



**BOARD OF MIAMI COUNTY COMMISSIONERS
MIAMI COUNTY DEPT. OF JOB & FAMILY SERVICES**

**PROJECT INTERVIEW
OCTOBER 23, 2024**

AGENDA

- INTRODUCTIONS
- EXPERIENCE WITH GOVERNMENTAL AGENCIES
- EXPERIENCE WITH SIMILAR PROJECTS
- PROJECT PHASES
- PROJECT APPROACH
 - KICKOFF MEETING
 - DISCOVERY
 - DESIGN
 - PROGRAMMING
 - NEW ADDITION
 - MECHANICAL/PLUMBING SYSTEMS
 - ELECTRICAL SYSTEMS
- CONTROLLING BUDGET
- FUNDING
- CLOSING
- QUESTIONS



INTRODUCTIONS



SONNY HAMIZADEH, AIA – MAIN POINT OF CONTACT/TEAM LEAD



AMANDA KIGHT, RA – ARCHITECT



EMILY SCHWARZKOPF, PE – MECHANICAL ENGINEER



NIKI WINHOVEN-KAMM, PE – ELECTRICAL ENGINEER

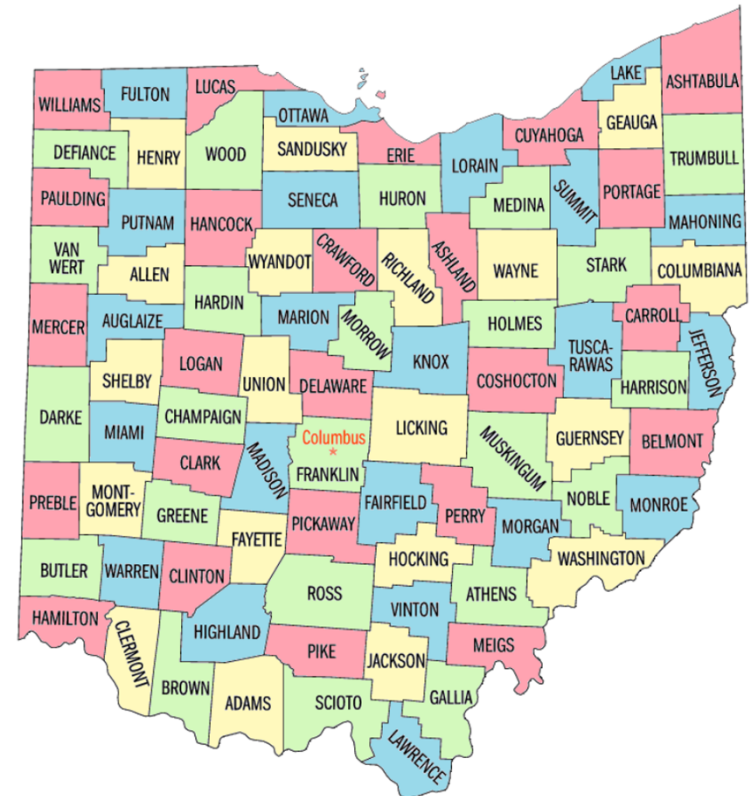
ONE POINT OF CONTACT – ONE POINT OF RESPONSIBILITY



EXPERIENCE WITH GOVERNMENT AGENCIES

OVER THE LAST 60 YEARS, WE HAVE BEEN INVOLVED WITH:

- PROJECTS IN OVER 30 OHIO COUNTIES
- OVER 2,000 STATE COUNTY/AGENCIES PROJECTS



REPEAT CLIENTS ARE OVER 80% OF OUR BUSINESS



EXPERIENCE WITH SIMILAR PROJECT TYPES



WOOD COUNTY JOB AND FAMILY SERVICES BUILDING RENOVATION:

PRE-DESIGN PHASE:

