

Miami County Job and Family Services Renovation

October 23, 2024



Why Levin Porter Team?

LOCAL – LONG TERM ACCOUNTABILITY

60 years in Miami County
Past Performance

WORKING WITH YOU

Listening – Engaging - Collaborating
Guidance in Best Practices

SOLUTIONS

Modern Office
Specific Solutions that Reflect Values



Topics

01 Design Team Overview

02 Working Together

Preliminary Planning

Approval and Funding

Execution

03 Q + A

01

Design Team Overview

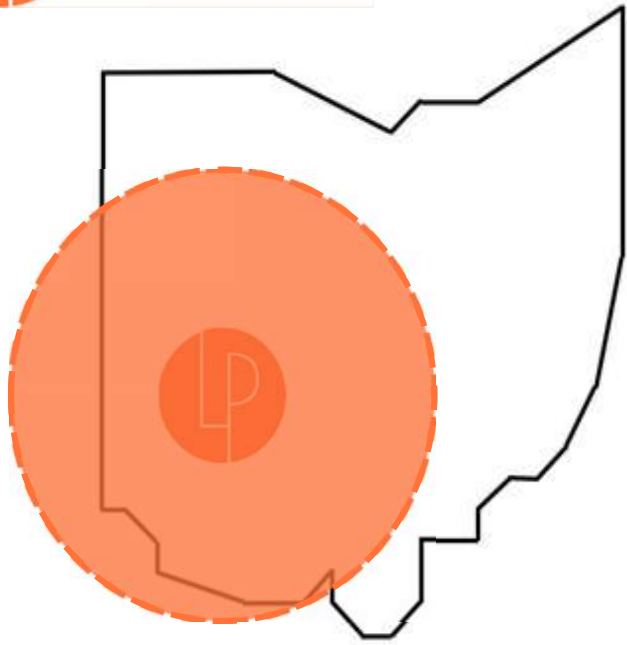




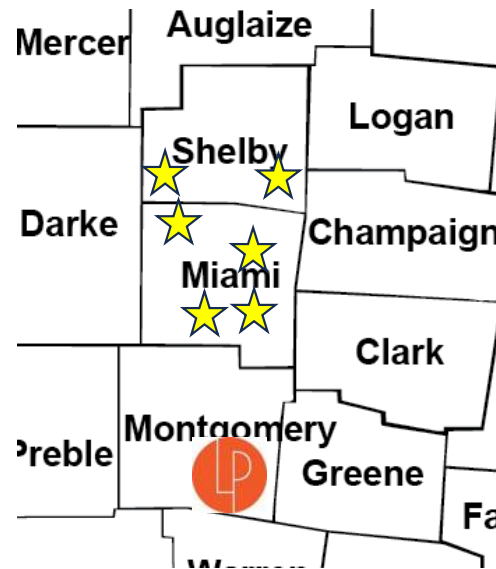
Office Information

- Founded 1960
- Staff of 12-14 Employees
- Architecture – Interior Design – Planning
- **12** Projects for Miami County
- Current Major Projects at Neighboring Counties
 - Auglaize County
 - Montgomery County
 - Hamilton County

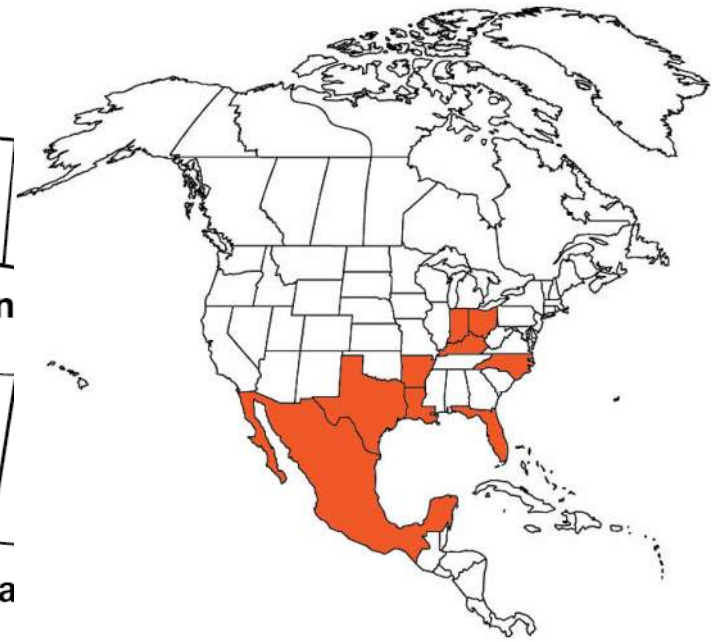
Areas Served



+/- 150 miles



Miami County



International



Markets Served



\$60M



\$100M



\$25M



\$30M

Design Team | Current County And Public Experience

Auglaize County

Jail Renovation and Expansion

City of Centerville

Stubbs Park Renovations

City of Hamilton

Justice Center

City of Miamisburg

Pipestone Golf Clubhouse

Police Renovation

Montgomery County, Ohio

Montgomery County – Administration Building – 7th Floor Offices

Montgomery County Jail Space Analysis & Study

Montgomery County Jail – Addition & Renovation

Montgomery County Jail – Miscellaneous Renovations

Montgomery County Jail – Stepdown Unit Needs Assessment

Miami County, Ohio

Miami County Jail Study

Washington Township

Maintenance Facility

Sherriff Office Renovations

Administration Building Renovations



Design Team | Levin Porter Architects



**Mark
Wiseman**
*Principal In
Charge*
33 yrs.



**Matt
Franklin**
*Project
Design Lead*
23 yrs.
**DAY TO
DAY
CONTACT**



**Robb
Brown**
*Project
Architect*
20 yrs.



**Jeff
Zelinski**
*MEP
Engineer*
32 yrs.

Design Team Approach

*Senior Leaders
Experience*

Team Experience

*8 Architects – Average 25
years of Experience*

02

Working Together



Working Together | Three Phase Collaborative Process

1

Preliminary Planning Phase
2 – 3 Months

- Existing Facility Evaluations/Assessments
- Design Charrette
- Stakeholder Meetings
- Identify Priorities
- Explore Concepts
- Energy Analysis and Strategy
- Identify Phasing
- Prepare for Trustee Presentation

2

Approval and Funding

- County Commissioner Review
- Presentations as Needed
- Approval of Concept and Funds

3

Execution Phase
Construction Docs 6 Months
Construction 8-16 Months

- Finalize Design
- Complete Permit Documents
- Bid Project
- Phased Construction While Maintaining Operations

