

Architectural / Design Services for the Miami County Job & Family Services Building Expansion and Renovation



**Project Managers, Architects,
Construction Managers**



Chris Widener, FAIA
Principal
35 years experience

Jason Funderburg
Project Leader
27 years experience

October 23, 2024

*Note: Projects listed herein are by WDC Group and our
predecessor firms since our beginning in 1989.*

Experience and Expertise



DELIVERY
OF NEW
HVAC
SYSTEM

- Pickaway County Job & Family Services Renovation
 - Renovation of 20,174 SF space that was previously separated into two buildings and three floors
 - Facility had previously sustained substantial water and structural damage
 - New addition was constructed to meet building code
 - New plumbing, mechanical, and electrical systems were designed and installed
 - WDC Group coordinated four prime contractors, Owner's furniture vendor and technology installers
 - Construction and renovations completed over a 7-month period

Experience and Expertise



RENDERING OF NEW ADMINISTRATION BUILDING

- Allen County Commissioners New Administration Building
 - Programming (including elected official and department interviews)
 - 31,000 square feet design
 - Bids received October 2024 were 23% below estimate
- Allen County Commissioners New CSEA Building
 - Renovation Feasibility Assessments of several existing buildings as candidates for the new CSEA offices



Experience and Expertise



- Miami County Fairgrounds Historic Grandstand Renovation
 - \$3.4 million renovation and rehabilitation process
 - Construction began in the fall of 2022 and was completed before the fair in August 2023



Experience and Expertise



- Clark State Community College – Economic & Development Technology Center / Shull Hall Renovation
 - Programming & Design for the 41,000 SF Renovation and 9,000 SF addition



- Ohio Hills Health Clinics Various Projects
 - Phased renovations of historic building including second floor renovations for office space, renovation of existing facility for dental clinic, renovation of a space for a COVID testing clinic, electrical service upgrade, roof replacement, window replacement and renovation of the third floor of the facility
 - New Health Center in Woodsfield, Ohio

Experience and Expertise

Chris has served as Project Designer for more than 38 historic renovation projects and 207 new construction projects -- all of which followed Ohio Revised Code Bidding and Contracting.

- Firm History...35 years of professional design and construction management services on local government projects
- WDC Group Team Members...
 - Chris Widener - Principal/Project Architect...35 years
 - Renovation projects for public agencies = 38*
 - Projects for county & local government = 295 projects (in 29 counties)*
 - Projects Capital projects for public owners = 295 projects*
 - Lead Construction Manager on CM Projects = 600 projects (\$470 million in construction contracts)*
 - Jason Funderburg - Project Manager...24 years
 - Renovation projects for public agencies = 19 Projects*
 - Capital projects for public owners = 68 projects*
 - Christina Cave - Construction Documentation...20 years

Portfolio and References

WDC Public Projects in Past 5 Years

Fayette County Courthouse Elevator Replacement
Miami County Board of Commissioners, Troy Historic Grandstand Renovation, Grandstand ADA Platform, Sheriff's Tactical Vehicle Storage Facility
Pickaway County Board of Commissioners, Circleville Historic Memorial Hall Window Replacement, Courthouse Space Planning for New Juvenile Court and Probation Office Relocation, Sanitary Repair for the County Jail, New Aircraft Hangar for the County Airport, Porch Repair and Replacement for Commissioners' Office, Porch Repair and Replacement for Building Department, Jail Garage Roof Replacement, Fairground Multipurpose Building, Lancaster Pike Renovation, Heritage Hall Siding Replacement
Washington Court House City School District Historic Auditorium Planning Phase, Administration Building Roof Replacement, RTU Replacement at Belle Aire Intermediate School
Central State University, Wilberforce Historic Steam Plant Adaptive Reuse
Adams County Ohio Valley School District, West Union Bus Garage, Welding Lab Renovation
Adena Local School District Athletic Field Improvements, Warrior Wellness Center
Allen County Board of Commissioners, Lima New Administration Building, New Child Support Enforcement Agency Building