- INITIAL REVIEW OF REQUIREMENTS & PROJECT OBJECTIVES
- DISCOVERY / ASSESSMENT
- OPTIONS
- PRICING
- DIRECTION SET BY DEPT. & COUNTY

DESIGN PHASE:

- START DESIGN
- MECHANICAL/ELECTRICAL REVIEWS
- STATE JFS – TECH. MEETING
- CUBICLES/WORKSTATIONS VENDOR MEETING
- PERMITTING
- BIDDING
- CONSTRUCTION

PROJECT PHASES

MIAMI COUNTY JOB AND FAMILY SERVICES (CONSTRUCTED IN 1987, W/ ADDITIONS IN 1994 AND 2001)

- **PRE-DESIGN**
 - MEETINGS W/ ADMIN. AND STAKEHOLDERS
 - DISCOVERY AND ASSESSMENT
 - TRIP(S) TO SIMILAR FACILITIES
 - REVIEW OPTIONS AND ALTERNATES
 - MANAGING EXPECTATION – WISHES VS. BUDGET
 - PRICING
- **A/E DESIGN PHASES**
 - MEETINGS W/ ADMIN. AND STAKEHOLDERS
 - REVIEW PRODUCTS AND SYSTEMS
 - INTERIM COST ESTIMATES
 - FINALIZE DESIGN
 - FINAL REVIEWS WITH COUNTY, ADMIN, STAKEHOLDERS
 - ISSUE DOCUMENTS FOR PERMIT
 - BIDDING
- **CONSTRUCTION ADMINISTRATION**
 - MANAGE PRE-CONST. MEETING
 - BE AVAILABLE AND ACCESSIBLE TO CONTRACTORS
 - ATTEND COORDINATION MEETINGS
 - MANAGE CHANGE ORDER REQUEST
 - REVIEW PAY APPLICATIONS
 - MANAGE OVERALL CONSTRUCTION SCHEDULE
 - PUNCHLIST
 - COMMISSIONING
 - SCHEDULE INSPECTIONS
 - REVIEW REPORTS
 - ADJUSTMENTS
 - FINAL INSPECTION
 - CLOSEOUT

BEING YOUR ADVOCATE & PARTNER FOR BEGINNING TO THE END



PROJECT APPROACH

KICK-OFF MEETING TO REVIEW PROJECT GOALS AND OBJECTIVES:

- **YOUR** STORY – WHAT WORKS AND WHAT DOESN'T IN THIS BUILDING.
- UNDERSTANDING **YOUR** PROJECT GOALS AND OBJECTIVES.
- ALIGNING PROJECT GOALS W/ BUDGET AND TIMELINES.

A FEW PROJECT OBJECTIVES:

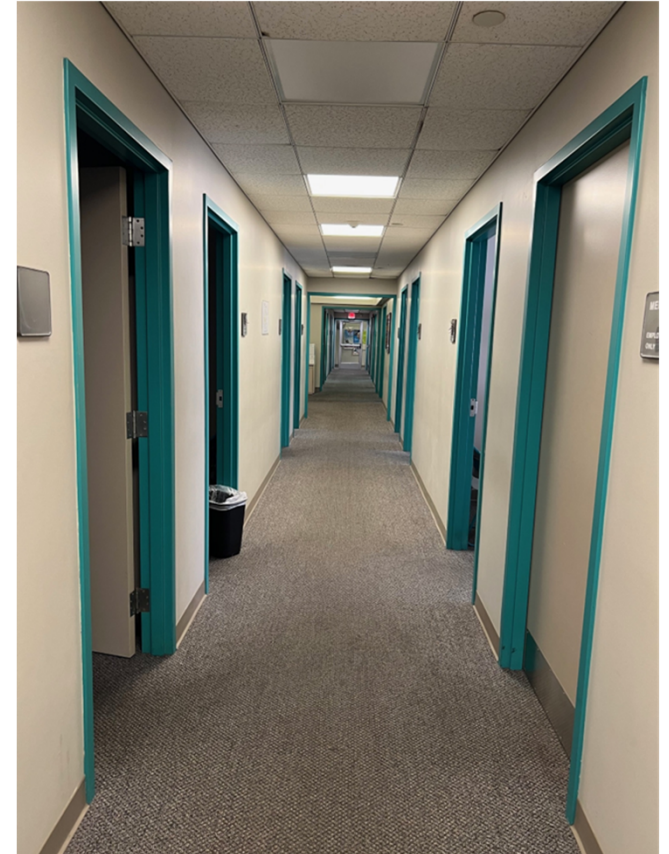
- WARM AND OPEN
- SECURE
- KEEP YOU OPERATIONAL THROUGHOUT CONSTRUCTION
- IMPROVE EFFICIENCY
- FRIENDLY AND INSPIRING FOR STAFF AND VISITORS
- MEETING HIPAA REQUIREMENTS
- TECHNOLOGICALLY ADVANCED
- SUSTAINABLE AND MAINTAINABLE
- WITHIN THE PROJECT BUDGET AND TIMELINES
- **OTHER ...**



