

# Technical Proposal (Architect/Engineer)

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## ADJ-230016

CJAG Building 813 Renovations (Conversion to a Readiness Center)

April 21, 2023

REV 1 April 27, 2023

**REV 2 - May 2, 2023**

### 1. PROJECT DESCRIPTION AND UNDERSTANDING

#### Description

Camp James A. Garfield is a Joint Military Training Center facility operated by the Ohio Army National Guard (OHARNG) comprised of 21,683 acres located north of SR 5 east of Ravenna, northwest of Newton Falls and south of Windham, Ohio. The project consists of the Remodel and Repurpose of the existing building 813 currently used for Training and convert to a Readiness Center. Building 813 is a 49,124 sf Building built in 1941 located on Camp James A Garfield Joint Military Training Center (CJAGJMTTC). An upgrade to Building 813 was performed in 2009.

The project scope is expected to consist of an alteration/conversion of 31,083 sf of an existing 49,124 sf building, restoration of exterior masonry and the necessary mechanical, electrical and plumbing upgrades to comply with the governing UFC code requirements. The exterior improvements are expected to consist of ingress lighting and sidewalks, site utilities, minor grading, and restoration of the existing exterior structures.

#### Program

A preliminary Program of Requirements ("POR") has been prepared by the owner based on the approved 1390/1391. The A/E shall further develop this POR including possible space allocation revisions as an Additional Service. The development of the POR will include a comprehensive survey/field investigation of the existing building and comply with the 1390/1391. The project scope will be evaluated, prioritized, and defined to align with the project budget. Evaluation of the project construction schedule will also be a part of the POR stage.

Our Design team shall consider the security needs of the owner for capital improvement projects listed in the *Ohio Register*. Building security considerations are included in our scope of work for design services. These security considerations shall be part of fulfilling the Program of Requirements for the project.

### 2. A/E's SCOPE OF WORK

#### Description of Tasks

Program Verification, Schematic Design, Design Development, Construction Document Preparation, Bid and Award Support, Conformed Documents, Construction Administration, Commissioning, Post-Construction, and Additional Services of all types.

Tasks are further described in:

- 1.6 of the Adjutant General's Department Design and Construction Standards
- Article 2 of Exhibit B Consultant Scope of Services.

#### Description of deliverables provided at each project phase

Refer to attached Exhibit #1 – Preliminary Schedule

Additional Services: Refer to Attached Fee Sheet Exhibit # 2

Domokur Architects will comply with 00 72 13 General Conditions

#### OHPO

Domokur Architects will follow requirements of The Ohio Historical Preservation Society (OHPO), the ADJ Environmental Standards, Anti-Terrorism Force Protection Standards, and Health and Safety as applicable.

#### CLARIFICATIONS

- a. Our Team will design to UFC Army Sustainable Design and Development Policy / UFC 1-200-02. Design to LEEDv4 Silver. NOTE: LEED Certification will not be pursued.

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- b. Under "Regulatory Report" of the 10% Design IDAMP, Historic Properties includes the following specific to this project:
- Protection of Historic Properties: "No Adverse Effect"
  - Detailed Statement of Review Findings: The SHPO concurred with a "No Adverse Effect" determination at that time. The facility is also covered under a WWII era MOA. Given this information, the OHARNG expects a "No Adverse Effect" finding for the proposed renovations. Consultation will begin upon receipt of a 10% renovation design (Sep 2021).
  - SHPO concurred with a "No Adverse Effect" determination at that time.
  - State Historic Preservation Officer (SHPO) Concurrence: N/A
  - State Historic Preservation Officer (SHPO) Non-Concurrence: N/A
  - Request to Advisory Council on Historic Preservation (ACHP): N/A
  - Memorandum of Agreement: N/A

### EXCLUSIONS (these services are available as an Additional Service)

- a. Environmental site assessment
- b. Design for ATFP – UFC 4-010-01: It is understood that a risk and threat analysis is being conducted.
- c. Storm Shelter design
- d. Building Commissioning
- e. FF&E Procurement
- f. Site Survey

3. **A/E's PROPOSED SCHEDULE:** Refer to attached Exhibit #1 -Preliminary Schedule