Highland County Board of Commissioners, Hillsboro New OSU Extension Building, New County Engineer Garage
Miami Township, Yellow Springs New Fire-Rescue Station
Newberry Township, Covington New Salt Shed and Addition to Existing Township Garage
Port William Liberty Township, Port William New Fire / EMS Station
Ross Local School District, Hamilton Criteria Architect for New Bus Garage
Scioto Township, Commercial Point New Fire Station
Talawanda City Schools New Bus Garage and Parking
Triad Local School District, North Lewisburg New Athletic Fields and Fieldhouse, Exterior Caulking, New Paved Walkway, FFA Agriculture Building, New Career Technical Education Classroom and Lab Addition
City of Vandalia New Public Works Facility
Western Local School District, Latham Career Development Center
Wright State University, Fairborn Campus Roof Replacements and Renovations
Hardin County Board of Commissioners New Multipurpose Livestock Facility
Carroll County Fair Grandstand Evaluation
Northwestern JFD Leesburg Township Fire Station Expansion
City of Delphos Safety Services Building Project

Portfolio and References

WDC Group has completed more than 295 public projects that were bid per Ohio Revised Code Requirements including ORC Section 153.

Firm Familiarity with Ohio Local Government Procurement & Bidding Procedures

- **WDC Group's Experience:**

Renovation projects for public agencies = 38 projects

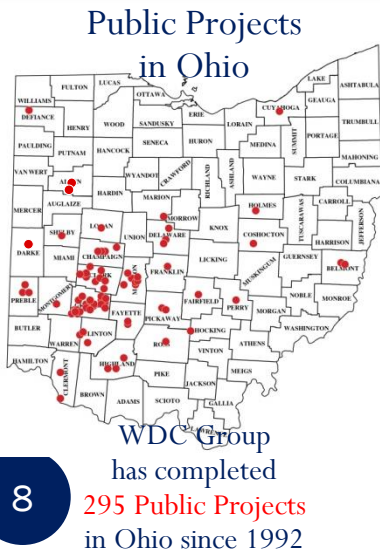
Capital projects for public owners = 295 projects

- **Public Projects in Ohio...275 publicly bid / prevailing wage projects per ORC or public ordinances**

- **Communications with Owner**

Managed 781 public construction contracts for

78 Public Agencies



Portfolio and References

And clients say...see additional info in our SOQ

“WDC’s staff consistently demonstrated their professionalism during the design stage, levy campaign, phase planning and throughout the construction of our newly constructed athletic facility... With WDC’s unique way of managing and customizing their drawings by using bid packages we were able to use several local contractors through the public bidding process. This helps us to keep the budget in check and allows us to do the project at a significantly lower cost than if we had hired a different architect / company.” – **Vickie Maruniak, Superintendent, Triad Local Schools**

“... Using their skills, WDC Group assessed the building and determined the best use of space within the facility. WDC Group was able to design renovations and a new addition that met our needs. Building Code issues from the previous owner's construction projects were rectified by WDC Group by working with the building official to approve the least cost modifications to existing fire assemblies within the structure. WDC Group incorporated practical, energy efficient systems into this project.” – **April Metzger, County Administrator, Pickaway County 1/20/21**

“I have found them to be extremely knowledgeable on state and local codes. Their firm proactively seeks our advice prior to building design and prior to submitting plans for permitting purposes. This process has allowed them to obtain speedy plan reviews and inspections during the construction process.”

Dana Booghier, Chief Building Official, Champaign County Bldg Dept

“WDC brings a unique atmosphere to the project as they are able to bridge the knowledge base between the project owners and the contractors involved throughout the construction process. We have found that Mr. Widener and his associates are quite easy to work with the understand the needs of all parties involved in each aspect of the project. WDC will bring the project in on time and within budget consistently which speaks volumes in and of itself.” **David Joslin, President, Jay-Car Construction**

Portfolio and References

- Individual Workspaces (efficient, functional, comfortable)
- Family Visitation Rooms (soft, inviting)
- Storage Spaces (supplies, permanent records, return offsite storage to facility)
- Employee and Public Restrooms (ADA compliant)
- Child Welfare Space (kitchenette, restroom with shower)
- HVAC (zones and unit replacement)
- MEP Upgrades / Fire Alarm
- Exterior Window and Door Replacements
- Lobby (space needs, access to semi-secure meeting rooms)
- Low Maintenance Finishes (walls and floors)
- Staff and Public Parking
- Building Security (interior, exterior, lobby, cameras, access control)
- Decontamination Room
- Employee Breakroom