PROJECT APPROACH

DISCOVERY PHASE – PHYSICAL CONDITIONS AND CONCERNS:

- SITE: PARKING, LAYOUT, DRAINAGE
- ADA – ACCESSIBILITY
- RENOVATION >< SIZE OF ADDITION
- INTERIOR FINISHES
- EXISTING BUILDING ENVELOPE CONDITIONS:
 - NEWER ROOF
 - REPLACE DOORS AND WINDOWS?
- EXISTING STRUCTURE
- COURTYARD
- ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS
 - COORDINATION INSTALLATION OF NEW WITH EXISTING
- MEET WITH COUNTY’S SERVICES AND FACILITIES TEAM



PROJECT APPROACH



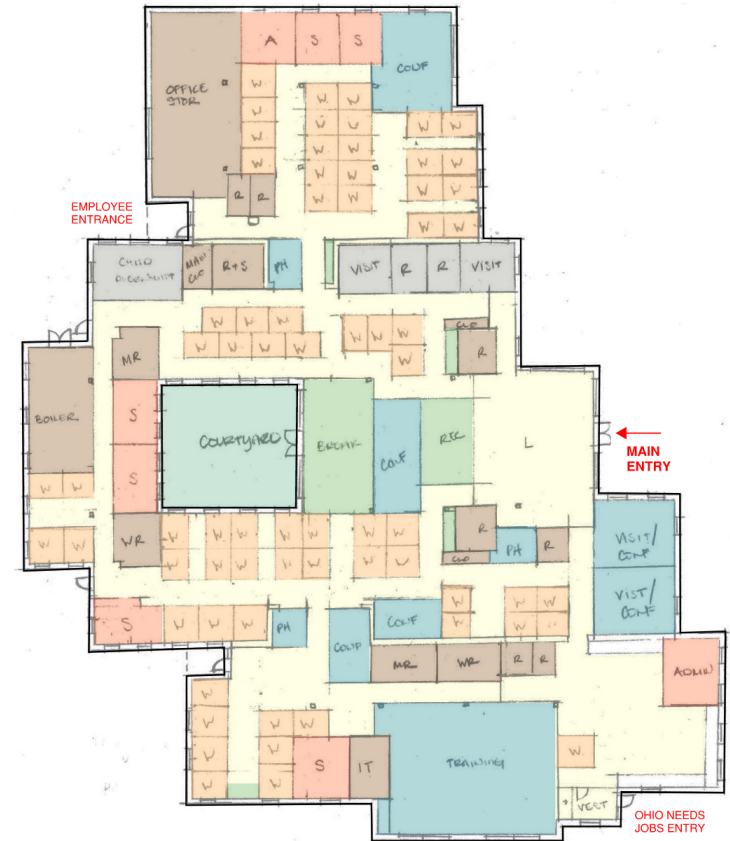
DISCOVERY PHASE – OPERATIONS TOPICS:

- POTENTIAL GROWTH: NEXT 7 TO 10 YEARS
 - INCLUDING TRAINING SPACES & OHIO NEEDS JOBS
- CURRENT OPERATIONAL ISSUES
- TECHNOLOGY AND SECURITY UPGRADES
- SPACE REQUIREMENTS & ADJACENCIES
 - VISITATION ROOM SIZING & DEDICATED RESTROOMS
 - CONFERENCE ROOM TEAM MEETING SIZE PER DEPT.
- STAFF - FLEX / FULL TIME ON SITE
- NUMBER OF PRIVATE OFFICES
- SIZE OF WORKSTATIONS AND OFFICES
- AMOUNT OF OFFSITE STORAGE EXPECTED
- OPERATIONS DURING CONSTRUCTION – PHASING – PAIN-POINTS?

DESIGN – PROGRAMMING TEST

FINDINGS:

- **NOT ENOUGH EXISTING SPACE TO ACCOMMODATE EXPANDED LOBBY, ADDITIONAL VISITOR ROOMS, RESTROOMS, CONFERENCE/PHONE ROOMS, EXPANDED BREAK ROOM AND STORAGE WHILE PROVIDING THE REQUIRED AMOUNT OF WORKSTATIONS AND PRIVATE OFFICES**
- **THE 1987 AND 2001 PORTIONS OF THE BUILDING DO NOT LAY OUT WORKSTATIONS EFFICIENTLY**
- **DEEP FLOOR PLATE LEADS TO CAPITALIZING ON NATURAL LIGHT WHERE POSSIBLE – THE COURTYARD DOES HELP WITH THIS DESPITE INTERRUPTING THE AVAILABLE INTERIOR AREA FOR WORKSTATIONS**
- **A BUILDING ADDITION IS RECOMMENDED IN ORDER TO MEET PROGRAM NEEDS**



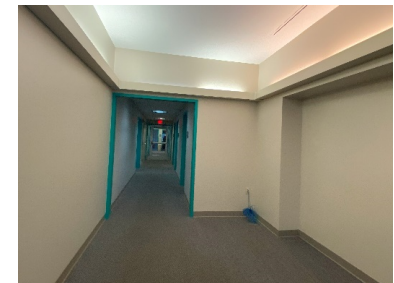
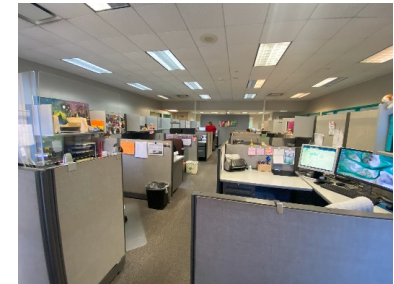
DESIGN – NEW ADDITION

- ADDITION SIZE ESTIMATED 7,000-9,000 SF BASED ON PROGRAMMING REVIEW
- EXPLORE RELOCATING HVAC EQUIPMENT TO NEW/EXISTING ROOF
- EXPAND PARKING FOR STAFF AND PUBLIC (150-200 VEHICLES)
- LOCATION OF EXISTING SITE UTILITIES
- COUNTY RD 25 SETBACK CONFIRMATION / SURVEY
- STORMWATER EVALUATION – DETENTION/RETENTION POND REVIEW



DESIGN – OBSERVATIONS

- ROOF, AND HVAC EQUIPMENT HAVE BEEN WELL MAINTAINED
- RESTROOMS REMOTE FROM LARGE TRAINING ROOM
- COURTYARD UNDER-UTILIZED
- FILE STORAGE WITHIN CHILD CARE OPEN OFFICE COULD BE RELOCATED TO REMOTE ROOM
- SOLID WALLS, PARTITIONS AND DOORS BLOCK NATURAL LIGHT AND REDUCE VISIBILITY FROM A SECURITY STANDPOINT
- ADA DEFICIENCIES: RESTROOMS, FLOOR CLEARANCES AT DOORS, DOOR HARDWARE, DRINKING FOUNTAINS ETC.
- PRINTER LOCATIONS DISPERSED WHERE NEEDED ON FURNITURE AND FILE CABINETS
- WORKSTATION AREAS FEEL CROWDED WHILE THERE ARE LARGE/WIDE CIRCULATION AND NODE AREAS ELSEWHERE