Working Together | Three Phase Collaborative Process

1

Preliminary Planning Phase 2 – 3 Months

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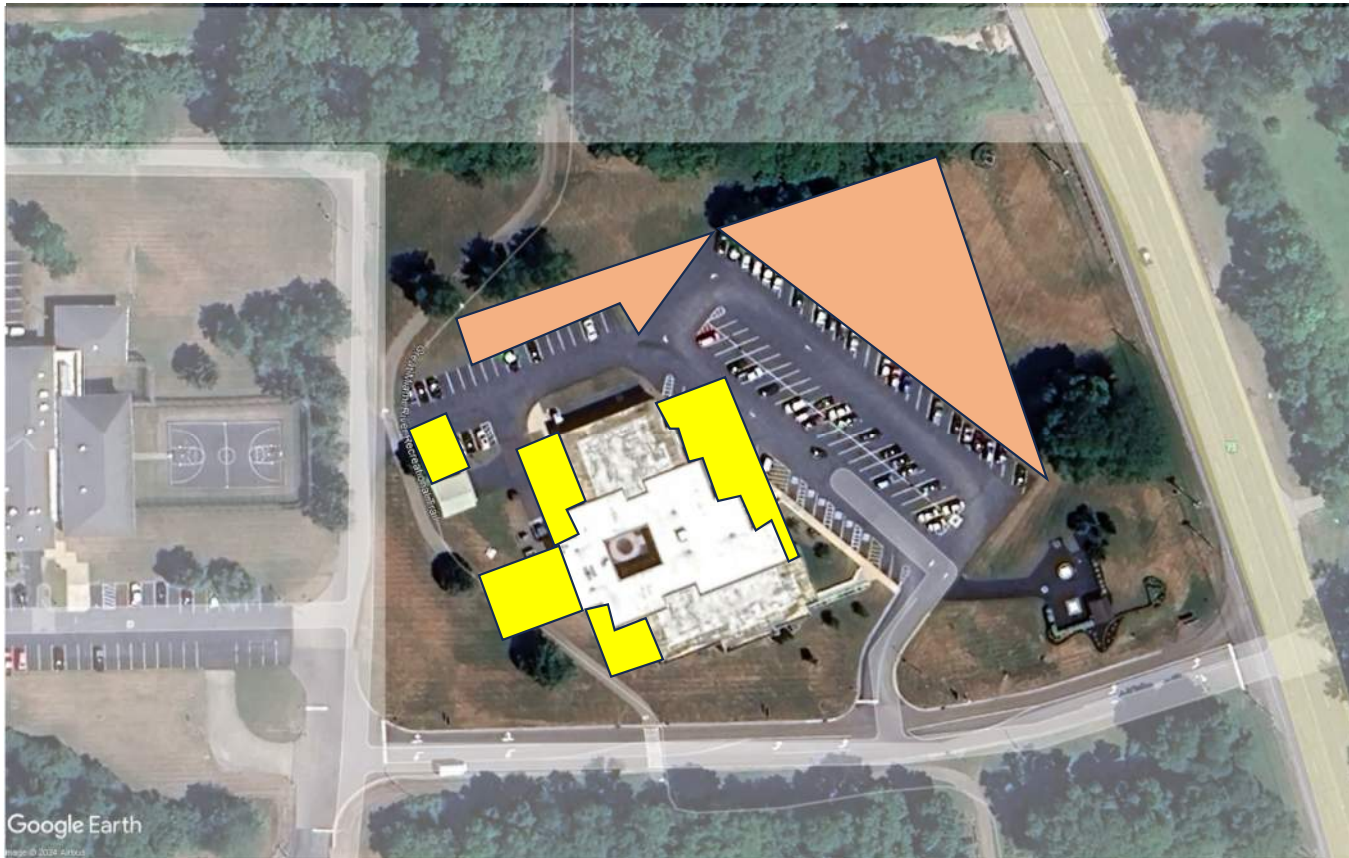
Execution Phase 18 - 24 Months

- Finalize Design
- Complete Permit Documents
- Bid Project
- Phased Construction While Maintaining Operations

