

Resolution No. 3-2023

Passed 5-3-2023

**A RESOLUTION AUTHORIZING THE SELECTION AND EMPLOYMENT OF
A CRITERIA ARCHITECT TO ASSIST IN THE CONSTRUCTION OF THE
VILLAGE FIRE STATION**

WHEREAS, the Council of the Village of Bradner has received funds from the United States Department of Agriculture (USDA) for purposes of constructing a new fire department building within the Village, and

WHEREAS, pursuant to the demands and standards of the USDA, it is necessary to employ a Criteria Architect in furtherance of the project, and

WHEREAS, the Village has solicited bids for such a Criteria Architect and from those applicants has selected the lowest and best applicant, and

WHEREAS, the USDA has approved the proposal by said applicant.

IT IS THEREFORE RESOLVED BY THE COUNCIL OF THE VILLAGE OF BRADNER, STATE OF OHIO, AS FOLLOWS:

SECTION 1.

That the Village shall engage Scott J. Heacock as the Criteria Architect for the construction of the Village Fire Station, pursuant to the USDA-approved terms and conditions set-forth in a certain Letter of Understanding dated March 12, 2023, which letter is attached hereto and incorporated herein as "**Exhibit A.**"

SECTION 2.

The Mayor of the Village, the Village Administrator, and the Village Fire Chief are all hereby jointly empowered and authorized to execute any and all such documents necessary to effectuate such engagement and bind the Village thereto.

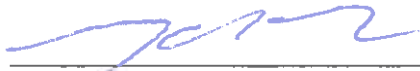
SECTION 3. Effective Date:

This resolution shall become effective from and after its passage at the earliest period allowed by Law.

SECTION 4. Public Meetings:

All formal actions of Council relating to the adoption of this resolution and all deliberations of Council and any of its committees leading to such action were held in meetings open to the public, as required by Law.

Passed: 5 / 3 / 2023



President of Council



Mayor

Attest:



Village Fiscal Officer

Approved:



Village Solicitor

RESUME of:

Scott J. Heacock / Architect
1303 Sabra Road
Toledo, Ohio 43612
419/ 260-8779
sjharch@buckeye-express.com

REGISTRATIONS:

Architect - Ohio #4953, Michigan #21179, Kentucky #5020, and North Carolina #2108
NCARB #11994

EDUCATION:

1967-70 Graduated from the North Carolina State University, School of Design, with
Bachelor of Architecture, (with honors).

PROFESSIONAL EXPERIENCE 1990- PRESENT:

Scott J. Heacock /Architect, Toledo, Ohio - Owner (2008 to present)

Poggemeyer Design Group, Inc., Bowling Green, Ohio, *Senior Project Manager/Architect & V.P*
(1990-2001, 2002-2008)

Lucket&Farley, Louisville, KY., *Senior Project Manager of the Architectural Department* (2001-
2002)

PROFESSIONAL EXPERIENCE POST-GRADUATION - 1970-1991:

The Collaborative, Toledo, Ohio, *Project Manager*

Bauer, Stark, & Lashbrook, Toledo, Ohio, *Director of Design Production*

Self-employed, Toledo, Ohio, *dba DuBose/Heacock or Scott J. Heacock/Architect*

The University of Toledo, University Architect's Office, Toledo, Ohio

Mortensen, Meyers, Squire, & Smith, Toledo, Ohio

PROFESSIONAL EXPERIENCE PRIOR TO AND WHILE IN ARCHITECTURAL SCHOOL:

Cogswell & Hausler/ Architects, Chapel Hill, NC.

MacMillan, MacMillan, Shawcroft & Associates, Raleigh, NC.

G. Milton Small - Architects, Raleigh, NC.

Dodge & Beckwith - Architects, Raleigh, NC.

Rooney and Musser Architects, Findlay, Ohio

Samborn, Steketee, Otis, & Evans (SSOE), Toledo, Ohio

Munger, Munger & Associates, Toledo, Ohio (*Stated working for an architect in June of 1960*)

PROFESSIONAL AFFILIATIONS:

American Institute of Architects, Toledo Chapter (a member since 1975 to 2018) (Past President in
1983).