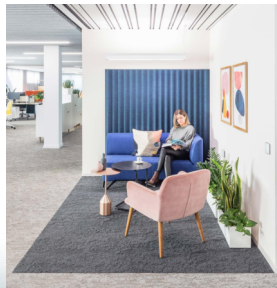
DESIGN – RECOMMENDATIONS

TO IMPROVE PUBLIC ACCESS AND NEEDS:

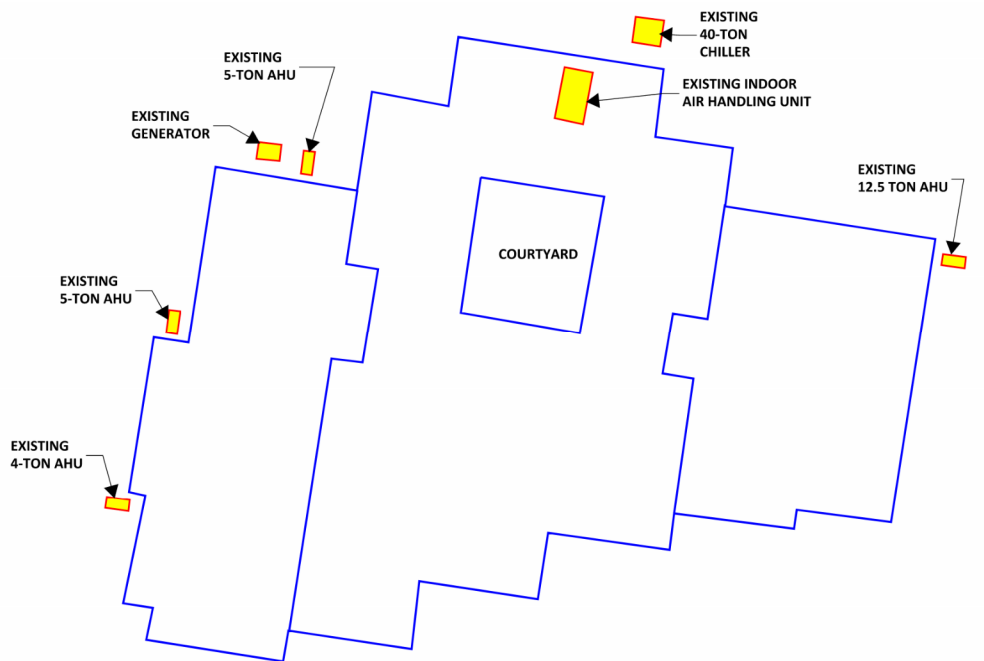
- MEDICAL NEEDS/MOTHER’S ROOM FOR STAFF
- “QUIET” SENSORY-SENSITIVE ROOM
- ADDRESS CHILDREN’S AREAS
- COMFORT AND HOME-LIKE

TO IMPROVE OPERATIONS:

- COURTYARD ACCESS – MORE USEABLE
- STORAGE NEEDS
- IDEAL NUMBER OF OFFICES VS. WORKSTATIONS
- CREATE MORE OPEN SPACES WHILE MAINTAINING PRIVACY
- IMPROVED TECHNOLOGY FOR STAFF, TRAINING, AND CONFERENCE SPACES
- WORKSTATIONS AND PHONE/PRIVACY PODS THAT ARE MODULAR AND EASILY RELOCATED



