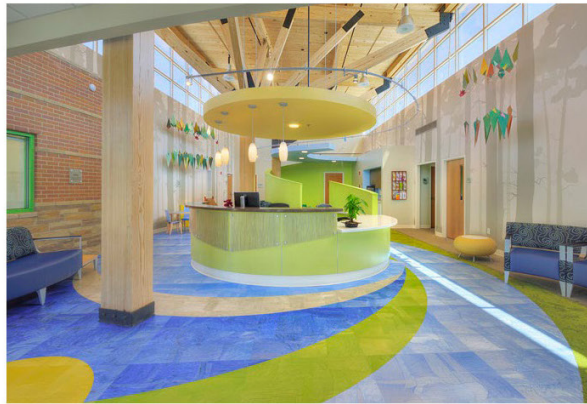
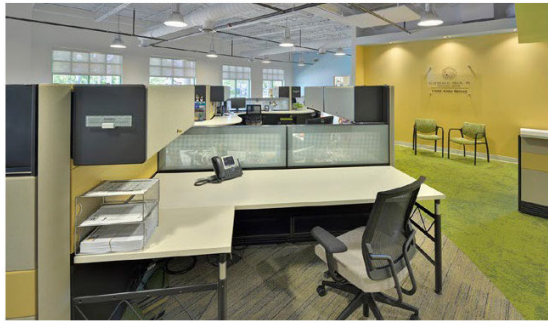
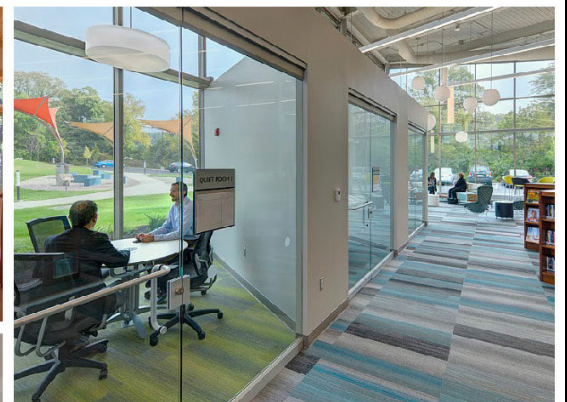
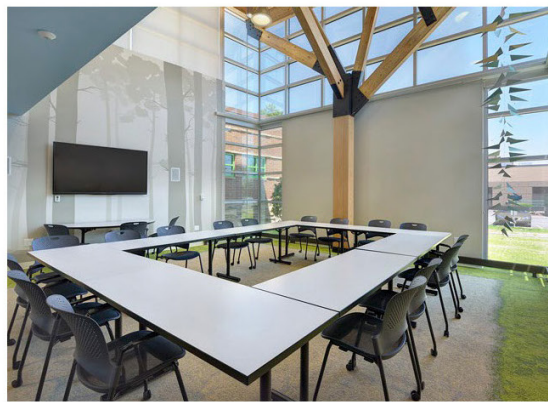


Miami County

Job and Family Services Renovation and Expansion

October 23, 2024



Firm Profile



founded in 1927

architecture, interior design, planning

passion for quality-of-life enhancing projects

regionally focused

relationship-driven practice



Lead Personnel



John Fabelo, AIA

lead designer

Lucas Lantz

project manager

Elisa Friedman, NCIDQ

interior designer

Sean Hensley

construction administrator

Matt Sciarretti, PE, CPD, CFPS

MEP project manager



Defining Success/Project Approach



- programming with Butler County JFS
- design with phases in mind
- minimize need for expansion
- improve space utilization
- enhance customer service/staff efficiency
- meet agreed upon budget/schedule
- smooth construction process



Project Understanding



additional parking consideration

more residential, less commercial aesthetic

lobby update/new security checkpoint

evaluate program reconfiguration

two new visitation rooms (toilets, sinks, showers)

accommodate staff growth – 130 (+15)

reduce private offices by 15

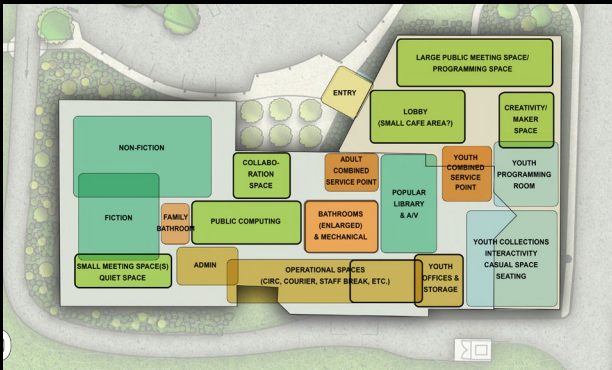
remain open during construction

improve mechanical systems

Programming/End User Engagement



collaborative process
confirm project scope
establish outcome goals
determine service enhancements
evaluate department configuration
explore potential efficiencies