Architects Society of Ohio, (Director 1982-85)

PROJECT EXPERIENCE: (Red indicate buildings that are similar to the Fire Station project)

- Juniper Brewery Brewing Room Addition (2022-SJH Architect)
- Rosaria's Italian Restaurant and Grille (2021-SJH/Architect)
- 'Renewal by Anderson' Showroom (2020- SJH/Architect)
- The Overboard Bar & Grille (2018- SJH/Architect)
- Mosses's Toledo Office Remodeling (2016-SJH/Architect)
- Roof Repairs for Power Brush, Inc. (2009-10-SJH/Architect)
- Little Generations Day Care Center, Toledo, Ohio (2009-SJH/Architect)
- Little Miracles Day Care Center, Sylvania, Ohio (2009-SJH/Architect)
- Reverend Chico's Remodeling, Bowling Green, Ohio (2009-SJH/Architect)
- The Pinnacle-East Outdoor Patio/Salon Remodeling, Maumee, Ohio (2008-SJH/Architect)
- Springfield Local Schools Athletic Complex Design, Holland, Ohio (2007-SJH/Architect)
- Centennial Terrace Improvements Project, Sylvania, Ohio (2008 -PDG)
- Fremont Municipal Court - Space Study, Fremont, Ohio (2008 -PDG)
- Allen County Historical Museum Addition, 'Phase Two & Three', Lima, Ohio (2008 -10 PDG)
- Edgerton Town Hall - Space Study, Edgerton, Ohio (2007 -PDG)

This project also entailed an addition to the Town Hall that include the Fire Station and an EMS space, but the project was never realized, because the building was demolished by a tornado.
- Flag Park Upgrades, Fremont, Ohio (2007 -PDG)
- Maumee Fire Station #1, Maumee, Ohio (2007 -PDG)

This project grew out of the "Space Study" of 2001. It is the premier Fire Station in our region, with it's seven 100 foot wide -drive thur-bays. The internal stairway can be used for training (repelling), and sports two side on the interior. One side is the Fire Department and the other side is the EMS group that is part of the Maumee Fire Department. A comfortable Day-Room next to the commercial Kitchen has direct access to the Turn-Out Gear Room so quick response is hastened. The weight room provides various types of equipment (both fixed equipment and free-weights are available) . A community space is located on the east side of the building and can be accessed by the public without going thru the station.
- Kalahari Convention Center, Sandusky, Ohio (2006 -PDG)
- Allen County Historical Museum Addition, 'Phase One', Lima, Ohio (2006 -PDG)
- Wood County Regional Airport Terminal, Bowling Green, Ohio (2006 -PDG)
- Sandusky County Courthouse - Space Study, Fremont, Ohio (2006 -PDG)
- Maumee Fire & Police Training Facility, Maumee, Ohio (2005 -PDG)

This a Training facility for the City of Maumee that is used to train their Fire and Police in the City of Maumee. It is a large 106 acre facility behind the old Ford plant on Mingo Drive in Maumee. It was my responsibility to design the site and to locate the various training facilities (i.e. Burn Building, Maze Building, Chemical Agent Building, Outdoor Shooting Range [not built], Training Support Building, and the various training props areas. Once that was approved, I designed the Maze Building with its various layout scenarios and the Training Support Building that also house the old historic fire trucks and other training equipment.