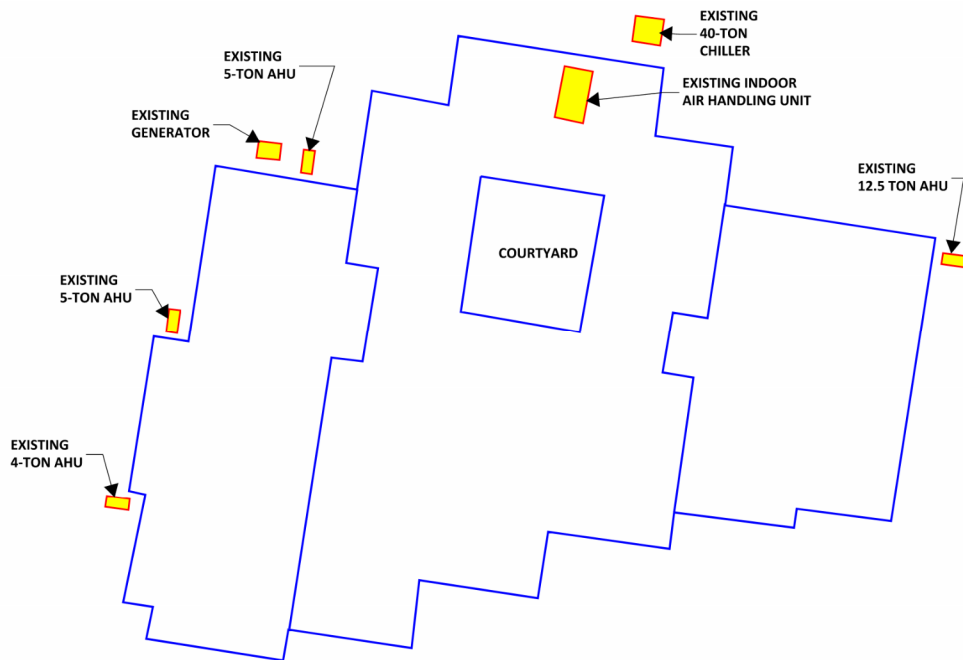
MECHANICAL & PLUMBING SYSTEMS



OBSERVATIONS:

- ALL OUTDOOR UNITS ARE GROUND-MOUNTED
- CHANGE OF USE AND OCCUPANCY FROM ORIGINS
- WIDESPREAD OCCUPANT DISCOMFORT
- AHUS FIGHT EACH OTHER FOR CONTROL
- CORRIDORS ARE DRAFTY
- ADDITIONAL RESTROOMS NEEDED

MECHANICAL & PLUMBING SYSTEMS



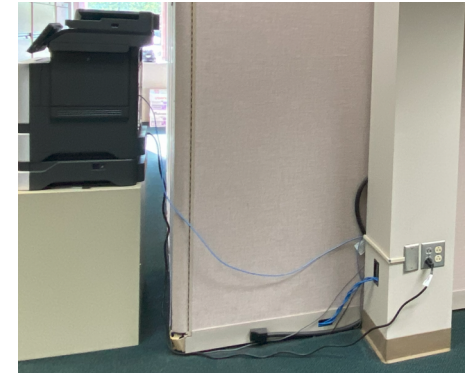
RECOMMENDATIONS:

- REUSE EXISTING EQUIPMENT WHEN FEASIBLE
- MOVE OUTDOOR AHUS TO ROOF
- GET INPUT FROM OCCUPANTS ON COMFORT
- UPDATE RESTROOM FIXTURES AND EXHAUST
- REBALANCE AIRFLOWS FOR CURRENT USAGE
- DIGITAL TEMPERATURE CONTROL SYSTEM
- BREAK OUT CONFERENCE AND BREAKROOMS
- REPLACE OLD AIR DEVICES
- HEAT RECOVERY OF RESTROOM EXHAUST
- INCREASE ENERGY EFFICIENCY

