one door and multiple toilets and or urinals. Not a one door one seat toilet like there is now.

**D. PUBLIC INTERVIEW ROOM(S):**

There should be at least 3-4 public interview rooms with the same interior. Multiple chairs and a writing area with a phone and possibly a computer or Wi-Fi access. These should be accessible from the lobby and from the secure area.

These rooms should be somewhat soundproofed.

**E. ADJUDICATION (Any need, current or in the future):**

Adjudication can take place in the training or community room, or there could be a community/adjudication room with a separate training room.

Fax, Copier, Scanner, etc. available.

**F. OTHER \_\_\_\_\_:**

**II. ADMINISTRATIVE SPACES (PLEASE REVIEW THE FOLLOWING LIST OF POTENTIAL SPACES AND PROVIDE ANY INITIAL INFORMATION AS APPROPRIATE, i.e. NUMBER OF USERS, EQUIPMENT, SHARED FILES NEEDS, SPECIAL REQUIREMENTS)**

**G. RECEPTION:**

There should be a seating area for guest to sit away from the public but before meeting with a chief deputy chief, etc.

**H. ACTIVE RECORDS / CLERKS:**

There should be space for a records supervisor and looking forward a space for a 2<sup>nd</sup> supervisor/shift manager. There should be active work stations to accommodate 4-6 working records clerks. Two of the stations should have visibility of the front window and the others should be obstructed from the front window.

Better access/view of the clerks by the officers so they do not have to lean over the counter, ring a bell or come into records to get a clerks attention.

Easier access via a window or counter for officers but restrictive enough to keep non records personnel out of records.

Separate area to store jackets, mail boxes, reference materials for each clerk/employee.

Kitchenette/coffee station, larger refrigerator.

**I. COPIER / WORK / OFFICE SUPPLIES / MAIL SORTING & DISTRIBUTION:**

A copier storage room sufficient to store office supplies and plenty of counter space for sorting projects.

**J. CONFERENCE ROOM(S):**

Currently there is one conference room for the whole police department. It would be nice if each unit had access to its own smaller conference room with internet, Wi-Fi access and enough seating to have 8-10 people seated comfortably. There could then be a Chiefs or administrative conference room large enough to seat 20-30 people.

**K. HR / PERSONAL & OTHER CONFIDENTIAL FILES:**

This should be in the administrative area, with file cabinets that have counter space on top of them.

**L. COMPUTER SERVERS & IT SUPPORT:**

This should be separate from any particular office. The current setup is in the records section which cause heat and cooling issues in that area.

**M. CALEA OR OTHER SPECIAL FILE STORAGE NEEDS:**

Definitely needs a larger office with storage for files and an area with a small conference table.

**N. POLICE COMMISSION OR OTHER SIMILAR RELATED AGENCY NEEDS:**

Should have a separate area, or file cabinet where they can store meeting supplies and confidential files. They should have access to a conference room for meetings that has television internet, Wi-Fi, phone access to copier's faxes etc.

**O. LUNCH / BREAK ROOM:**

I believe this area is currently undervalued. This area should be large enough to host a shift lunch accommodating 15-20 people. This area should have vending, kitchenette to include 2 large commercial refrigerators, 2 microwaves, sink, dishwasher, access to outside seating with picnic table and a pergola. Outside cooking area.

**P. BUILDING MAINTENANCE, CLEANING, DELIVERIES**



There should be a janitor's closet large enough to store several garbage cans, and still be able to open the door. Possibly a central area to house recycling bins. A slop sink and a counter top area. Cabinets to house extra janitorial, cleaning, and sanitary supplies.

Q. OTHER \_\_\_\_\_:

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R. OTHER \_\_\_\_\_:

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# REDSTONE ARCHITECTS INC.

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Specialists in Law Enforcement, Justice, and Public Safety Architecture

*ESTABLISHED 1937*



## **Redstone Architects Firm Overview Michigan Association Chiefs of Police**

**Grand Rapids, MI**

**February 9-10, 2022**



**Redstone Architects Firm Overview**  
**Michigan Association Chiefs of Police**  
**February 9-10, 2022**

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Redstone Architects Inc.

## SECTION 1

### FIRM PROFILE





## REDSTONE ARCHITECTS FIRM PROFILE



Redstone Architects, Inc.  
Public Safety – Law Enforcement – Justice

A Michigan S-Corporation  
E.I.N. 38-1618558

2709 S. Telegraph Road  
Bloomfield Hills, MI 48302-1008  
Telephone: (248) 418-0990  
Facsimile: (248) 418-0999

Email: [dredstone@redstonearchitects.com](mailto:dredstone@redstonearchitects.com)  
Website: [www.redstonearchitects.com](http://www.redstonearchitects.com)

Authorized Representative: Daniel A. Redstone, FAIA,  
NCARB, LEED AP, President and CEO

### Overview

For 80 years, the firm has understood the importance of providing design solutions that embrace functionality and client needs, as well as pleasing and appropriate aesthetics. We provide strong design leadership and technical expertise in a world where change is occurring at breakneck speed. We emphasize the importance of satisfying all of our clients' needs, including security, functionality & workflow, quality, sustainability, aesthetics, and budget.

The firm maintains open communications with our clients throughout our engagement, helping to insure a successful Project. We listen to our clients and to their users. Your buildings and facilities are a result of collaborative effort.

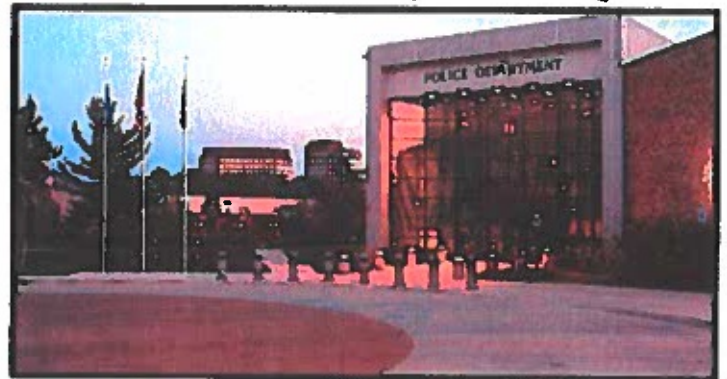
The firm was established in 1937, and was incorporated in Michigan in January, 1960. Daniel Redstone, FAIA, joined the firm in 1967, became President in 1987, and has been Chairman and Chief Executive Officer since 1996.

We established Redstone Public Safety Consulting Group to offer non-architectural consulting services to Public Safety agencies needing advice on consolidation and sharing of services with other agencies. Recent studies include the MRLEC and Monroe, MI.

We specialize in public safety, law enforcement, justice and municipal projects. We offer a full range traditional architectural and professional services, including master planning, programming and schematic design, as well as non-traditional consulting services such as strategic planning and financial planning.

Our firm has become an expert in its field by developing a thorough understanding of the specialized, operational needs of our clients. We regularly attend national conferences focusing on our specialties.