Working Together | Collaborative Process

1

Preliminary Planning Phase
2 – 3 Months

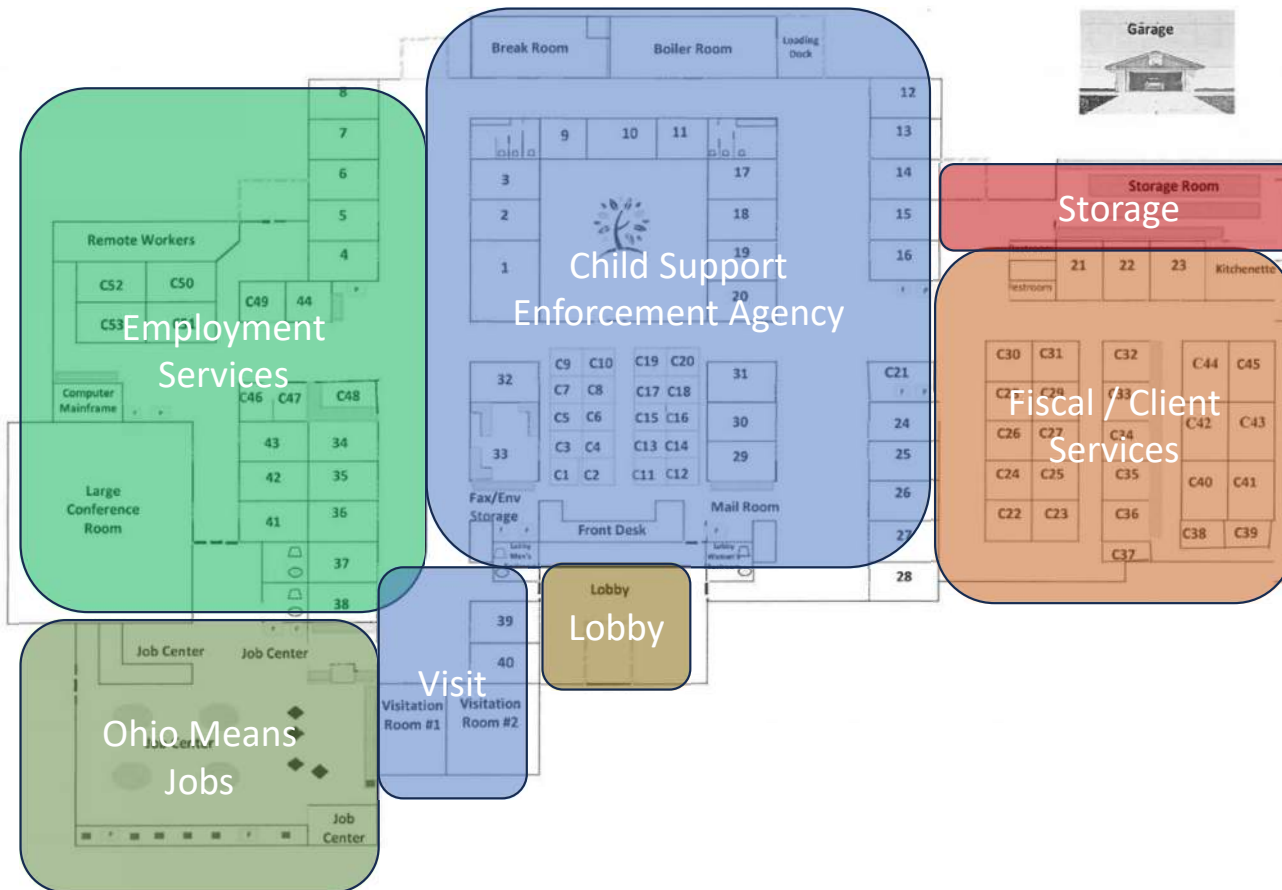


- EXPANSION OPPORTUNITIES
 - Building Expansion
 - Program
 - Storage
 - Bike Path
 - Parking Expansion
 - Limited by Site Boundaries

Working Together | Collaborative Process

1

Preliminary Planning Phase
2 – 3 Months



- New Programming Challenges
 - Security / Entry Sequence
 - Public
 - Semi
 - Private
 - New Seats/Logical Expansion
 - Visitation Rooms and Style
 - Employee Amenities
 - Storage
 - Records
 - Backpacks, supplies

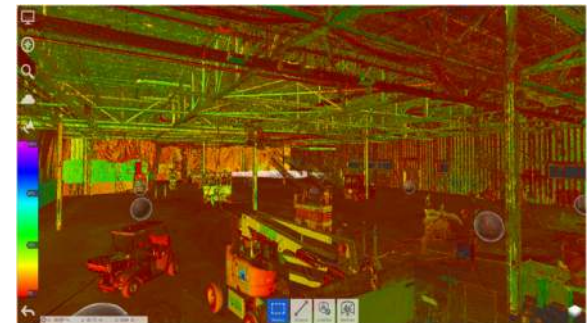
Working Together | Collaborative Process

1

3d Scan Existing Building



Preliminary Planning Phase
2 – 3 Months

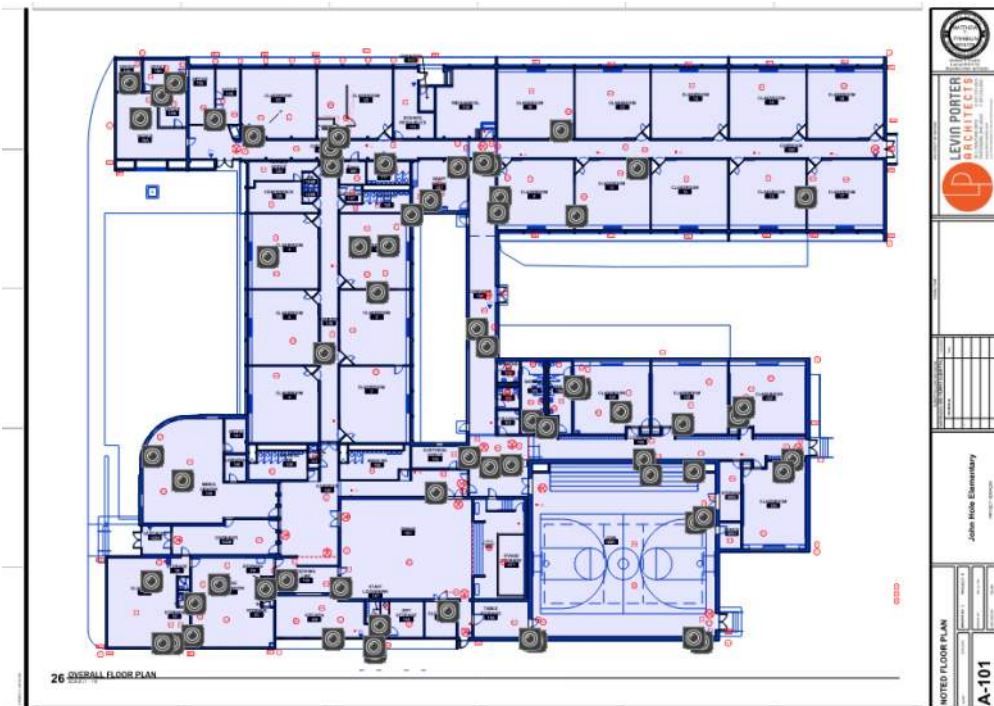


Working Together | Collaborative Process

1

Existing Facility Evaluations/Assessments

Preliminary Planning Phase
2 – 3 Months



Cleaning (1)



Subject: Cleaning
Page Label: A-121 - overall site
Author: stephen
Date: 4/27/2021 2:15:40 PM
Status:
Color: ■
Layer:
Space:

Clean Dirt / glue or smudge on wall



Door (1)

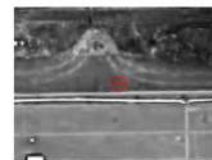


Subject: Door
Page Label: A-121 - overall site
Author: stephen
Date: 4/27/2021 2:07:52 PM
Status:
Color: ■
Layer:
Space:

Door damaged



Finishing (1)