ELECTRICAL UPGRADES

OBSERVATIONS:

- FLUORESCENT LIGHTING
- POWER NEEDS
 - INTERIOR
 - EXTERIOR
- DATA AND TECHNOLOGY
- DOOR ACCESS CONTROLS



ELECTRICAL UPGRADES

RECOMMENDATIONS:

- INVESTIGATE ELECTRICAL SERVICE
 - REVIEW GENERATOR NEEDS, LIFE SAFETY, AND EMERGENCY BACKUP
- NEW LED LIGHTING AND CONTROLS
- DEDICATED CIRCUITS FOR EXISTING & NEW EQUIPMENT
- POWER AND DATA NEEDS FOR NEW CUBICLE LAYOUT
- WORK WITH STATE & COUNTY JFS TEAM FOR TECHNOLOGY, DATA, AND SECURITY NEEDS



CONTROLLING BUDGET

- ESTIMATING AT THE END OF PRE-DESIGN PHASE
- USE OF LOCAL CONTRACTORS FOR REALISTIC MARKET VALUES & ESTIMATES:
 - LABOR AND MATERIAL AVAILABILITY
 - USE OF LOCAL PRODUCTS
 - SUPPLY CHAIN RESTRICTIONS
 - FINDING OTHER MANUF./PRODUCTS
- ADJUSTMENTS TO DOCUMENTS TO MINIMIZE IMPACT
- ADDITIONAL COST ESTIMATES DURING THE DESIGN PHASE



FUNDING

- WE WILL WORK WITH YOU TO IDENTIFY POTENTIAL FUNDING SOURCES.
- INTRODUCE YOU TO OTHER OHIO AGENCIES TO DISCUSS FUNDING SOURCES.



Over \$1.3 Billion in Grant and Low-Interest Loan Assistance

Funding Program Application & Administration Services

- Application Preparation
- Funding Agency Coordination
- Disbursement Requests
- Citizen Participation Activities (public hearings, etc.)
- Environmental Reviews
- Bid and Contract Document Reviews
- Recordkeeping and Bookkeeping Set-up
- File Monitoring and Closeout

Funding Through 2022

PROGRAM	Project Grants	Project Loans	Total
ODOT	\$34,645,419		\$34,645,419
State of Ohio ED	\$50,427,837	\$11,006,678	\$61,434,515
EDA	\$31,091,257	\$1,000,000	\$32,091,257
ODOD Ohio Builds	\$14,822,956		\$14,822,956
ODOD Energy Grants	\$1,807,796		\$1,807,796
LGIF/Collaboration Grants	\$1,237,210		\$1,237,210
OPWC	\$100,634,072	\$47,262,187	\$147,896,259
USDA-RD	\$31,410,100	\$43,987,165	\$75,397,265
ODNR	\$194,939,591	\$8,463,294	\$203,402,885
OWDA	\$500,000	\$219,680,944	\$220,180,944
CDBG Programs—CDBG-DT, CDBG-ED, Water/Sewer, CDBG-Formula, CHIP, RLF	\$169,301,175	\$14,072,463	\$183,373,638
EPA	\$33,430,821	\$192,308,461	\$225,739,282
Other Funding Programs	\$139,145,975		\$139,145,975
TOTAL	\$ 803,394,209	\$531,838,353	\$1,341,175,401



WHY US!?

- **BEST TEAM FOR THE JOB:**
 - **TEAM WITH EXACT KNOWLEDGE & EXPERTISE**
 - **ALL DESIGN SERVICES FROM WITHIN – NO CONSULTANTS OR FINGER POINTING**
 - **WE WILL BE AVAILABLE & ACCESSIBLE**
- **THE TEAM YOU SEE HERE WILL BE THE TEAM DOING THE WORK**
- **WE WANT THIS PROJECT & TO WORK WITH YOU, WE ARE READY TO START TOMORROW ...**





QUESTIONS?