***We develop state-of-the-art solutions for our clients, and help clients and agencies maximize their facilities while staying within budget.***



Police Department, Troy, MI

***Redstone Architects works directly with agencies and as consultants to architects throughout the United States.***

***By being a consultant to a local architect, local firms can continue to serve their community on specialized projects by augmenting their knowledge and use of local engineering consultants with our specialized expertise.***

## Select Market Expertise

Redstone Architects provides specialized services to select markets, including:

- LAW ENFORCEMENT
- JUSTICE
- PUBLIC SAFETY
- MUNICIPAL
- PUBLIC SAFETY CONSOLIDATION

At Redstone Architects, we work with our clients throughout the programming, schematic design, contract documents and administration to achieve success.

We maintain a high level of expertise for new construction, renovation, adaptive re-use, historic rehabilitation and building additions. We understand the unique nature of our municipal clients' various needs. This enables us to provide our municipal clients with timely responses and solutions.



Oklahoma City Public Safety

## Professional Services

We offer a full range of services, including:

- PROGRAM MANAGEMENT
- STRATEGIC PLANNING
- NEEDS ASSESSMENT
- PROGRAMMING & SPACE PLANNING
- SITE PLANNING
- ARCHITECTURAL SERVICES
- INTERIOR DESIGN SERVICES
- PUBLIC SAFETY CONSOLIDATION STUDIES
- PROJECT COST ESTIMATING
- DESIGN/BUILD PROJECT DELIVERY
- OTHER CONSULTING SERVICES

Our understanding of public safety related operational, procedural, and regulatory issues, combined with our specialized experience, creativity, imagination, and managerial skills, is your assurance that you may rely on Redstone Architects and Redstone Public Safety Consulting Group to make your Project a success.

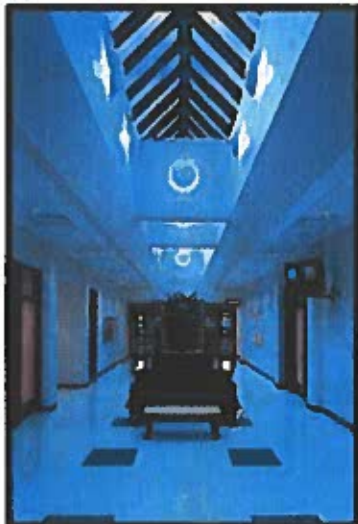
## Professional by Discipline

Redstone Architects maintains a professional staff of between four and 10 employees. Our firm is in full compliance with the architectural registration statutes of the State of Michigan. Daniel Redstone is licensed in Michigan and 12 other states, and is NCARB certified.

	Current Staff	LEED-AP & Green Assoc.
Licensed Architects	4	3
Designer/CAD	1	
Administrative/Clerical	1	



Police Department,  
Waterford, MI







***We are known nationally for our knowledge of law enforcement, public safety, and justice facilities. We strive to help keep clients, users, and "customers" safe by designing buildings that recognize the need for collaborative work flows with appropriate security separations.***

The following is a partial listing of our firm's recent and current client-agencies:

### Law Enforcement

Public Safety Department	Parsons, KS
Police Department	Monroe, MI
Police Department Study	Pelham, NY
Police Department	Lathrup Village, MI
Police Station	Sauk Prairie, WI
Police & DPW Study	Orchard Lake Village, MI
Police Station Renovation Study	Novi, MI
Public Safety Building	Clive, IA
Police Station	Warr Acres, OK
Police Department	Mission, KS
Police & Fire Consolidation Study	White Lake Twp, MI
Sheriff Department Study	Livingston County, MI
Police Department	Middleton, NJ
Police Department	Warrington, PA
Justice Center Study	Lincoln Park, MI
Police Department	Ponca City, OK
Police Space Needs Analysis	Milford, DE
Police/Fire Headquarters Study	Buffalo, NY
Police Headquarters	Battle Creek, MI
Police Department	Mt. Pleasant, SC
Public Headquarters/Fire Adm.	Troy, MI
Police Headquarters	Oklahoma City, OK
Regional Law Enforcement Ctr.	Marshall, MI
Police Department	Jacksonville, NC
Police Department Consultation	Medford OR
Firearms Training Center	Novi, MI
Police Headquarters/Addition	West Bloomfield, MI
Police Department Study	New Garden Twp., PA
Sheriff's Substation Study	Delta Twp., MI
Police Headquarters	Lansing, MI
Police Headquarters/Court	Cape Girardeau, MO
Police Headquarters	Gaithersburg, MD
Public Safety Substation	Bridgeport, WV
Police Department/Court	Bridgeton, MO
911-EOC Center Study	Harrison County, WV
Police Department/Court	Inkster, MI
Police Headquarters	Waterford, MI
8th Precinct Substation	Detroit, MI





## Fire Operations

Fire Station Study	Quincy, MI
Fire Station Study	Comstock Twp, MI
Fire Station Renovation Study	Northampton Twp, PA
Fire Station Study	Port Huron, MI
Fire Department Study	Clive, IA
Fire Station	Warr Acres, OK
Fire Station Replacement Study	Cascade Twp, MI
Fire Station & ESO	Upper Providence Twp, PA
Fire Station	Cedar Springs, MI
Fire Station & DPW Study	Grand Blanc, MI
Engine Company No. 5	Detroit, MI
Midtown (Central) Fire Station	Taylor, MI
Fire Station #1	Monroe, MI
Fire Station Replacements	Battle Creek., MI
Fire Headquarters and Station	Jacksonville, NC
Station 4 Replacement	Troy, MI
Public Safety Substation	Bridgeport, WV

## Justice

Court/Jail/Police Station	Cape Girardeau, MO
25th District Court	Lincoln Park, MI
55th District Court	Mason, MI
63rd 1-2 District Court	Kent County, MI
23rd District Court-Design-Build	Taylor, MI
62-B District Court	Kentwood, MI
54-A District Court Study	Lansing, MI
22nd District Court	Inkster, MI
Municipal Court	Bridgeton, MO
Municipal Court	Mt. Pleasant, SC



## Municipal

Genesee Juvenile Justice Center	Genesee County, MI
Town Hall/Village Square	Macomb Twp, MI
Dept. of Public Works	Waterford Twp, MI
City Hall Renovation/Add'n	Saline, MI
Belle Isle Casino Renovation	Detroit, MI
Pontiac Housing Commission	Pontiac, MI
Police, City Hall & DPW Study	Utica, MI
20-year Facilities Strategic Plan	Grand Blanc Twp, MI
DPW Needs Assessment	Kentwood, MI





Redstone Architects Inc.

## SECTION 2

### FIRM EXPERIENCE

## **REDSTONE ARCHITECTS EXPERIENCE**

### **Battle Creek, Michigan Police Headquarters (2014-2018)**

**Size:** 46,000sf  
**Scope:** Full Architectural Services  
**Project Budget:** \$15,000,000, including Range  
**Location:** Battle Creek, MI  
**Completion Date (Study):** Spring 2015  
**Final Completion Date (Facility):** Summer, 2018  
**Client Contact:** Jim Blocker, Public Safety Director (269) 966-3375



Redstone Architects was chosen to develop a Space Needs Analysis and phasing plan to allow the City of Battle Creek to plan for a new Police Headquarters Building. The analysis determined that a new facility, to be built across the street from the current headquarters, would be the most cost-effective solution.