Qualifications and Credentials

WDC Group LLC

Christopher Widener, FAIA - Principal

- Bachelor of Architecture – University of Cincinnati
- Certificate of Historical Preservation – University of Cincinnati
- Registered Architect: Ohio, Kentucky, Wyoming, Indiana, Michigan, Tennessee, West Virginia
- American Institute of Architects College of Fellows – 2002
- Previously served as President of the Ohio Chapter of the American Institute of Architects
- Past Board Member at Mad River Green Schools, Clark County, Ohio
- Served in leadership roles as State Representative and State Senator in Ohio
- National Seminar Speaker - *Chris is a nationally known speaker on Construction Project Delivery Methods, leading over 50 seminars including six consecutive American Institute of Architects National Convention programs on roles of designer and contractor.*

Point One Design, Ltd.

David M. Ulliman – Managing Principal

- BS Landscape Architecture
- I.E.S.N.A. Edwin F. Guth Lighting Design Award of Merit
- I.E. S. International Illumination Design Award

Kevin K. Herbert

- BS Mechanical Engineering
- Licensed in 49 states and Puerto Rico
- NSPE (Local Chapter past President)
- BOCA, NFPA, ASPE, ASME, IAPMO

Clark Reder Engineering

Tim Kaiser

- BS Civil Engineer, University of Cincinnati
- Co-op Education Program, University of Cincinnati
- LEED Green Associate

Team and Resources

- 70% of work will be completed in house by WDC Group
- Consultants experience with WDC Group on previous public projects
- **Point One Design** *MEP and IT*
 - Point One Design Ltd., with locations in Cleveland and Columbus, has a staff of 26 available for your project.
- **Clark Reder Engineering** *Structural Engineering*
 - Located in West Chester, Ohio, Clark Reder Engineering has a staff of 18 available for your project.



Team and Resources

- Availability and commitment to the project
- Access to necessary resources



Team and Resources

- One of the only architectural firms in Ohio to offer a full-range of construction management and construction administration services.
- Our firm provides construction administration or management on 95% of our projects for our public clients.
- We have completed over 25 projects in the last five years in this matter.
- Prepare Contract Documents to manage risk
 - Drawings with prime contractor coded notes
 - Schedule in specifications

Project Approach and Creativity

- We will listen to your needs and wants and then we will begin to design your project based on your input.
- We have the experience and knowledge to design your project and we will use our experience and knowledge to lead you through this process.



Project Approach and Creativity

Each project we have completed for public owners has included:

- Leading information gathering about the site, utilities, zoning, surveys, soil borings, and other necessary information for design.
- Leading meetings to establish functional criteria that must be met by the design and building.
- Leading meetings to plan schedules, budgets, and financing milestones for the project.
- Leading meetings with stakeholders for the success of the project. In this project that includes the Board, County leadership and staff, community users of services, utility providers, consultants, IT/Data supporters and providers to list all pertinent design criteria for the project.

Project Approach and Creativity

Problem-Solving Capability	Ability to adapt to changing project requirements
<p><i>“This project was a challenging one in that there was very little expansion room available and it was necessary to “think out of the box” in the utilization of the existing building to efficiently maximize the use of space. The end result was extremely impressive and functional.” – Chief Randall Pavlak, Sugarcreek Township</i></p>	<p><i>“Their ability to identify potential issues early, deal with problems as they occurred, and quickly respond created an effective environment for the contractors and for us.” – Linda Black-Kurek, President, Liberty Healthcare</i></p>

Budget and Cost Management

- Procedures for Budget estimating
 - 877 project budgets and estimates
 - Bids on avg. are 3% under estimate
 - 1,020 constructability reviews completed
 - value engineering reviews
 - Firm Track Record: 1% construction required change orders
- Maximize benefits of recommending the best project delivery method
- Recommend Lowest and Best Contractors
- Involvement of Local Contractors in Bidding & Construction

Budget and Cost Management

- Financial Reporting Process

Review examples of project documents

- Recent Bids:

- **Allen County Administration Building** – New Construction

Estimated Cost: \$15,028,000 Base Bids & Alternates: \$11,528,004

Bids Received 2024

Estimate

19% Below

- **Scioto Township Fire Station** – New Construction

Estimated Cost: \$3,326,574 Base Bids: \$3,250,853 **2% Below Estimate**

Bids Received 2021

- **Fayette County Courthouse** – Elevator Replacement

Estimated Cost: \$380,257 Base Bids: \$358,974 **5.6% Below Estimate**

Bids Received 2024

- **Miami County Fairground Grandstand** - Rehabilitation

Estimated Cost: \$2,347,693 Base Bids: \$2,419,000

Bids Received 2022

Communication and Collaboration

Communication Skills and Responsiveness	Willingness to Collaborate with other project stakeholders	Ability to translate client vision into designs
<p><i>"I find Mr. Widener and his support personnel to be effective listeners and interpreters of client needs, desires, and intentions. I find their counsel to be objective and offered in both a responsible and sensitive manner. It is my experience that they do their homework and thoroughly research issues and opportunities and are genuinely concerned for their client and the quality of each project they undertake." - Dir. Rodney Morrison, Wittenberg University</i></p>	<p><i>"WDC Group provided design and contract document services for the renovation of an existing 20,174 square foot building for our Pickaway County Job & Family Services offices...WDC Group conducted multiple meetings with the Commissioners, Administration, and staff of Job and Family Services during the development of the project." – April Metzger, Pickaway County Administrator</i></p>	<p><i>"Still today, I am pleased with the facility design. I believe that is because of the architectural group listening to the client's needs, researching and learning about the industry and clientele served, being attentive to detail and producing a design that was true to the intended use by being visionary." – Denise Percival, Administrator, Greene County Today Center for Adults</i></p>

Project Timeline and Scheduling



PROJECT MILESTONES CLINTON TOWNSHIP FACILITIES

September 26, 2016

#	DESCRIPTION	BEGIN DATE	COMPLETION DATE
	Apply for loan or start bond sale	May 1, 2016	
	Clinton Township Board Meeting - Sign contract with WDC Group	May 4, 2016	
	Begin design of Service Building	May 5, 2016	
	Begin Design of Fire/Police/Township Building	May 5, 2016	
	Soil Borings	May 10, 2016	
	Surveying	May 16, 2016	
	Clinton Township Board Meeting	May 17, 2016	
	Building Committee Meeting	May 25, 2016	
	75% Construction Documents	May 31, 2016	
	Obtain loan or bond sale proceeds / Lock-in inside millage / Receive loan funds	June 1, 2016	June 30, 2016
	Clinton Township Board Meeting - Request Approval to Bid	June 1, 2016	
	Existing Site Plan	June 1, 2016	
	Specifications to Attorney for review	June 2, 2016	
	Soil Borings Report Due	June 8, 2016	
	100% Construction Documents - Service Building	June 10, 2016	
	Mandatory Prebid Meeting - Service Building	June 29, 2016	
	Clinton Township Board Meeting	July 6, 2016	
	Bids Due - Service Building	July 20, 2016	
	Clinton Township Board Meeting - Approve Bids / Award Contracts	August 3, 2016	
	Start Construction - Service Building	August 15, 2016	
	Clinton Township Board Meeting	September 7, 2016	
	Clinton Township Facility Committee	September 20, 2016	
	Clinton Township Board Meeting	October 5, 2016	
	Clinton Township Facility Committee	October 18, 2016	
	Clinton Township Board Meeting	October 19, 2016	
	Clinton Township Board Meeting	November 2, 2016	
	Bid modular units for the Police Department	November 1, 2016	November 30, 2016
	Clinton Township Board Meeting	November 16, 2016	
	Contract for modular units	December 1, 2016	December 31, 2016
	Clinton Township Board Meeting	December 7, 2016	
	Clinton Township Board Meeting	December 21, 2016	
	Clinton Township Board Meeting	January 4, 2017	
	Obtain building permit to install modular units	December 1, 2016	December 31, 2016
	Install temporary modular units	February 1, 2017	February 28, 2017
	Clinton Township Board Meeting	January 18, 2017	
	Authorize Bidding - Fire/Police/Township		
	Bid Fire/Police/Township Building	January 1, 2017	January 31, 2017
	Clinton Township Board Meeting	February 1, 2017	
	Clinton Township Board Meeting	February 15, 2017	
	Award contracts for Fire/Police/Township Building	February 1, 2017	February 28, 2017
	Clinton Township Board Meeting	March 1, 2017	
	Complete Service Building	January 16, 2016	
	Move Fire Department into facility	January 23, 2017	February 6, 2017
	Move Police Department into modular units	February 1, 2017	February 28, 2017