Subject: Finishing
Page Label: A-121 - overall site
Author: stephen
Date: 4/27/2021 2:09:17 PM
Status:
Color: ■
Layer:
Space:

sealant drying and cracking

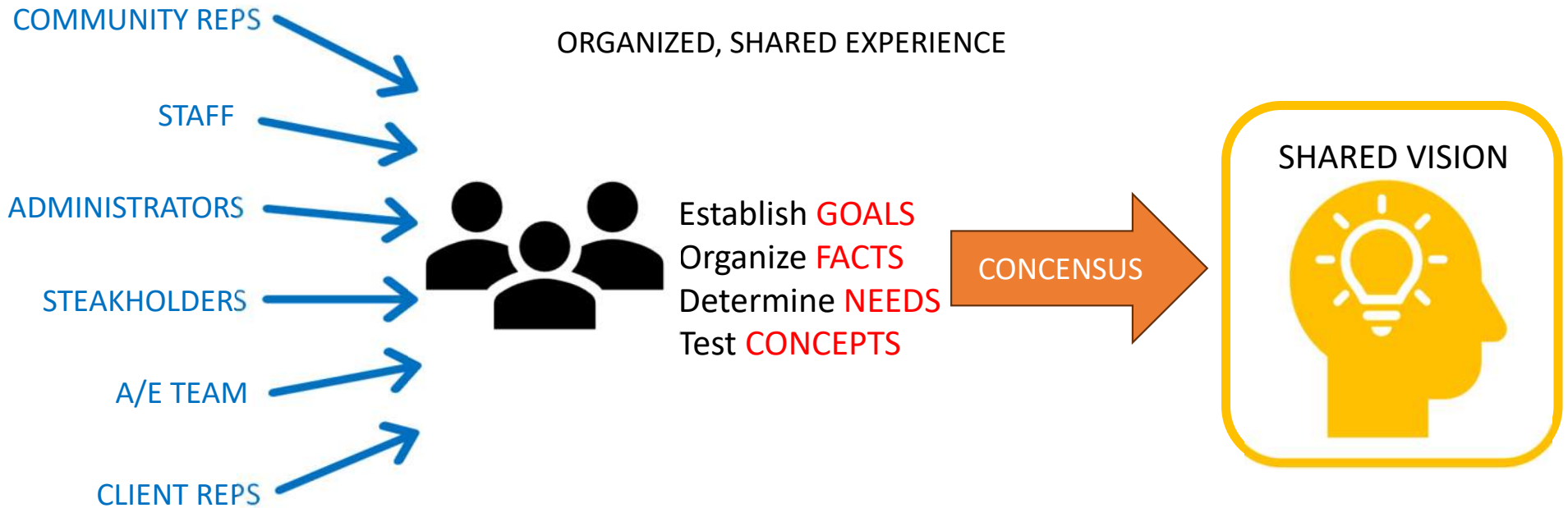


Working Together | Collaborative Process

1

Design Charrette

Preliminary Planning Phase
2 – 3 Months



Working Together | Collaborative Process

1

Design Charrette

ORGANIZED, SHARED EXPERIENCE

- Collective understanding of Project Why's

Preliminary Planning Phase
2 – 3 Months



Working Together | Collaborative Process

1

Stakeholder Meetings – Design Values

Preliminary Planning Phase
2 – 3 Months

DAYTON PHOENIX GROUP

CONTEMPORARY DESIGN CONCEPTS



DAYTON PHOENIX GROUP

INDUSTRIAL DESIGN CONCEPTS



Working Together | Collaborative Process

1

Preliminary Planning Phase
2 – 3 Months

Office Design Trends

- Modes of Work Approach
- Hybrid Workstations
- Health and Safety Measures
- Well Being
- Technology
- Collaboration
- Employee Centric
- Flexibility and Adaptability
- Sustainability

Design Strategy - Workplace

“Modes of Work”

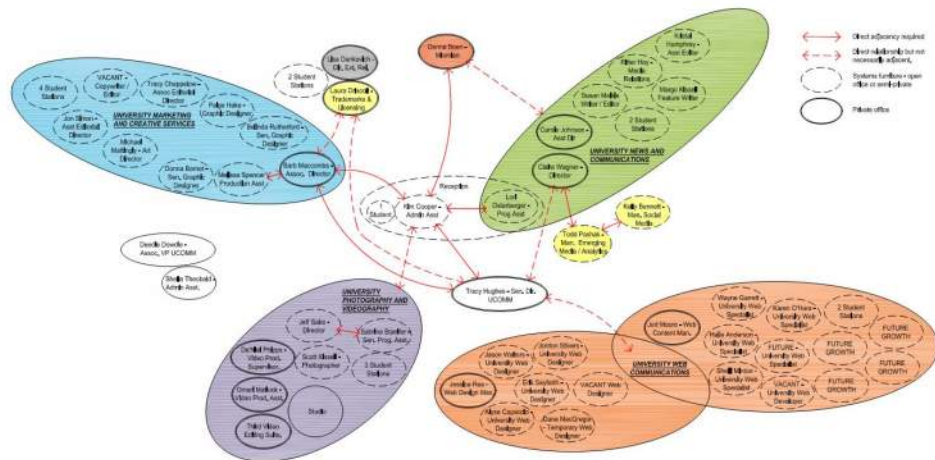


Working Together | Collaborative Process

1

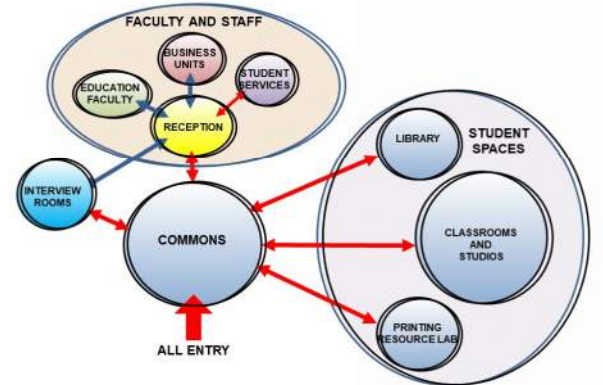
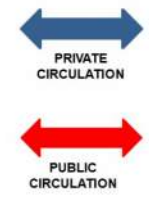
Stakeholder Meetings

Preliminary Planning Phase
2 – 3 Months



SCHOOL OF ADVERTISING ART

CIRCULATION AND ADJACENCIES



Working Together | Collaborative Process



Energy Analysis

Preliminary Planning Phase
2 – 3 Months

DUKE ENERGY | duke-energy.com | 800.774.1202 | Account number 9101 1801 6381 | Page 3 of 3

Your usage snapshot - Continued

Meter Number	Usage Type	Billing Period
108198145	Actual	Dec 23 - Jan 25

Usage Values: Billed kWh: 0.000 kWh

Meter Number	Usage Type	Billing Period
108198145	Actual	Dec 23 - Jan 25

Usage Values: Measured kWh: 8,670.160 kWh; Billed kWh: 8,670.160 kWh; Billed On Peak kWh: 1,715.120 kWh; Billed Off Peak kWh: 6,955.040 kWh