The new, 46,000SF, two-story facility is more than double the size of the current facility. By planning for a new facility, all police operations remained intact while the new facility was constructed. The site was designed to provide secure parking facilities for the department, a well-defined and welcoming public entry, and the facility includes a 24/7 Fusion Center and EOC. A Firearms Training Range was added to the Department's secondary site.

Redstone Architects is the Architect of Record for the new facility and worked with Schweitzer Construction, Inc., the Design Builder.

## Mount Pleasant, SC Town Hall and Police Department (2013-2017)

**Size:** 87,000 sf  
**Scope:** Programming & Concept Design  
**Project Budget:** \$23,500,000  
**Location:** Mt. Pleasant, SC  
**Est. Completion Date:** 2017  
**Final Completion Date:** August, 2017  
**Client Contact:** Sam Herin, AIA, SMHa Architects  
 (843)881-7642.  
 Carl Ritchie, Chief of Police  
 (843) 884-4176



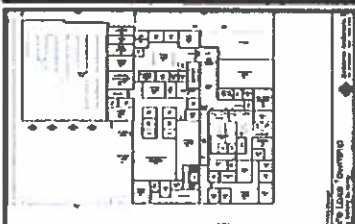
Redstone Architects, Public Safety Consultant, and SMHa Architects teamed to program and develop the Schematic Design of a new Town Hall & Police Headquarters for the Town of Mt. Pleasant, SC.. Construction began in mid-2015 and was dedicated in August, 2017.

*Architect of Record: SMHa Architects, Mt. Pleasant, SC*

## White Lake Township, MI Public Safety Building 2020 - Current



**Size:** 45,000 sf (Police, Fire & Community Functions)  
**Scope:** Architectural Planning and Conceptual Design  
**Owner Contact:** Rik Kowall, Township Supervisor  
 248-698-3300  
 Dan Keller, Chief of Police  
 248-698-1042  
 Rich Marinucci, Fire Chief (retired)  
 248-231-8422



Redstone Architects was engaged by White Lake Township, MI., to develop a new Public Safety building on the Townships new Civic Center site.

The study included developing a space needs assessment, creating block and conceptual plans and elevations, conceptual site diagrams, assisting with cost estimating, and coordinating the building with other developments on site.

The new facility will include Administrative suites for Police and Fire Departments, as well as 24/7 facilities for fire operations. The design includes Hot-Warm-Cold Zone separations to minimize fire fighter exposure to carcinogens.



## **Marshall Regional Law Enforcement Center (2011-2015)**



**Size:** 36,000 sf + 17,500 sf Outbuilding  
**Scope:** Programming, Business Plan, and full A/E Services  
**Projected Budget Cost:** \$11,250,000  
**Final Project Cost:** \$9,500,000  
**Location:** Marshall, Michigan  
**Est. Completion Date:** Late Summer 2015  
**Final Completion Date:** August 31, 2015  
**Client Contact:** Scott McDonald,  
Public Safety Director  
(269) 781-2596

Redstone Architects was initially selected to develop a Program and a Business Plan for a Regional Law Enforcement Center that would house three agencies- the City of Marshall Police Department, a Michigan State Police Regional Post, and the Calhoun County Sheriff. The Business Plan included sharing of staff, as well as capital and annual operational cost-sharing allocations.

Redstone Architects was subsequently chosen to design the facility. The building is designed to insure maximum collaboration among the three agencies. Financing arrangements between the three agencies were completed, construction began in June 2014, and the project was dedicated on August 31, 2015.

## **Warrington, PA Police Station (2018-2020)**



**Size:** 20,100 sf  
**Scope:** Programming & Design Services  
**Construction Budget:** \$9,600,000  
**Final Construction Cost:** \$10,000,000  
**Location:** Warrington, PA  
**Completion Date:** Fall 2020  
**Client Contact:** Daniel Friel, Chief of Police  
(215) 343-3311

GKO Architects and Redstone Architects worked as part of the architectural team to design and build a new police station for the city of Warrington, PA. Redstone Architects led the programming and conceptual design phases, and assisted throughout the documentation and construction phases. The building was dedicated in Fall 2020.

*Architect of Record: Godshall Kane O'Rourke Architects, LLC., Ambler, PA*



## Cape Girardeau, MO Police & Municipal Court (2016-2018)

**Size:** 37,000 sf  
**Scope:** Programming & Design Services  
**Construction Budget:** \$11,000,000  
**Final Construction Cost:** \$11,000,000  
**Location:** Cape Girardeau, MO  
**Est. Completion Date:** 2018  
**Final Completion Date:** February 2018  
**Owner Contact Information:** Wes Blair, Chief of Police  
(573) 339-6735

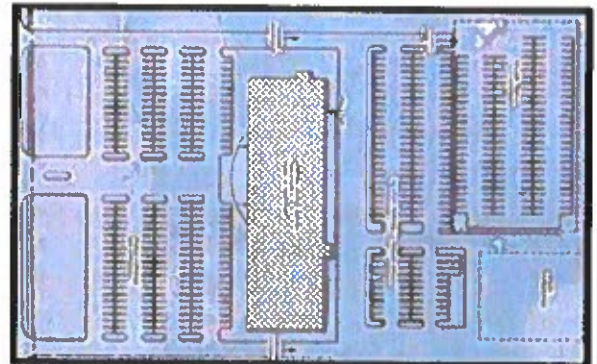


Redstone Architects, law enforcement consultant, and Chiodini Architects of St. Louis MO, were selected to design the city's new Public Safety Building in 2016 as part of a design-build team headed by Kiefner Brothers Construction. Construction began in late 2016 and was completed in February 2018.

*Architect of Record: Chiodini Architects, St. Louis, MO*

## Lincoln Park, MI, Justice Center Study (2018-2019)

**Size:** Police: 42,000 sf  
Court: 37,500  
**Scope:** Programming and Design Study  
**Project Budget:** \$30,000,000 (2020 Dollars)  
**Location:** Lincoln Park, MI  
**Completion Date:** N/A  
**Client Contact:** Police Chief: Ray Watters:  
313-381-1800  
Court Administrator: Teri Michael:  
313-382-8603

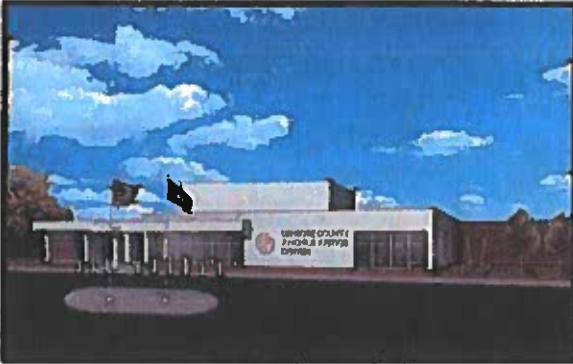


Redstone Architects, Public Safety Architects was selected to develop a Preliminary Study for a new Justice Center that would house the Lincoln Park Police Department and the 25th District Court. The Study was funded by the State of Michigan.