- Point Place Gateway Lighthouse, Toledo, Ohio (2005 -PDG)
- Design Study for a New Fire Station & Village Hall, Rocky Ridge, Ohio (2005-PDG)
- Tremont House (Historical Building) - Building Study, Bellevue, Ohio (2005-7 - PDG)
- Toledo Municipal Court - Space Utilization Study, Toledo, Ohio (2005 -PDG)
- Maumee Indoor Theatre Renovations and Additions, Maumee, Ohio (2005 - PDG)
- Providence Township Fire Station Remodeling Study, Henry County, Ohio (2004 - PDG)
- Woodville Park Restrooms, Woodville, Ohio (2004-PDG)
- All Saints Catholic Parish Space Study, Rossford, Ohio (2004 -PDG)
- Quick Sketches' for the Atrium Project, Wood County Office Building, (2004-PDG)
- New Fire & EMS Building Study, Lake Township, Wood County, Ohio (2004-PDG)
- Jet Express Terminal - Space/Design Study, Port Clinton, Ohio (2003 -PDG)
- Wood County Historical Center Project Sign, Bowling Green, Ohio (2003 -PDG)
- Design Study for a New Fire Station & Village Hall, New Richmond, Indiana (2003-PDG)
- Lutheran Church of the Master - Family Life Center, Perrysburg, Ohio (2003 -PDG)
- Pointe Falls Condominiums, Marblehead, Ohio (2003-7 -PDG)
- New Fire Hall & Village Hall Study, Bradner, Ohio (2003-PDG)
- Perrysburg Alliance Church Classroom Additions, Perrysburg, Ohio (2002 -PDG)
- Ohio EPA Building at the BGSU Research Park, Bowling Green, Ohio (2002 -PDG)
- Galion 'Big Four' Depot "Space Utilization Study", Galion, Ohio (2002 -PDG)
- Providence Lutheran Church - Family Life Center Addition, Holland, Ohio (2002 -PDG)
- Home of Innocents, Louisville, Kentucky (2002 -L&F)
- Churchill Downs, Twin Spires Renovations, Louisville, Kentucky (2001-2 -L&F)
- "Design Study" for a New Fire Station, Tiffin, Ohio (2001-PDG)
This 'design study' in Tiffin, Ohio was developed as part of a Bond Issue project. But the City Council voted not to put the Issue on the ballot.
- Village of Waterville "Spatial Utilization Study", Waterville, Ohio (2001-PDG)
- Ottawa County "Visitors Center", Port Clinton, Ohio (2001-3 -PDG)
- "Space Study" for the Existing Fire Station #1, Maumee, Ohio (2001-PDG)
This is the 'design study' that eventually lead to Maumee doing a site search to find a new site on Illinois Avenue. This study proved that the existing site at Gibbs and East Williams in Maumee was too small to accommodate a new modern structure.
- New Maintenance Building, Deerfield Township, Warren, Ohio (2001-PDG)
- Addition at Maumee Senior Center, Maumee, Ohio (2000-PDG)
- St. Joseph's Catholic Church Study, Ft. Jennings, Ohio (2000 -PDG)
- "Design Study" New Fire Station & Twsp. Hall, Providence Twsp., Lucas County (2000-PDG)
- Wood County Records Center & Law Library, Bowling Green, Ohio (2000 -PDG)
- 'The Pinannacle' Banquet Facility, Maumee, Ohio (1999 -PDG)
- Seneca County Old County Home Remodeling, Tiffin, Ohio (1999-PDG)

- "Design Study" for an Addition to the Existing Village Hall, New Concord, Ohio (1999-*PDG*)
This design study was developed to show the citizens of New Concord, Ohio what the addition to the existing 1950's Municipal Building could be. Unfortunately, the Mayor and Fire Chief couldn't agree on the project, so the project was put on hold and never realized.
- New Street Department "Design Study", New Concord, Ohio (1999-*PDG*)
This design for the new Street Maintenance Building was part of the study above for the Addition to the Municipal Building.
- Erie County Courthouse Remodeling, Sandusky, Ohio (1998 -*PDG*)
- Morrow County Social Services Building, Mt. Guilead, Ohio (1999 -*PDG*)
- Small Office Building Remodeling & Addition for Hart Ad Agency, Maumee, Ohio (1997-*PDG*)
- Epworth United Methodist Church Family Life Center Addition, Toledo, Ohio (1997 -*PDG*)
- New Medical Office Building for Dr. Luis Carvalho, Toledo, Ohio (1997-*PDG*)
- Softball Shelter House for the CYO Diocese of Toledo, Holland, Ohio (1997-*PDG*)
- Original 'Design Study' for Waterville's New Fire Station, Waterville, Ohio (1996- *PDG*)
My sketch for the new Waterville Fire Station in 1996 was the rendering that was used to pass the Bond Issue that funded this new Fire Station project. The actual building was revised after the Bond Issue was passed, however, had it not been for the sketch or the 'vision', the Bond Issue may not have passed.
- Another Addition to the Perrysburg Township Cemetery, Perrysburg, Ohio (1996-*PDG*)
- West Jefferson Downtown - Facade Studies, West Jefferson, Ohio (1996 -*PDG*)
- Vistula Building - Historic Renovation/Restoration, downtown Toledo, Ohio (1996 -*PDG*)
- Hoover Auditorium at Lakeside - Space Study and Redesign, Lakeside, Ohio (1995 -*PDG*)
- Zion Lutheran Church Renovation & Addition, Whitehouse, Ohio (1995 -*PDG*)
- Galion Downtown - Facade Studies, Galion, Ohio (1994-98 -*PDG*)
- Toledo Ticket Warehouse Addition, Toledo, Ohio (1994-*PDG*)
- Erie County Courthouse - Space Study, Sandusky, Ohio (1994 -*PDG*)
- Canal Winchester Downtown Facade Studies, Canal Winchester, Ohio (1994 -*PDG*)
- McKenna Historic Building Renovation, downtown Perrysburg, Ohio (1994 -*PDG*)
- Morgan County Commissioners - Reiker Building remodeling, McConnelsville, Ohio (1994 -*PDG*)
- McConnelsville Downtown Facade Study, McConnelsville, Ohio (1993 -*PDG*)
- 'Design Study' for the Lake Erie Research Center, University of Toledo (1993-*PDG*)
- Medical College of Ohio at Toledo - several renovation projects (1991-99 -*PDG*)
 - Simulator Room renovations
 - P-3 Lab project (a level 3 secure Lab)
 - Adult Ophthalmology Clinic project
 - Mulford Library brick paving and roof repair project
 - Health Education & Health Science caulk & sealant repair waterproofing project