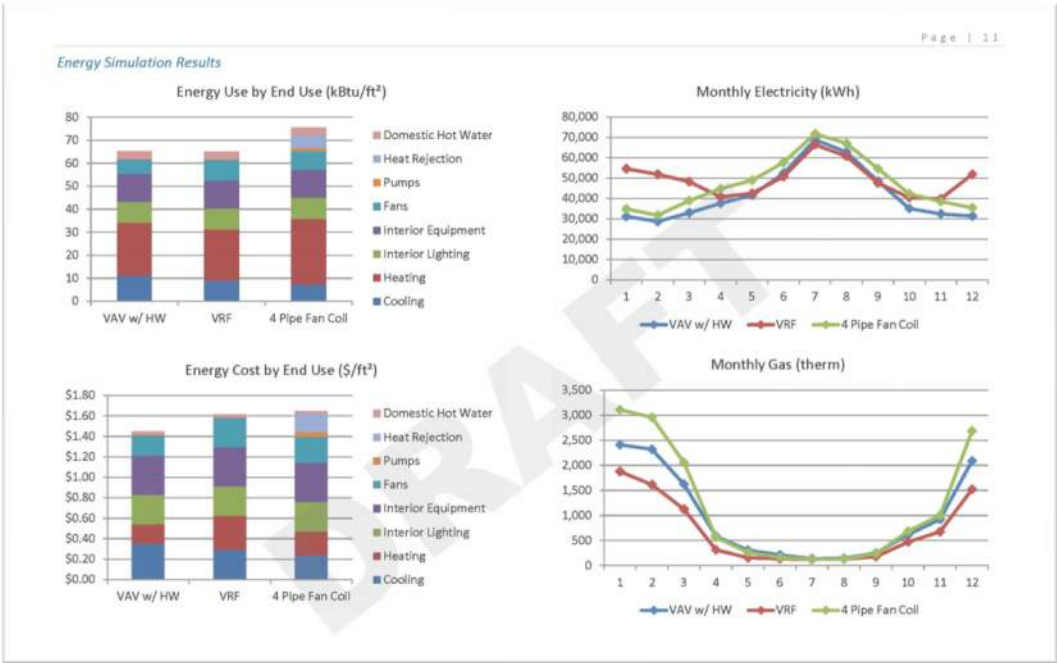
Billing details - Electric

Billing Period - Dec 23 23 to Jan 25 24
Meter - 108198145
Duke Energy Delivery

Distribution-Customer Charge	\$23.00
Distribution-Energy Charge	189.98
Delivery Riders	108.05
Generation Riders	1.53
Total Current Charges	\$322.56

Billing details - Electric Supplier

AEP Energy INC
Dec 23 23 - Jan 25 24
TOTAL SUPPLIER CHARGES 8,670 KWH X \$0.05921 \$513.35
Total Electric Supplier \$513.35



Working Together | Collaborative Process

1

Sustainable Goals

Preliminary Planning Phase
2 – 3 Months

- Use LEED As a Guideline Tool
- Smart, Efficient Decisions
- Usable Systems
- Leverage Existing
- Prioritize



Working Together | Collaborative Process

1

Systems Design Approach

Preliminary Planning Phase
2 – 3 Months

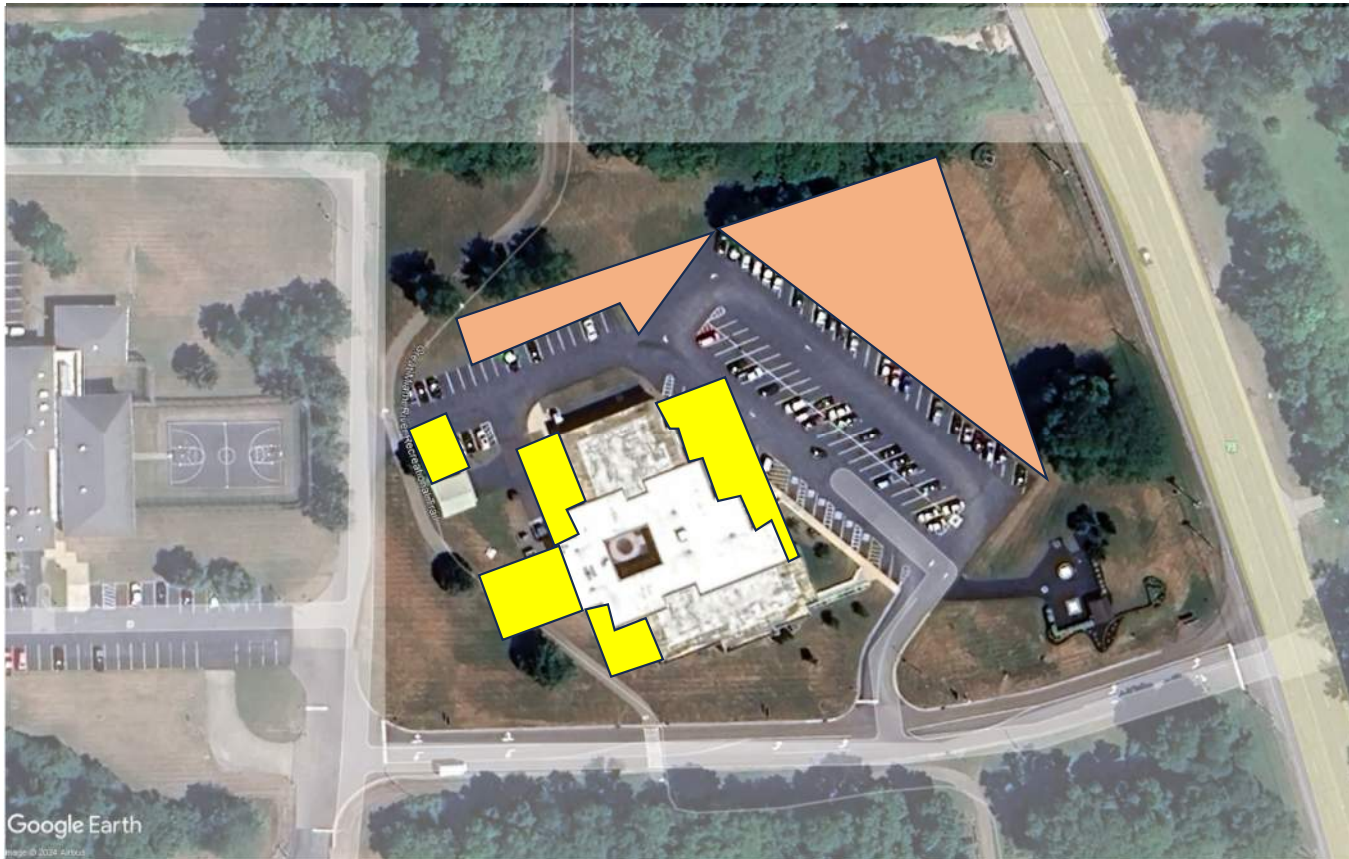
- Assessment Findings
- Relocate Ground Mounted Units?
- Boilers / Pumps Newer
- Controls issues to fix air between additions
- Commissioning
- Phasing of the MEP systems