The 25th District Court serves the Cities of Lincoln Park, Ecorse and River Rouge. The Lincoln Park Police Department lock-up serves as a holding area for the Court.

Two sites have been identified as possible locations for the new Justice Center. The City is working on funding options for both the Police Department as well as the 25th District Court.

## **Genesee County Juvenile Justice Center, MI (2019-2022)**

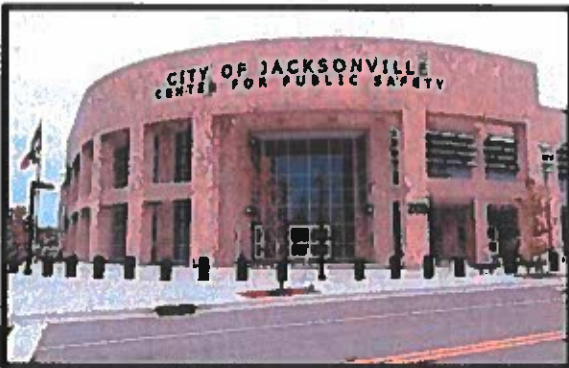


**Size:** 54,000 sf  
**Scope:** Full Architectural Services  
**Location:** Genesee County, MI  
**Est. Completion Date:** May 2022  
**Redstone Personnel:** Dan Redstone, FAIA, Principal  
Joel Galanty, RA,  
Project Manager  
Peggy Matta, AIA,  
Project Architect

The new juvenile detention facility will be designed upon an Evidence Based Model and will include day treatment and detention components. The facility will consist of classroom and therapy spaces, full- service prep kitchen/cafeteria, gymnasium and exterior recreation space, shared administration and clerical area, Central Security Control and three separate housing pods. Each pod will include a classroom, day room, meeting and office spaces along with 16 beds.

The new facility will be located adjacent to the existing GVRC to the west on Pasadena and is expected to be completed in May of 2022.

## **Jacksonville, NC Center for Public Safety –Police & Fire (2010-2014)**

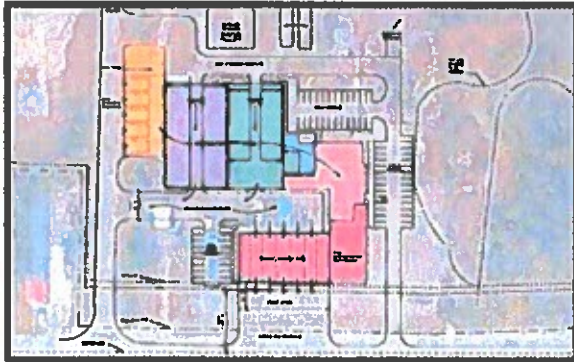


**Size:** 99,000sf  
**Scope:** Programming & Design Services  
**Construction Budget:** \$24,000,000  
**Final Construction Cost:** N/A  
**Location:** Jacksonville, NC  
**Est. Completion Date:** 2014  
**Final Completion Date:** October, 2014  
**Time Adherence:** On Schedule  
**Owner Contact Information:** Mike Yaniero, Chief of Police  
(910) 938-6403

Redstone Architects, law enforcement consultant, and Bergmann Architects of Charlotte, NC, were selected to design the city's new Public Safety Building. The facility houses the Police Department, Fire Department Headquarters, and the Central Fire Station.

*Architect of Record: Bergmann Architects*

## **Grand Blanc Township, MI DPW and Fire Station Study (2019)**



**Size:** DPW 44,000sf  
Fire Station 17,500sf

**Scope:** Programming & Conceptual Design

**Estimated Cost:** DPW (2020) - \$15,300,000  
Fire Station (2021) - \$6,125,000

**Location:** Grand Blanc Township, MI

**Client Contact:** Dennis Liimatta,  
Township Superintendent  
(810) 424-2682

Redstone Architects was selected to work with Grand Blanc Township, MI to study the use of property adjacent to the Township Civic Center, recently purchased by the Township as a location for a new Public Works facility. The Township requested that an update of the Space Needs Assessments for the Fire Department also be included. The resulting Master Site Plan will accommodate the Township's long-term needs and provide expansion space for Township Offices.

## **Ponca City, OK Police & Jail (2017-2021) Court Study (2017- 2019)**

**Size:** Police: 41,000 sf  
Jail: 12,200 sf  
Court Renovation: 8,000 sf

**Scope:** Court: Study  
Police & Jail: Programming, Space Needs Assessment, Conceptual Design, and Consultation through Construction

**Construction Budget:** \$24,000,000

**Final Construction Cost:** N/A

**Location:** Ponca City, OK

**Est. Completion Date:** 2021

**User Contact Information:** Don Bohon, Chief of Police  
(580) 767-0375  
Scott Dedmon AIA, Principal ADG Architects  
(405) 232-5700



In 2017, Redstone Architects teamed with ADG to conduct a feasibility study and prepare a preliminary design for a new Public Safety facility. The current Public Safety Building includes a Municipal Court, Police Department, Municipal Jail, and the City's Emergency Management facilities. The design team of Redstone Architects and ADG completed the space needs analysis and preliminary design to accommodate the City's needs for the next 20+ years. The project is currently under construction.

*Architect of Record: ADG Architects, Oklahoma City, OK*



## **Monroe, Michigan Fire Station #1 (2004-2006; 2013-2015; 2017-2019)**

**Size:** 15,500sf  
**Scope:** Full Architectural Services  
**Estimated Project Cost:** \$6,000,000 including construction, soft costs, land  
**Final Construction Cost:** \$5,276,601  
**Location:** Monroe, MI  
**Est. Completion Date:** Fall 2019  
**Final Completion Date:** Sept. 2019  
**Client Contact:** Vincent D. Pastue, City Manager  
(734) 384-9144  
Patrick Lewis, P.E., DPW Director  
(734) 384-9124



Redstone Architects was engaged by the City of Monroe to identify the space needs for the City's new, Public Safety Department. Redstone had previously prepared a Needs Assessment for replacement of the Central Fire Station. (In 2010 the City moved towards a Public Safety Department and began to cross-train its police officers) The City's Police Department is currently housed in the County Law Enforcement Center.

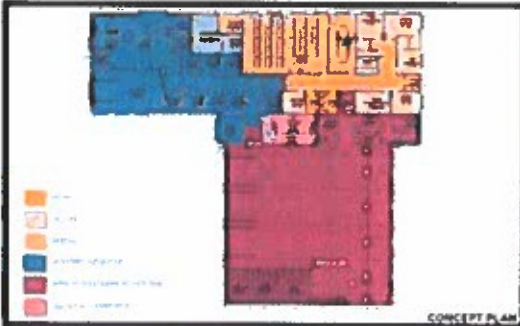
In late 2014, Redstone began Schematic Design for the first phase of the new facility that will house fire operations only. In November 2015 voters approved a bond issue for this project. In 2017 the Project was relocated to a different site and Schematic Design Phase was completed. At this point the City was confronted with a major tax revenue reduction, resulting in the elimination of almost \$1,000,000 from the project budget. Scope was reduced and the reduced design continued. Ground breaking was held on September 5, 2018. Substantial completion of the building was September 5, 2019.