 - Mulford Library Computer Room project
 - Pediatric Ophthalmology Clinic project
 - Pedestrian Bridge Enclosure and Repair project

- Ottawa County Sheriff's Office Remodeling, Port Clinton, Ohio (1993-PDG)
- Wood County Historical Center - Several projects, Bowling Green, Ohio (1992-7 -PDG)
- Bowling Green Covenant Family Life Center, Bowling Green, Ohio (1992 -PDG)
- Perrysburg Township 911 Building Addition, Perrysburg, Ohio (1991 -PDG)
 - This little addition added the 911 Central Dispatch Room at the existing Fire and EMS Building in Perrysburg Township. It was the first addition of many to this building.
- Ottawa County Office Building - Space Study, Port Clinton, Ohio (1991 -PDG)
- Widewater Ministry Retreat and Ministry Center, Texas, Ohio (1991 -PDG)
- Perrysburg Schools Bus Garage, Perrysburg, Ohio (1990-PDG)
 - The new Perrysburg Bus Garage entailed the design of a new Maintenance Building (similar to a Fire Station) along with the site layout that could accommodate the parking and maneuvering of school buses, in addition to, the bus driver parking area.
- Addition to the Perrysburg Township Cemetery, Perrysburg, Ohio (1990-PDG)
- Design Study for an Open-Air-Bar, LaRoe's Restaurant, Grand Rapids, Ohio (1990-PDG)

- Ohio Citizens Branch Bank on Central Avenue, Toledo, Ohio (1990 -Collaborative)
- Perrysburg Medical Care Center, Perrysburg, Ohio (1990 - Collaborative-Project Architect)
- University of Toledo "Recreation Center", Toledo, Ohio (1989 -Collaborative-Project Manager)

- Toledo Police and Fire Alarm Building Remodeling, City of Toledo, Ohio (1987 -BS&L-Project Architect)
 - The Toledo Police and Fire Alarm Building was designed for the City of Toledo while I was a partner at BS&L in Toledo, Ohio. It entailed redesigning the existing Fire and Alarm Building at 550 Erie Streets. Gene Riser was the Safety/Service Director for the City at the time. The building had separate Fire and Police Dispatch Rooms. His concern was that they needed to be in the same space, so his charge was to design a space where both groups could co-operatively exist together in an acoustical sound environment.

- Dana U-Joint Division Headquarters Building, Holland, Ohio (1987-BS&L-Project Architect)
- Brush-Wellman, New Office Building, Elmore, Ohio (1987-BS&L-Project Manager)
- Medical College of Ohio -'Ruppert Center', Toledo, Ohio (1986 -BS&L-Project Manager)