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1

Preliminary Planning Phase
2 – 3 Months



PHASING

- Addition as swing space?
- MEP Services Zoning?
- Move OMJ to Trailer?
- Visitation in Trailer?
- Growth of 30 spaces = swing opportunity

Working Together | Planning Graphics

1

ROESCH CENTER FOR ONLINE LEARNING

Concept 2

Preliminary Planning Phase
2 – 3 Months

PROGRAM:

- Individual Spaces**
 - ★ 10 Private Offices (potential for duo/trio)
 - ★ Welcome Desk (Student staffed)
 - ★ Open Office (student staffed)
- Meeting Spaces (internal)**
 - ★ 1 Small Private Meeting Room
 - ★ Private Huddle for Daily Standup Meeting
- Digital Teaching Innovation Studio (internal)**
 - ★ 1 Classroom for Live / Remote teaching
 - ★ Flexibility for Meetings (10-15 people)
 - ★ Recording Faculty Videos
- Secure Storage (internal)**
 - ★ Casework vs Room
- Community Spaces (public)**
 - Huddle / Jump Stations
 - ★ Small Meeting Rooms
 - ★ Break Space



GOALS

- ★ Approachable by Faculty
- Optimal Flexibility
- ★ Team Collaboration (Internally – primarily)
- ★ Bringing Life toward the Hallway / Rotunda → “Walking by and Seeing Work”
- ★ Space enables the current working environment (technology focused)

FACTS

- ★ Follow UD Design Standards, ADA, Building Code, etc.
- ★ 4,000 gross SF total project area
- ★ 10 Full-Time Employees Workspaces (future 12-15)
- ★ Sensible Design for potential other departments to occupy in future

NEEDS

- ★ Enclosed and Open Office workspace
- ★ Meeting Rooms
- Community / Collaboration Spaces
- ★ Space for Digital Teaching Innovation Studio
- ★ Variability in Furniture and Levels of Transparency

Working Together | Planning Graphics

1

Preliminary Planning Phase
2 – 3 Months

ROESCH CENTER FOR ONLINE LEARNING

Concept 3

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Working Together | Collaborative Process

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Preliminary Planning Phase
2 – 3 Months

Cost Metrics

- Estimator on Team (CC&E)
- Utilize 'Enhanced' SF costs to price each option
- Include escalation and inflation numbers
- Include all Soft Costs to determine **TOTAL PROJECT COST**



Working Together | Three Phase Collaborative Process

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Execution Phase
18 - 24 Months

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Working Together | Planning Graphics

2

Concept Graphics

Approval and Funding



Working Together | Planning Graphics

2

Concept Graphics

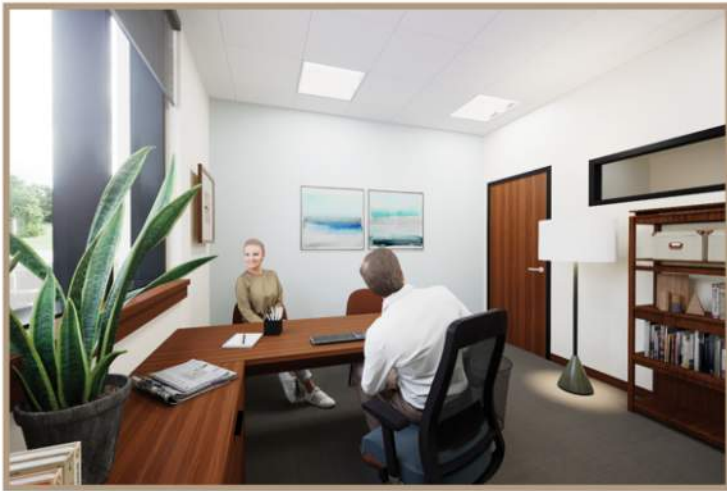
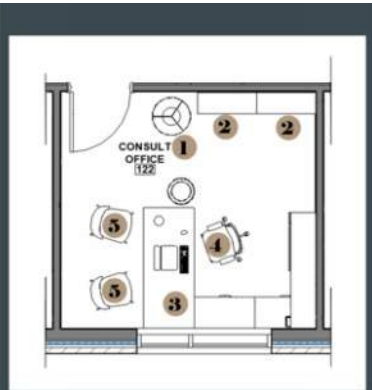
Approval and Funding



Working Together | Planning Graphics

2

Approval and Funding



- 1 Lamp
- 2 Bookcase
- 3 Desk system
- 4 Office chair
- 5 Guest chair
- 6 Sherwin Williams - Reflection
- 7 Sherwin Williams - Ceremonial Gold
- 8 Sherwin Williams - Labradorite
- 9 ShawContract - Collective, In Common Tile in Together Color
- 10 ShawContract - Collective, Collective IV Tile in Greige
- 11 ShawContract - Abide + Inhabit, Inhabit Sheet in Cameroon Wenge
- 12 Sherwin Williams - Neutral Ground
- 13 Sherwin Williams - Niebla Azul
- 14 Sherwin Williams - Gale Force
- 15 Sherwin Williams - Latte
- 16 Sherwin Williams - Llama Wool
- 17 Patcraft - On Neutral Ground, Running Stitch in Sheer
- 18 Patcraft - On Neutral Ground, Channel Tuft in Sheer
- 19 ShawContract - Abide + Contract, Inhabit Sheet in Cameroon Wenge



Working Together | Conceptual Renderings

2

Approval and Funding



Working Together | Conceptual Renderings

2

Approval and Funding



Working Together | Conceptual Renderings

2

Approval and Funding

- Realistic Preliminary Renderings to Illustrate Design Concepts



Working Together | Conceptual Renderings

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Approval and Funding

- Realistic Preliminary Renderings to Illustrate Design Concepts



Working Together | Conceptual Renderings

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Approval and Funding

- Realistic Preliminary Renderings to Illustrate Design Concepts



Working Together | Three Phase Collaborative Process

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Execution Phase
Construction Docs 6 Months
Construction 8-16 Months

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Working Together | Collaborative Process