*"It has been my honor and privilege to work with Dan and his staff over the past few years and I would highly recommend his firm for any projects he may be under consideration. He and his staff have brought innovation and value added features to our station and I am very excited for what our future holds."*

**-Fire Chief Robert Wight**

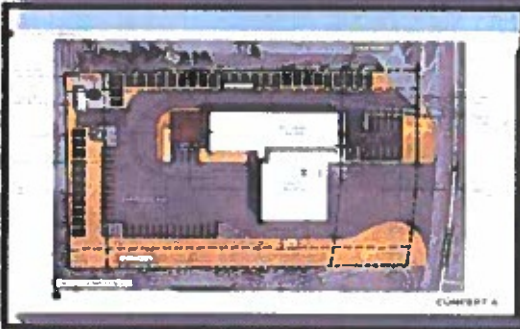


## Cascade Township, MI Fire Department Study 2020



Size: 19,620sf  
 Scope: Public Safety Consultant for Study  
 Location: Cascade Township, MI  
 Client Contact: Adam Magers, Fire Chief  
 (616) 949-1320

Redstone Architects was asked to join the Progressive AE team to offer our public safety expertise to the Township of Cascade for their fire station study.



The study included developing a space needs assessment, creating block diagrams, conceptual site diagrams for multiple potential sites, and assisting with cost estimating.

*Architect of Record: Progressive AE, Grand Rapids, MI  
 Jim Horman, AIA; Principal (616) 447-3322*

## City of Port Huron, MI Fire Department Study for City-Wide Facilities 2020-21



Scope: Long range planning study  
 Owner Contact: Corey Nicholson, Fire Chief 810-984-9750

Redstone Architects  
 Key Personnel: Daniel Redstone, FAIA; Principal in Charge  
 Teffera Kowalske, AIA; Project Architect



Redstone Architects was engaged to review the City's options to a) rehabilitate all of the three existing fire stations, or b) build one new central station, rehabilitate one remote station, and close one remote station.



This study included a building analysis of the existing stations, creating a space needs program to meet the current and future needs of the Fire Department, block diagrams of the programmed space, and cost estimates for any needed renovations or new construction. All layouts incorporate Hot-Warm-Cold Zone separations.

The completed study was presented to City Council on January 25, 2021, and the projects are awaiting funding.

### **Troy, Michigan Fire Station No. 4 (2013-2017)**

**Size:** 10,600sf  
**Scope:** Programming & Full Design Services  
**Estimated Project Cost:** \$4,000,000, including soft costs and Land  
**Final Construction Cost:** \$3,512,867  
**Location:** Troy, Michigan  
**Est. Completion Date:** Late Summer 2017  
**Final Completion Date:** July, 2017  
**Client Contact:** Richard Riesterer, Fire Chief  
(248) 524-3419



Redstone Architects was initially engaged in 2013 to program and design a new, replacement fire station to better serve the southeastern area of the city. The old 6,800sf station, built in the 1960's, was both physically and functionally obsolete. The new Station, built on the same site, contains a three-bay apparatus wing, training and exercise facilities, and offices. The New Station was dedicated in August 2017.

### **Upper Providence Township, PA New Central Emergency Services Facility (2019-2022)**

**Size:** 21,300sf  
**Scope:** Public Safety Consultant for Programming and Full Design Services  
**Estimated Project Cost:** \$12,900,000  
**Location:** Upper Providence Twp., PA  
**Est. Completion Date:** March 2022  
**Client Contact:** Dan Kerrigan, Fire Chief  
(610) 933-9179



Redstone Architects consulted for GKO Architects on a New Central Emergency Services Facility. Redstone provided the services for programming through schematic design and assisted with the completion of the design and construction phases.

Focusing on firefighter safety, Hot-Warm-Cold Zones were implemented into the facility which houses the full-time Fire Department, administrative offices, and the Township's EOC. The facility also has space to accommodate future EMS operations.

The project broke ground in January 2021 and is scheduled to be completed in March 2022.

*Architect of Record: GKO Architects, Ambler, PA  
Michael O'Rourke, AIA; Principal (215) 646-2003*



Redstone Architects Inc.

## SECTION 3

### STAFF RESUMES



## Daniel A. Redstone, FAIA, NCARB, LEED AP

### Redstone Architects - Law Enforcement & Public Safety Specialist



#### Education

University of Michigan-MBA  
University of Michigan-B. Arch

#### Professional Registration

Michigan plus 12 states  
NCARB Certificate Holder

#### Professional Associations

MI Board of Professional Surveyors  
2003-2011  
MI Board of Architects  
1992-2002, 2003-2011  
Zoning Board of Appeals,  
West Bloomfield, MI 2015-18

Int'l. Assoc. of Chiefs of Police  
Int'l Assoc. of Fire Chiefs  
MI Assoc. of Chiefs of Police  
MI Assoc. of Fire Chiefs  
SE Michigan Assoc. of Chiefs of Police

American Arbitration Association,  
Panel Member  
Nat'l Architectural Accrediting Board  
Accreditation Team Member(8)  
Team Chair: 2010-2013, 2016

#### Conferences

AIA Academy of Architecture for Justice,  
2006-2010; 2015  
Law Enforcement Track Leader 2006  
AAJ Jurist 2017  
IACP Annual Conf. and Exposition  
1993-2016; Exhibitor 2002-2019

#### Honors

2007 AIA Detroit, Gold Medal  
2002 Fellow (FAIA), American Institute  
of Architects  
1995 AIA Michigan, Robert Hastings  
Award  
1992 AIA Board Member of the Year

For over 30 years Mr. Redstone has led the programming and design efforts for numerous law enforcement, justice, and public safety agencies. As Principal-in-Charge, Dan works directly with architects, agencies, and command staffs throughout the country. He has gained valuable insight on the spectrum and variety of public safety services offered nationally, as well as having worked with a variety of public-safety, organizational structures.

Mr. Redstone was the author of Chapter 28 -Fire Station and Facility Design – in the 7th Edition of the *Fire Chiefs Handbook*, published in 2015. Mr. Redstone was also a member of the Team that wrote the new IACP's *Planning Facilities Planning Guidelines*, published in 2019. The Guidelines was accompanied by case studies, which included the Marshall Regional Law Enforcement Center, designed by Redstone Architects.