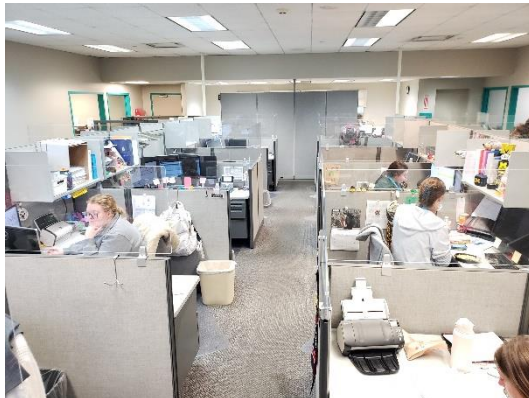
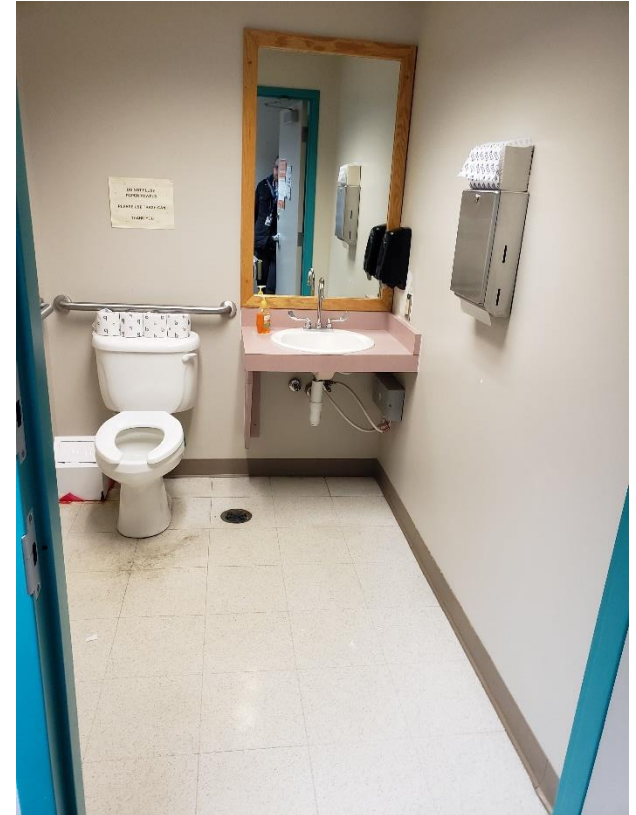
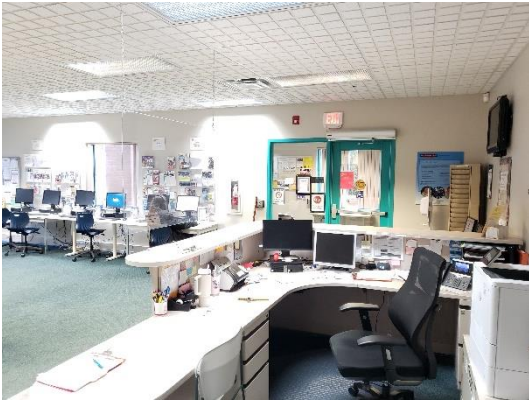
- Project Scope of Work and Milestone Schedule
- Construction Schedule included in the Project Manual and Specifications
- Construction Schedule reviewed at each of the project's mandatory weekly progress meetings

WDC Group has **included the schedule in our bid specifications** on all of our public projects, for more than **300 publicly bid projects**.

Understanding of the Project



Understanding of the Project



Summary



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- Firm's similar, successful previous projects
- Coordination of project designs
- Proposed Internal timeline
- Oversight of Construction
- Unique Qualities – Experience, Successful scope/budget/schedule track record
- References