3

Finalize Design Process

Execution Phase
Construction Docs 6 Months
Construction 8-16 Months

OVERALL PLAN
FIRST FLOOR



Working Together | Collaborative Process

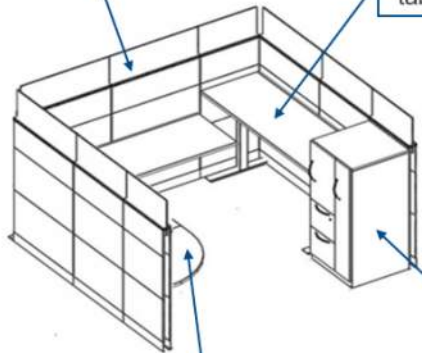
3

Execution Phase
 Construction Docs 6 Months
 Construction 8-16 Months

Refurbished Hayworth panels with revised height, powder paint, and new soft sides, with new glass extenders per our standard

- No task chair (our request)
- Refurb side chair option

Refurbished work surface side table with new base



New storage closet

Refurbished work surfacing with new sit-stand base with electric drive

- Assist in Furniture Selections
- New vs Refurb Workstations

				COLLAB INSTALL & FREIGHT	\$ 5,027.15
WORKSTATIONS TOTAL	\$ 666,510.98	WORKSTATIONS TOTAL	\$ 443,716.97	WORKSTATIONS TOTAL	\$ 471,058.17
COLLABORATIVE TOTAL	\$ 86,450.82	COLLABORATIVE TOTAL	\$ -	COLLABORATIVE TOTAL	\$ 86,450.82
JOB TOTAL	\$ 752,961.80	DAVIES TOTAL	\$ 597,716.97	SHOPPING LIST TOTAL	\$ 621,508.99
		DELTA NEW VS. REFURB/NEW MIX		\$ 191,633.81	

Working Together | Collaborative Process

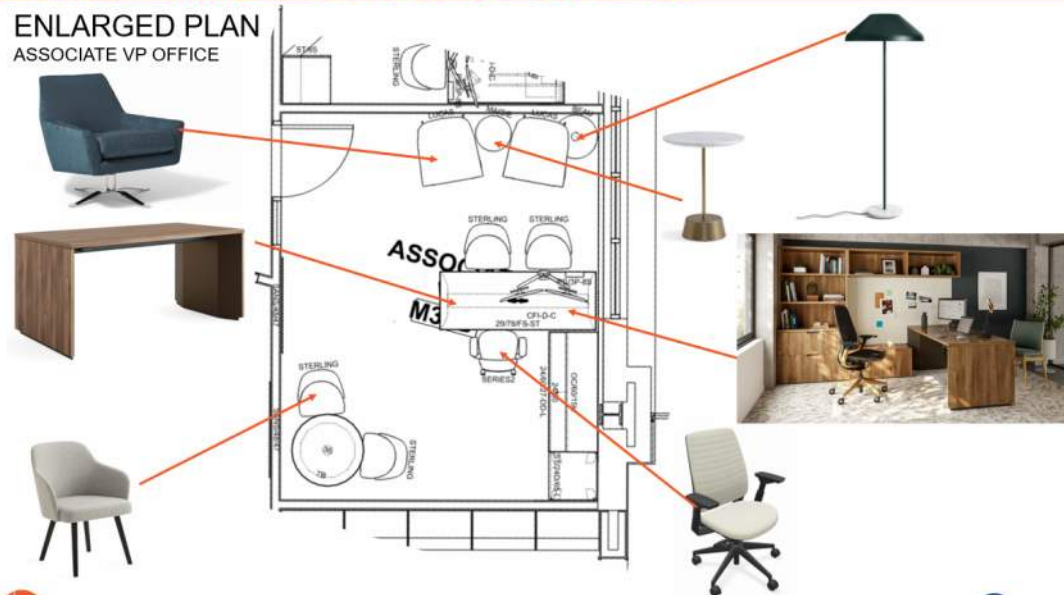
3

Execution Phase
Construction Docs 6 Months
Construction 8-16 Months



HEALTH AND WELLBEING CENTER

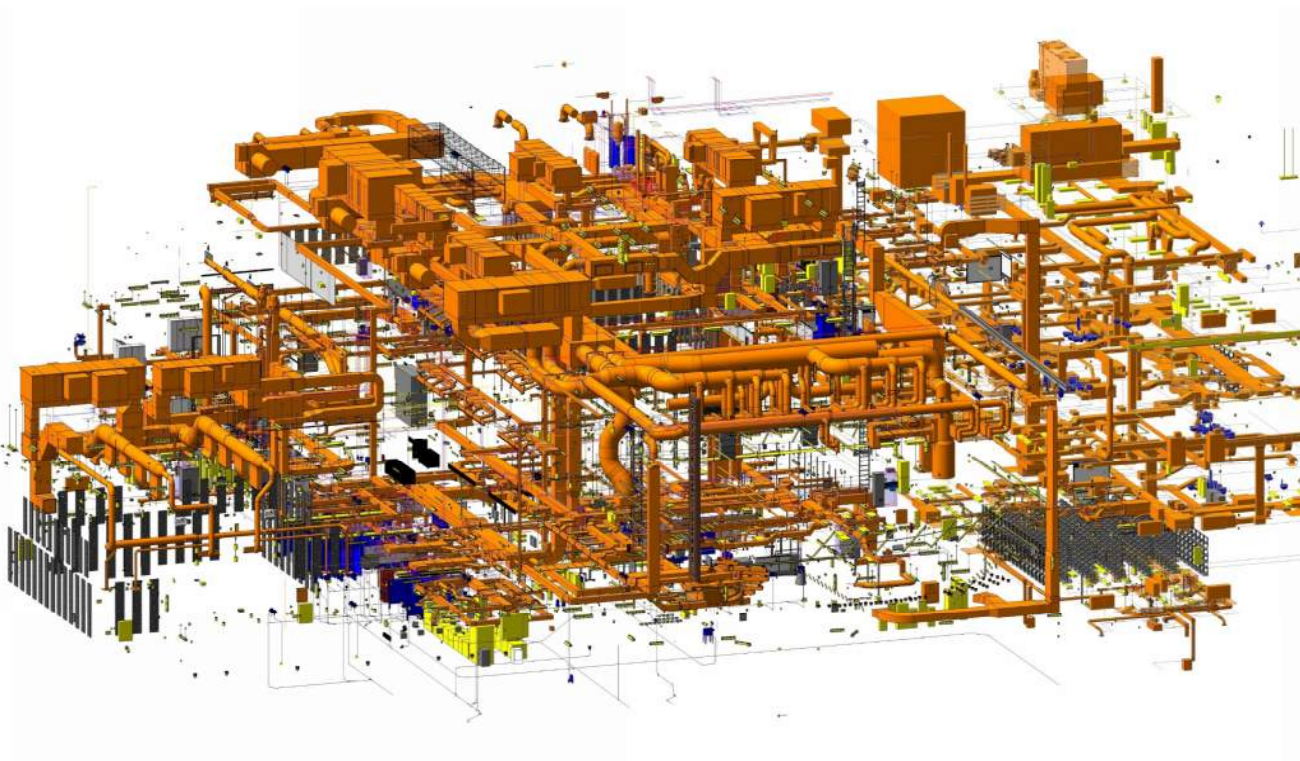
ENLARGED PLAN
ASSOCIATE VP OFFICE



Technology | 3D Coordination

3

Execution Phase
Construction Docs 6 Months
Construction 8-16 Months



Working Together | Design to the Budget

3

Execution Phase

Construction Docs 6 Months

Construction 8-16 Months

Bid Alternates Strategy

- Material/Finish Upgrades
- Additional Quantities
- Non-integral Items
- Focus on Items that can be added later if Contingency funds allow