#### Relevant Public Safety Project Experience (\*Current Project: 2022)

##### FIRE

\*Comstock Fire Department Study, Galesburg, MI  
Fire Station Study, Cascade Township, MI (Fire Consultant)  
Fire Station Study, Port Huron, MI  
Fire Station, Warr Acres, OK (Fire Consultant)  
Fire Station, Upper Providence Twp, PA (Fire Consultant)  
Central Fire Station, Monroe, MI  
Fire Station #4 Replacement, Troy, MI  
Police/Fire Administration Building, Troy, MI  
Central Fire Station, Waterford Township, MI

##### POLICE / COURT

\*Police Station, Monroe, MI  
\*Police Station, Sauk Prairie, WI (Law Enforcement Consultant)  
Police Station, Warr Acres, PA (Law Enforcement Consultant)  
Police Department, Warrington, PA  
Justice Complex Study, Lincoln Park, MI  
\*Police Headquarters, Ponca City, OK  
City City Hall and Police Facility Study, Mission, KS (Law Enforcement Consultant)  
Police Headquarters, Cape Girardeau, MO (Law Enforcement Consultant)  
Police Headquarters, Battle Creek, MI  
City Hall and Police Department, Bridgeton, MO (Law Enforcement Consultant)  
Police Headquarters, Medford, OR (Law Enforcement Consultant)  
Police Department Headquarters, Town of Mt. Pleasant, SC  
Police Department and City Hall, Saline, MI  
Tri-City Post, Michigan State Police, City, MI  
Police Headquarters: Waterford Township, MI  
Marshall Regional Law Enforcement Center, Marshall, MI  
Police and Court Study, Lansing MI  
Justice Facility (Police and 62-B District Court), Kentwood, MI  
Firearms Training Center, City of Novi, MI  
Police Headquarters, Oklahoma City, OK  
63rd District Court, Kent County, MI  
23rd District Court, Taylor, MI

##### PUBLIC SAFETY

\*Quincy, MI. Public Safety Building Study  
\*White Lake Township Public Safety Building (Police & Fire), MI  
Public Safety Facility, Bridgeport, WV (Fire Consultant)  
\*Public Safety Building Study, Parsons, KS (Public Safety Consultant)  
\*Public Safety Building, Clive, IA (Law Enforcement Consultant)  
Center for Public Safety, Jacksonville, NC



# Joel Galanty, RA, NCARB

## Project Architect / Project Manager



Joel is a dedicated, design oriented, problem solver with abilities to manage and exceed expectations from concept to completion. He is experienced in Urban, Residential, Educational, Commercial, Retail Market Design and Construction Development. Joel joined Redstone Architects in 2019, bringing 20 years on Project Management experience.

Joel is also NCARB Certified professional with active Registered Architect registrations in Michigan, Ohio and Florida and State of Michigan Licensed Builder.

### Relevant Public Safety Project Experience (\*Current Project: 2022)

#### JUSTICE

\*Genesee Juvenile Justice Center, Genesee County, MI

#### PUBLIC SAFETY

Orchard Lake Village Police Department, Orchard Lake, MI  
City of Lathrup Village Police Department, MI

#### EXPERIENCE (with other Firms)

#### COMMERCIAL

Kibit & Smith, Dearborn, MI  
Physicians Renaissance, Commerce Township, MI  
Dearborn Automatic Tooling, Dearborn, MI  
St. Julian's Veterinarian Clinic, Dearborn, MI  
American Koyo Center, Howell, MI  
Johnson Controls HQ, Plymouth, MI

#### EDUCATIONAL

University of Michigan, Ann Arbor, MI  
Utica High School, Utica, MI  
Dearborn Heights District No. 7, Dearborn Heights, MI  
L'Anse Creuse Public Schools, Clinton Township, MI  
Portage Public Schools, Portage, MI  
Pinconning Area Schools, Pinconning Township  
Melvindale-Northern Allen Park School District, Melvindale, MI  
Dearborn Public Schools, Dearborn, MI  
Holt Public Schools, Holt, MI  
Ferndale School District, Ferndale, MI  
Avondale School District, Avondale, MI  
Anchor Bay School District, Chesterfield Township, MI  
Birmingham Public Schools, Birmingham, MI  
Muskegon Public Schools, Muskegon, MI  
Crestwood School District, Dearborn Heights, MI  
Walled Lake School District, Walled Lake, MI

#### **Education**

Bachelor of Architecture  
University of Detroit-Mercy

Master of Architecture  
University of Detroit-Mercy

#### **Professional Registration**

State of Michigan Registered Architect  
State of Ohio Registered Architect  
State of Florida Registered Architect  
NCARB Certificate Holder

#### **Professional Credentials**

Licensed Residential Builder - State of Michigan

#### **Professional Affiliations**

Tau Sigma Delta (Architecture Honor Society)



## Margaret E. Matta, AIA, LEED AP BD+C

### Project Architect / Project Manager



#### **Education**

Bachelor of Environmental  
Studies  
University of Detroit

Professional Bachelor of  
Architecture  
University of Detroit

#### **Professional Registration**

State of Michigan Registered Architect

#### **Professional**

#### **Affiliations/Certifications**

American Institute of Architects (AIA)

LEED Accredited Professional, Building  
Design & Construction (LEED AP BD+C)

US Green Building Council,  
Detroit Region  
Market Leadership Advisory Board  
Member

Detroit 2030 District  
Founder and  
Advisory Council Member

Since joining Redstone Architects in early 2016, Peggy has been involved in programming, code analysis and leading the architectural development of projects from schematic design through construction documentation, coordinating with all disciplines while meeting job schedules, budgets and deadlines. Peggy brings expertise in sustainable design to projects, an increasingly important aspect for municipal buildings.

Peggy has a wide range of project experience including: renovations and new construction for commercial office buildings, manufacturing, retail spaces, K-12 and College/University Facilities. She has been a LEED Project Administrator for many projects including new construction and major additions, existing buildings and commercial interiors.

Peggy was also on the facilities staff for the University of Detroit, responsible for renovations to existing buildings on the main campus and two satellite campuses, eventually as Chief Architect for Campus Planning and Construction.

#### **Project Experience Highlights (\*Current Project: 2021)**

\*Fire, Township Hall, DPW Study, Grand Blanc, MI

\*Justice Center, Lincoln Park, MI

Genesee County Administration Building (Needs Assessment and Programming)

Livingston County Sheriff Renovation

Battle Creek Police Department Headquarters, Battle Creek, MI

Police Facility, Gaithersburg, MD (Public Safety Consultant)

\*Central Fire Station, Monroe, MI

Distribution Warehouse Romulus, MI (Design Concept: 200,000sf+16,000 Admin)

Central Maintenance Facility upgrades, Walled Lake Schools, MI<sup>1</sup>

Fire Station #4, Troy, MI

Police & Fire Headquarters Study, Buffalo, NY (Public Safety Consultant)

City Hall public service area revisions, Clawson MI

Intercollegiate Soccer Stadium, University of Michigan<sup>1</sup>

Renovations for secure vestibules - 8 schools, South Redford School District, MI<sup>1</sup>

Renovations for secure vestibules - 2 schools, Walled Lake Cons. Schools, MI<sup>1</sup>

Commercial building conversion to lofts, Detroit, MI<sup>1</sup>

Fordson High School Addition, Dearborn, MI (Governor's Award for  
Historic Preservation)<sup>1</sup>

Senior Assessor, Ohio School Facilities Commission: school building condition  
assessments for 3 Ohio School Districts.<sup>1</sup>

Saginaw School District: school building condition assessments for entire district<sup>1</sup>

Rehab and additions to 3 elementary schools, L'Anse Creuse Public Schools, MI<sup>1</sup>

New Green Elementary School, L'Anse Creuse Public Schools, MI<sup>1</sup>

New South River Elementary School, L'Anse Creuse Public Schools, MI<sup>1</sup>

Science lab & auditorium addition to Senior High School, Fowlerville Community Schools, MI<sup>1</sup>

Convert existing High School to Junior High for three districts: Fowlerville

Community Schools, Holt Public Schools and Saline Area Schools<sup>1</sup>

Conversion of college dorm to faculty offices, University of Detroit<sup>1</sup>

#### **LEED Project Administrator Experience:**

American Axle World Headquarters, Detroit, MI: LEED EB O+M Certified<sup>1</sup>

Henniges Manufacturing, Auburn Hills, MI: LEED BD+C Silver<sup>1</sup>

Facility Solutions, Clinton Twp., MI LEED CI Silver<sup>1</sup>

<sup>1</sup>Denotes experience while with another firm.