4. **A/E's FEE PROPOSAL:** Refer to Attached Exhibit #2

5. **REIMBURSABLE EXPENSES:** Refer to Exhibit #2

### 6. **DESIGN TEAM MAKEUP**

#### Key Domokur Architect personnel for this project

<b>Name</b>	<b>Title</b>	<b>License Number</b>
Michael Tabeling	Senior Management Lead	8507998
Aaron Thompson	Project Management Lead	9912400
Emily Baker	Project Design Lead – Interior Design	2017/NCIDQ
Matt Ebersole	Technical Staff Lead	0012723
Clayton Johnson	Construction Administrator	

#### Consultants for this project

##### **MEP, FP**

Advanced Engineering Consultants  
6500 Rockside Rd  
Suite 210  
Cleveland, OH 44313

Ross Stoffer, Lead Mechanical Engineer  
Kevin McCaughey, Lead Electrical Engineering  
Jack Lee, Lead Fire Protection Engineer  
Colin Todd, Lead Plumbing Engineer  
Matthew S. Furjanic, Senior Structural Engineer

##### **Civil, Structural**

Osborn Engineering  
1100 Superior Avenue  
Suite 300  
Cleveland, OH 44114

Jon-Michael C. Lemon, Lead Civil Engineer  
Julie Panichi, Lead Structural Engineer

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### Landscape Architecture:

Knight & Stolar, Inc.  
3029 Prospect Avenue E.  
Cleveland, OH 44115

Kathy Jankowski, Landscape Architect

### Edge Commitment: *EDGE Consultants*

- Advanced Engineering Consultants
- *Knight & Stolar, Inc.*

**Total EDGE Consultant Participation Percentage: 15%**

### Hourly Rates

#### Domokur Architects

Principals.....	185.00
Registered architects/landscape architects .....	165.00
Construction administrators.....	145.00
Professional interior designers .....	130.00
Technical staff .....	120.00
Word processing and accounting .....	90.00

#### Advanced Engineering Consultants

Principal/Engineer .....	\$203
Senior Project Manager.....	\$183
Senior Project & Fire Protection Engineer.....	\$178
Project & Fire Protection Engineer.....	\$150
RCDD.....	\$158
Senior Project Designer.....	\$148

#### Osborn Engineering

Principal .....	\$257.00 per hour
Director .....	\$242.00 per hour
Discipline Manager/Lead .....	\$228.00 per hour
Senior Project Manager .....	\$213.00 per hour
Project Manager .....	\$169.00 per hour
Engineer 2, Designer 2 .....	\$107.00 per hour
CO-OP, Admin 1 .....	\$ 87.00 per hour

#### Knight & Stolar, Inc.

Principal .....	\$125.00 / hr.
Landscape Architect.....	\$100.00 / hr.
Secretarial.....	\$60.00 / hr.

**REQUIRED DOCUMENTS :** Refer to list of attachments

### ADDITIONAL INFORMATION

**Provide the following employee information for your firm:**

	<b>Nationwide</b>	<b>Ohio</b>
<b>Total Number of Employees</b>	14	12
<b>Percentage of Women</b>	50%	53%
<b>Percentage of Minorities</b>	0%	0%

During the construction period, provide not less than 8 hours (excluding travel time) on-site construction administration services each week.

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**What percent of your work will be completed by consultants? 42.0%**

*If over 50% – provide the following employee information for each subcontractor*

Subcontractor	Nationwide # of Employees	Nationwide % of Women	Nationwide % of Minorities	Ohio # of Employees	Ohio % of Women	Ohio % of Minorities
N.A.						

**Total Estimated Construction Cost: \$5,526,000.00**

**Provide the following information regarding your fees for the services performed:**

Fee Analysis	Contract Amount	Percent of Total Construction Cost
Professional Design Services	\$ 506,675.00	9.17%
Soil Test	\$ 0.00	0.00%
Other – Additional services & Reimbursable Expenses	\$ 10,000.00	0.93%

### ATTACHMENTS

- Executed Letter of receipt of ADJ Design and Construction Standards
- Exhibit #1 - Preliminary Schedule
- Exhibit # 2 - Fee Sheet
- Form F110-06 (Equal Employment Opportunity Requirements)
- Form F110-12 (EDGE Participation/Statement of Intent Forms) – TOTAL of 2 Forms
- BWC Certificate
- Certificate of Authorization to Practice Architecture
- Certificate of Insurance
- Executive Order 2022-02D Provisions Banning Procurement
- Exhibit B – Scope of Architect/Engineer Agreement (General Contracting)

CJAG Building 813 Renovations  
**Domokur Architects**



Michael Domokur, Owner  
Date: 5/2/23