Market Conditions

- Long-lead items
- Cost escalation
- Early Procurement
- Multiple bid packages



Working Together | Stakeholder Reviews and Input

3

Execution Phase

Construction Docs 6 Months

Construction 8-16 Months



- In-person or virtual plan reviews at key milestones
- Full design team represented

- Available for interested stakeholders
- Realtime notification to design team
- At your convenience



Working Together | Construction Support

3

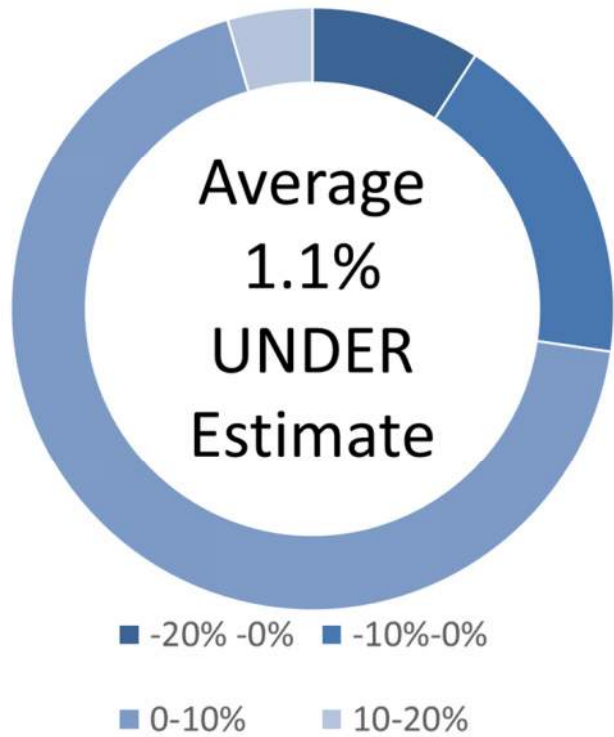
- Maintain Design Goals
- Architects On Site
- Weekly Owner Walk-thrus
- Monthly Board / Admin Walk-thrus
- Collaborative Approach with Contractor
- Clear Direction and Documentation
- Look Ahead – Limit Change Orders

Execution Phase
Construction Docs 6 Months
Construction 8-16 Months

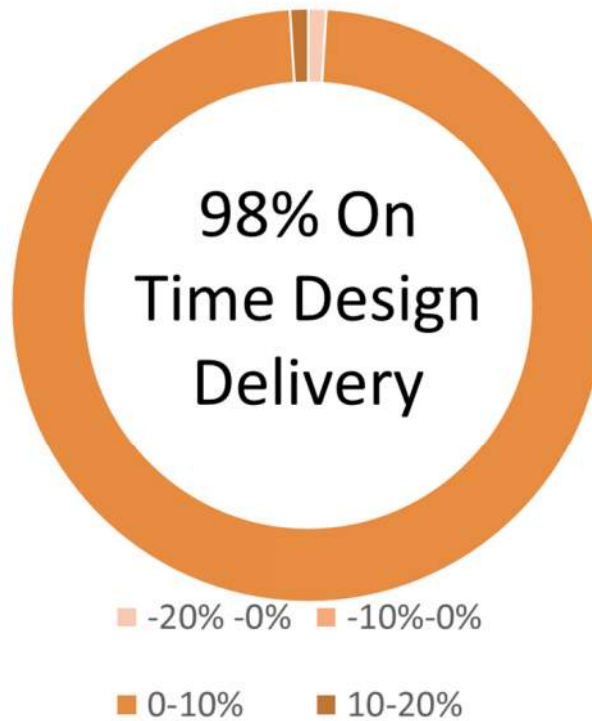


Performance Indicators | Past Project Performance

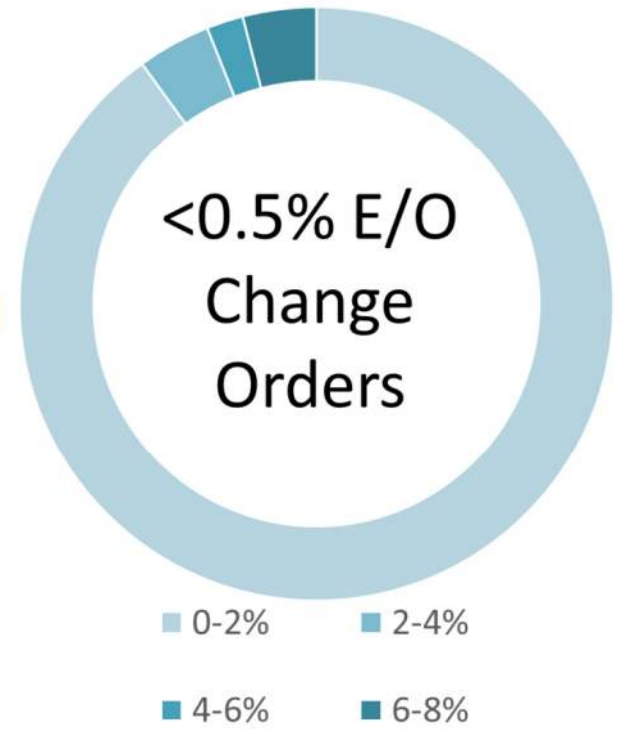
BID vs ESTIMATE



SCHEDULE PERFORMANCE



CHANGE ORDERS





Questions?

Why Levin Porter Team?

LOCAL – LONG TERM ACCOUNTABILITY

60 years in Miami County
Past Performance

WORKING WITH YOU

Listening – Engaging - Collaborating
Guidance in Best Practices

SOLUTIONS

Modern Office
Specific Solutions that Reflect Values