# Teffera Kowalske AIA, CDT, LEED Green Assoc., NCARB

## Project Architect / Project Manager



Teffera has been with Redstone Architects for over 8 years and is involved in design, code analysis, interior architecture, specifications and leading the architectural development of public service projects from Programming through the Construction Administration Phase.

Experience from previous management positions makes Teffera ideal for managing projects which includes coordinating with all disciplines, meeting job schedules, and project budgets.

Her background in professional photography has given her an eye for detail.

Teffera is passionate about architecture and dedicated to providing the public safety community with functional and secure facilities from which to serve their communities.

### **Education**

Bachelor of Architecture  
Lawrence Technological University

Masters of Architecture  
Lawrence Technological University

### **Professional Registration**

State of Michigan Registered Architect  
NCARB Certificate Holder

### **Professional Credentials**

LEED Green Associate  
Construction Documents  
Technologist (CDT)

### **Professional Affiliations**

American Institute of Architects (AIA)  
Construction Specifications  
Institute (CSI)

### **Relevant Public Safety Project Experience (\*Current Project: 2022)**

#### **FIRE**

\*Comstock Fire Department Study, Galesburg, MI  
Fire Station Renovation/Consolidation Study, Port Huron, MI  
Fire Station Study, Cascade Township, MI (Public Safety Consultant)  
Fire Station, Warr Acres, OK (Public Safety Consultant)  
Fire Station, Upper Providence Twp, PA (Public Safety Consultant)  
Fire Station, Cedar Springs, MI (Public Safety Consultant)  
Central Fire Station, Monroe, MI  
Fire Station #4 Replacement, Troy, MI  
Fire Station Study, Long Lake, MI  
Fire Station Study, Battle Creek, MI

#### **POLICE / COURT**

\*Police Station, Monroe, MI  
Police Station and DPW Study, Orchard Lake Village, MI  
\*Police Station, Sauk Prairie, WI (Public Safety Consultant)  
Police Station, Warr Acres, OK (Public Safety Consultant)  
Sheriff Department Study, Livingston County, MI  
Justice Center, Lincoln Park, MI  
Police Station, Warrington, PA (Public Safety Consultant)  
\*Police Headquarters, Ponca City, OK (Public Safety Consultant)  
Police Headquarters, Vineland, NJ (Public Safety Consultant)  
Police Headquarters, Battle Creek, MI  
Police Study, New Garden Township, PA (Public Safety Consultant)  
Marshall Regional Law Enforcement Center, Marshall, MI  
Police Station Renovation, Livonia, MI

#### **PUBLIC SAFETY**

\*Public Safety Study, Quincy, MI  
\*Public Safety Building Study, Parsons, KS (Public Safety Consultant)  
White Lake Township, MI Police and Fire Study

#### **EXPERIENCE**

Fire, Township Hall, DPW Study, Grand Blanc, MI  
\*Pontiac Housing Commission Carriage Place MSHDA/HUD Renovation  
\*Pontiac Housing Commission Headquarters Renovation  
Pontiac Housing Commission Woodland Heights Renovations, Pontiac, MI  
POTW Complex Study, (2017) Delhi Township, Holt, MI



Redstone Architects Inc.

## **SECTION 4**

### **REFERENCES**



## REDSTONE PUBLIC SAFETY REFERENCES

**Battle Creek, MI** – New Police Headquarters Building (2015-2018)

***Jim Blocker, Chief of Police***

T: (269) 781-0911

jablocker@battlecreekmi.gov

**Monroe, MI** – Central Fire Station Design (2006); Public Safety Department Needs Assessment & Planning (2013-2015); Fire Station #1 Replacement (2016-2019); Police Headquarters (2021)

***Vince Pastue, City Manager***

T: (734) 384-9144

vincent.pastue@monroemi.gov

**White Lake Township, MI** – Public Safety Building (2020-2021)

***Dan Keller, Chief of Police***

T: (248) 698-4400

dkeller@whitelakepolice.com

**Cape Girardeau, MO** – Police Department and Municipal Court (2016-2018)\*

***Wes Blair, Chief of Police***

T: (573) 339-6735

wblair@cityofcapegirardeau.org

\*With Chiodini Architects, Brentwood, MO

**Lansing, MI** – 54-A District Court Study (2010-2012, 2018)

***Anethia O. Brewer, Court Administrator***

T: (517) 483-4538

anethia.brewer@lansingmi.gov

**Lincoln Park, MI** – Police Department and 25th District Court (2018-2020)

***Greg Clifton, Chief Judge, 25th District Court***

T: (313) 382-8603

**Jacksonville, NC** – Center for Public Safety (Police & Fire Departments)(2010-2014)\*

***Mike Yaniero, Chief of Police***

T: (910) 938-6403

myaniero@ci.jacksonville.nc.us

\*With Gantt Huberman Architects (now Bergmann Associates), Charlotte, NC

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**Upper Providence Township, PA – New Central Emergency Services Facility (2019-2021)\***

***Dan Kerrigan, Chief of Fire and Emergency Services***

T: (610) 933-9179

dkerrigan@uprov-montco.org

\*With GKO Architects, Ambler, PA

Michael O'Rourke, AIA, Principal

T: (215) 646-2003

mike@gkoarchitects.com

**Warrington, PA Police Department – Warrington, PA. New Police Facility (2018-2021)\***

***Daniel Friel, Chief of Police***

T: (215) 343-3311

dfriel@warringtonpd.org

\*With GKO Architects, Ambler, PA

**Ponca City, OK Police Department – Ponca City, OK. New Police Facility (2019-2021)\***

***Don Bohon, Chief of Police***

T: (580) 767-0375

bohondh@poncacityok.gov

\*With ADG Architects, Oklahoma City, OK

Scott Dedmon, AIA, Principal

T: (405) 232-5700

sdedmon@adgokc.com



**CITY OF BATTLE CREEK**  
**POLICE DEPARTMENT – OFFICE OF THE CHIEF**

September 23, 2019

To Whom It May Concern,

In the fall of 2015, I first met with Dan Redstone to discuss the possibility of a new Police Headquarters building. Dan and his team were very patient and helpful as the city explored several options: one to renovate an existing medical office building off site and a new build on a smaller site within the municipal campus.