- First Church Methodist Sanctuary Addition, Sylvania, Ohio (1985-SJH/Architect)
- Ravenswood Apartments, Toledo, Ohio (1985-SJH/Architect)
- "Office on Aging", Interior Remodeling (Gardner Bldg.), Toledo, Ohio (1985-SJH/Architect)
- Master Plan for McClure Park, McClure, Ohio (1984-SJH/Architect)
- Cedar Cove Elderly Apartments, Bowling Green, Ohio (1984-SJH/Architect)
- Norwich Apartments, Toledo, Ohio (1983-SJH/Architect)
- Riverside Park ADA Renovations, City of Toledo, Ohio (1982 -SJH/Architect)
- Ascension Lutheran Church, Toledo, Ohio (1981-SJH/Architect)

OTHER INTERESTING PROJECT EXPERIENCES:

- Designing a storage shed for Dr. & Mrs. Taylor (James Taylor's father & mother- Chapel Hill, NC.) for their summer home in Martha's Vineyard, Mass. (1969-1970)
- Building a sustainable cottage on Lake Erie from start to finish. (1979-1990)
- Completely remodeling a duplex in Rossford, Ohio. (1984-1988)
- Redesigning the family home and adding a design studio and family space. (1975)
- Building a tree house for my grand-daughter. (2009)

Scott J. Heacock / Architect
1303 Sabra Road
Toledo, Ohio 43612
419/ 260-8779
sjharch@buckeye-express.com

February 23, 2023 REVEISED: March 12, 2023 (per UDSA requirements) and March 30, 2023

Mr. John Linkey, Village Administrator
Village of Bradner, Ohio
130 North Main Street
Bradner Ohio 43406

Ref: New Fire Station, for Bradner, Ohio
117 North Main Street
Bradner, Ohio 4346

Dear John,

I enjoyed meeting with you, Tom Wildman, the Bradner Fire Chief, and the others on Thursday evening, February 9th to discuss your new Fire Station project. You wish to hire a 'Criteria Architect' for this project that will be designed and constructed using the "Design-Build" methodology. As defined, a 'Criteria Architect' is retained to prepare conceptual plans and specifications, to assist the public authority with establishing the design criteria for a 'design-build' project, and to serve as your representative during the construction of that project. I am proposing to offer my services as your 'Criteria Architect' for your project.

As, I believe I mentioned, I have been a registered architect for almost 50 years, and I have designed 10 + new and/or additions to existing fire stations. Enclosed, please find my resume, listing those projects. I do feel, well qualified, to help you with your project!

Listed below are the documents (drawings) that will be generated during my Work for the outlined tasks above . Undoubtedly, there may be additional drawings and/or information developed throughout this process. However, below is a list of my tentative deliverables:

- Site Plan (based on the Poggemeyer Boundary Survey you shared with me),
- Floor Plans,
- Elevation drawings as required,
- Wall sections - showing the conceptual design/construction requirements,
- Other details as required to show the design requirements,
- Outline Construction Specifications (only the Technical Sections as your office will be responsible for bidding the project to respective 'Design- Builders'),
- Preliminary Cost Estimate.

It is also my understanding, that you wanted me to attend the Bradner Village Council meeting on March 2, 2023. Which I did.

My Fees:

The fee for providing those services described above will be as follows:

• Basic Services (thru hiring a Design-Build Contractor) -	\$11,000.00
• Reimbursable expenses -	500.00
• Construction Observation -	13,000.00
<u>Total Fee =</u>	<u>\$24,500.00</u>

Please note the 'Criteria Architect' is not the Architect of Record, that is the responsibility of the 'Design-Build' Contractor to hire him. He will produce the Construction Documents.

My hourly rate is \$125.00. The basic services fee above, covers all Work thru the hiring of a 'Design-Build' Contractor. After that, my services will be based on my hourly fee for my Work during the construction process up to but not to exceed \$13,000.00. I will be acting as your construction observation representative.

Payment of billing statements is due within 30 days of the statement, unless agreed to otherwise beforehand. If any billing statement is not paid in a timely manner, I reserve the right to charge interest on the outstanding balance at the rate of 1-1/2% per month.

It goes without saying, that I would very much like to help the Village of Bradner, Ohio with this project. If you have a budgetary limitation for my Work on this project, please let me know.

If you have any questions regarding my proposal, please do not hesitate to call me. Otherwise, if this proposal accurately reflects your understanding of our agreement and meets with your approval, please sign an original copy of the proposal in the space provided below and return it to me. This proposal will constitute our working agreement for the "new Fire Station" for the Village of Bradner, Ohio, as outlined above.