MEP Engineering Observations



collaboration to achieve better outcomes

practical, sustainable solution maximize budget

easily achievable (temperature control, BAS, LED lighting)

smart integration of new and existing systems

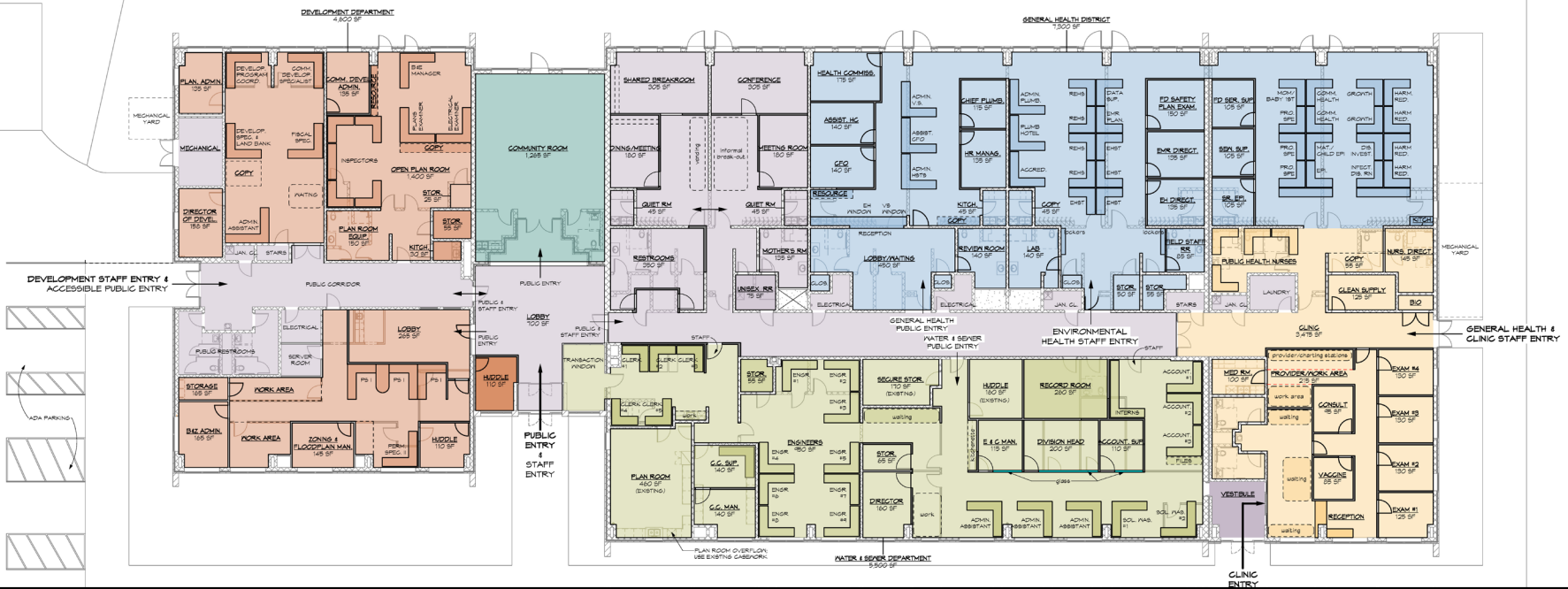
- assess age, efficiency, maintenance needs
- align emergency generator size/loads
- provide dedicated electrical circuits

ensure safety/security for public and staff

- inviting atmosphere
- harden equipment and systems



Butler County – 25 Year Relationship



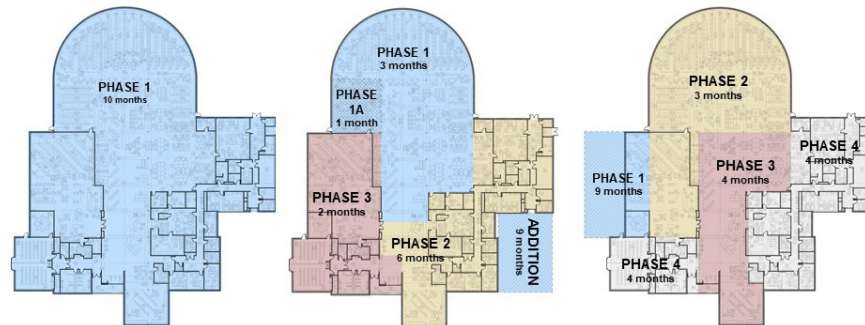
Public Sector/Community Renovation



Operational During Construction



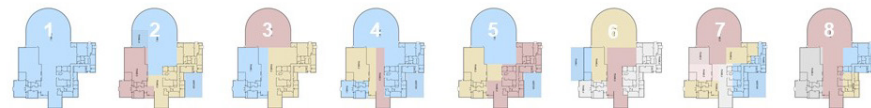
Phased Construction Options



Option 1
10 months – 1 phase
\$40,000 storage cost
no building addition

Option 2
13 months – 3 phases
\$121,000 additional cost
2,500 SF building addition

Option 3
18 months – 4 phases
\$388,000 additional cost
2,500 SF building addition



Project Management



primary client contact

coordination with all team members

responsible for quality of documents

meeting schedule milestones

achieving established budget



Construction Administration



construction professional
advocate for county
involvement begins during design
weekly site visits/progress meetings
ultimate schedule and budget responsibility



LWC Team Benefits



repeat local government and community clients
proven history – achieving client goals
phased construction experience
construction administration strength
stewardship of taxpayer dollars