Dan and his team diligently worked through the details of both potential plans for just over a year, giving our planning team the time and ability to put in front of our city leaders the best option of the two. The result was the decision to remain on the municipal campus and conduct a new build.

Dan was given the task to design a police facility that appeared open and transparent while balancing the requirement of security. Redstone Architects spent weeks on site developing a hands on working awareness of our current work flow and process, as well as many meetings with the city planning team on what we wanted to change into the future. The net results of this work is a beautiful facility that exceeded our expectations and one the city is very proud of. We get compliments weekly on the beauty of its design and openness.

Sincerely,

Jim Blocker,  
Chief of Police



July 11, 2009

**CITY COUNCIL**

**Mayor**  
David B. Landry

**Mayor Pro Tem**  
Bob Gall

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

**City Manager**  
Clay J. Pearson

**Chief of Police**  
David E. Molloy

**Deputy Chief of Police**  
Thomas C. Lindberg

**To Whom It May Concern:**

I have had the privilege and honor of knowing Mr. Dan Redstone for more than five years and can easily say he is one of the most competent and professional individuals I have conducted business with. In early 2007, my organization was fortunate enough to secure Dan's expertise and the services of his team at Redstone Architect's to perform the Architectural Design and Engineering Services for a new Firearms Training Center. In the fall of that year construction began and in January 2008 a new, state-of-the-art Firearms Training Center was opened and dedicated.

Throughout the entire bid, award, and construction process, Dan and his team of professionals provided competent, honest and open counsel to our Project Manager to make this initiative a success. In fact, the entire \$1.75 million dollar project was only \$700 over budget and that was due to additional add-on items and change orders requested by MY organization.

In my capacity as Chief Executive, I have the opportunity to work with hundreds of vendors and service oriented businesses. The professional services of Dan Redstone and his team are the finest you will find and are truly second to none! I will continue to recommend Dan and his firm to potential clients and can objectively provide offer him the highest of praises for his efforts.

If you have any questions in this regard please don't hesitate to contact me.

Very truly yours,

**David E. Molloy**  
**Chief of Police**

Novi Police Department  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org



# City of Marshall Police Department

323 West Michigan Avenue - Marshall, MI 49068-1578 - Phone (269) 781-2596- FAX (269) 781-6414



September 27, 2019

## Letter of Recommendation

I take great pride writing this letter of recommendation for Redstone Architects, especially for Dan Redstone. I have had the opportunity to know Mr. Redstone professionally for the past 5 years. Mr. Redstone was the lead architect on the Marshall Regional Law Enforcement (MRLEC) building in Marshall, MI. Redstone Architects was not only the architect for the building but also handled all the soft costs and leasing space calculations.

The MRLEC building is a unique and one of a kind concept to begin with. The building is occupied by the Marshall Police Department, Michigan State Police and the Calhoun County Sheriff's Office. Working with Redstone Architects and their staff we challenged them to provide a building where all three agencies are sharing space and not just occupying the same building.

Under the direction of Mr. Redstone, we developed a building designed to have personnel from all three agencies utilizing the same space. The Detective Bureau actually has all three agency detectives occupying the same area. This allows the sharing of information in real time while increasing productivity. The relationships that are established in this bureau have fostered into a cohesive group and not a territorial adversary.

The building is designed where patrol operates out of one area, investigations are in another area, and specialized services such as forensics, evidence storage and arrest processing are all in certain areas of the building. Redstone Architects took the time to listen to all three police department administrators concerns, wants and needs. He took that concept and developed not just a building that rivals none other, but also an operational plan where each agency can share resources to reduce operational costs.

Through this process we developed areas where redundancies could be consolidated and personnel could be better utilized. The Calhoun County Sheriff's Office has the responsibility of handling all walk in traffic at the front desk. The Marshall Police Department has the responsibility of maintaining the building and janitorial services. The Michigan State Police handles all evidence submissions and evidence storage. This reduces the needs for each agency to supply their own personnel for each task.

What I can attest to is the responsiveness of Redstone Architects to deliver personal and professional services. There were many times when developing the operational plan and cost sharing services for this building where I was able to pick up the phone and talk directly to Mr. Redstone. He was very accommodating and would provide the needed information in a very timely matter. Many times, within minutes of the requests. It was evident while working with Redstone Architects that customer service and satisfaction is the main priority.



# City of Marshall Police Department

323 West Michigan Avenue - Marshall, MI 49068-1578 - Phone (269) 781-2596- FAX (269) 781-6414



Marshall Town Hall ca: 1817

Taking on a project such as the MRLEC building was no small feat. It was imperative that we found an architect that was capable, experienced and knowledgeable to provide such a detailed building design. Throughout the project Redstone Architects was involved in every construction meeting with the building contractor and subs. Redstone staff is also of the same high quality and standards as Mr. Redstone. They were with us through the selection process all the way down to the type of door handles to be placed on the doors. It was a daunting task to say the least, but working with Mr. Redstone and his staff never seemed to be that way.

If you are in need of a professional, seasoned and competent architect firm, you will not find any better than Redstone Architects. It is not just the ability to perform, what makes it stand out from the rest is their attention to detail and customer satisfaction.

If I can be of any further assistance, please feel free to contact me at your convenience.

Respectfully,

Director James M. Schwartz  
Marshall Police and Fire Departments  
323 W. Michigan Ave.  
Marshall, MI. 49068  
269-986-5813



NATIONAL  
HISTORIC  
LANDMARK  
DISTRICT

NATIONAL HISTORIC LANDMARK DISTRICT



City of Monroe Fire Department  
75 Scott St. Monroe MI 48161 T: 734-241-1626 F: 734-241-5347  
Fire Department Chief Rob Wight



January 9, 2019

To Whom It May Concern;

The City of Monroe engaged Redstone Architects under the leadership of Dan Redstone in 2005 for the purpose of a needs assessment to replace an aging facility, our main fire station located at 75 Scott Street. With a very comprehensive and extensive evaluation of the Fire department needs it was determined that a complete replacement would be the best option for the city of Monroe. Redstone Architects were then hired by the City of Monroe for the design and construction phase of the new Monroe fire station number 1 using our RFP process. Dan and his Staff presented several ideas and options to help direct us in needs based capacity. Throughout the whole process Dan, helped keep us focused and determined to conclude this project. In October of 2018, we were able to break ground on Monroe Fire Station # 1 with a September 2019 completion date.

As a new Fire Chief, Dan and his staff have given expert guidance and leadership in this process, which at times could be overwhelming. He and his staff have brought innovation and value added features to our station and I am very excited for what our future holds.

It has been my honor and privilege to work with Dan and his staff over the past few years and I would highly recommend his firm for any projects he may be under consideration.

**Robert Wight**

Fire Chief at the City of Monroe Fire Department

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*"The mission of the Monroe Fire Department is to protect life and property while minimizing suffering and damage due to fire, medical and environmental emergencies. We are dedicated to protecting the lives and property of the citizens of the City of Monroe through public education, code enforcement and incident management."*