This proposal will remain open for a period of 60 (sixty) days, unless adjusted in writing by either party.

Sincerely,

Scott J. Heacock / Criteria Architect

date signed: 4-24-23

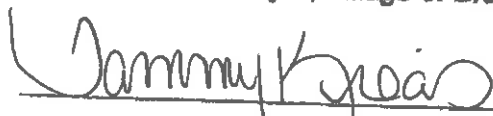


Scott J. Heacock / RA

Accepted this _____ day of _____, 2023 by:

Tammy Krais, Mayor, Village of Bradner, Ohio

date:



4-26-23

John Linkey, Village Administrator, Village of Bradner, Ohio

date:



4-26-23

Tom Wildman, Fire Chief, Village of Bradner, Ohio

date:



4-26-23

Corey Speweik, Village Soliitor, Village of Bradner, Ohio

date: 4/26/2023

AS TO FORM: 



Mary Carr, Loan Specialist
Rural Development | Findlay Area Office
United States Department of Agriculture
7868 CR 140, Suite D
Findlay, OH 45840

March 2, 2023

RE: Criteria Architect Qualifications and Proposal
Bradner Joint Fire District
117 North Main St.
Bradner, Ohio. 43406

Mary,

Good morning. We have reviewed the Criteria Architect's qualifications and service proposal for the above-mentioned project. The Architect's qualifications and service proposal outlined the following:

1. The Architect, Scott J. Heacock, possesses 50+ years of experience and has been involved in approximately 10+ fire station projects.
2. The Architect's fees were illustrated as follows:
 - a. Basic Services thru the hiring of a Design-Build Contractor - \$11,000.00
 - b. Construction Administration Services during construction – hourly @ 125.00 / hour.

After completing our review, we **CAN** concur with the Owner's selection of the Criteria Architect, Scott J. Heacock. However, we **CANNOT** concur with the Architect's current service proposal for the following reasons:

1. Per RD Regulations, all fees associated with the service professionals, such as those of the Architect, must be indicated as a simple-fixed fee for all services to be provided.
2. The term of the Criteria Architect's contract must be from the start of the project until when final payment is issued to the Design-Build Contractor.
3. The Criteria Architect will need to provide a fixed amount estimate for their reimbursable expenses.

If you have any additional concerns or need additional clarifications, please contact me at your earliest convenience.

Regards Always,

Michael Davis
RD Architect | Midwest | Ohio
Program Support Services
Rural Development
Rural Housing Service
United States Department of Agriculture
Phone: 614.255.2429 | Cell: 614.397.7574
Email: michael.davis5@usda.gov

Cc: Scott Leggett, CA, Findlay Area Office (via email)



Mary Carr, Loan Specialist
Rural Development | Findlay Area Office
United States Department of Agriculture
7868 CR 140, Suite D
Findlay, OH 45840

March 13, 2023

RE: Criteria Architect Qualifications and Proposal, Comments & Recommendations
Bradner Joint Fire District
117 North Main St.
Bradner, Ohio. 43406

Mary,

Good morning. We have reviewed the REVISED Criteria Architect's qualifications and service proposal for the above-mentioned project, dated March 12, 2023. The Architect's qualifications and service proposal outlined the following:

1. The Architect, Scott J. Heacock, possesses 50+ years of experience and has been involved in approximately 10+ fire station projects.
2. The Architect's fees were illustrated as follows:
 - a. Basic Services thru the hiring of a Design-Build Contractor - \$11,000.00
 - b. Construction Observations - \$13,000.00
 - c. Reimbursable Expenses - \$500.00.**Total Fee \$24,500.00**

After completing our review, we **CAN** concur with the Owner's selection of the Criteria Architect, Scott J. Heacock, and the Architect's REVISED service proposal.

If you have any additional concerns or need additional clarifications, please contact me at your earliest convenience.

Regards Always,

Michael Davis
RD Architect | Midwest | Ohio
Program Support Services
Rural Development
Rural Housing Service
United States Department of Agriculture
Phone: 614.255.2429 | Cell: 614.397.7574
Email: michael.davis5@usda.gov

Cc: Scott Leggett, CA, Findlay Area Office (via email)

Rural Development • Ohio State Office
200 North High Street, Room 507 • Columbus, OH 43215-2418
Voice (614) 255-2400 • Fax (614) 255-2563

