

Vandalia Division of Fire Breast Cancer Shirt

Fighting for a Cure

ALL PROFITS WILL BE DONATED TO THE BREAST WISHES FOUNDATION

WWW.BREASTWISHESFOUNDATION.ORG

Store Closes 9/20/2023

SCAN QR CODE



Front



Back



The Blue Letter

August 25, 2023

Honorable Mayor Herbst & Esteemed City Councilmembers:

Thank you for your support on the many exciting initiatives that we have coming down the pike at the City of Vandalia. We are very excited to wrap up this year's projects, and look forward to compiling the 2024 operating, maintenance, capital, and revitalization budgets to improve quality of life and the way we serve in Vandalia. Please consider the following:

Congratulations to Judy Laughter who will be retiring from her role as a Van Tran driver after 13 years of volunteer service. We appreciate Judy's commitment to the program and to the seniors of our community.

City Offices Closed – City office will be closed on Monday, September 4 for Labor Day. The Recreation Center will be open from 7:00 a.m. to Noon for the fitness area, gymnasium and track only.

MyVandalia Magazine: The digital version can be viewed online at: <http://scr-publications.com/Flipbooks/VAN-Flip/VAN-MyVandalia-23-03/>. We are proud of the work we are doing to build trust and confidence through transparency and multi-media communication efforts that go above and beyond other communities our size. Great work Communications Manager Hopkins and the team!



Helke Park Playground Prep: Helke Park playground installation is underway. Crews have been onsite all week prepping the site and then installing the playground equipment. Once the unit is completely installed the safety surface contractor will begin installation of the Forever Lawn Playground Grass. This is currently scheduled to begin on September 11 depending on the weather. The west playground replacement at the Sports Complex will follow. Park staff is in the process of installing drainage tile under the Helke Park new playground surface area. Approximately 450 feet of drainage tile will be installed. Staff also worked on a couple trees in this area where a few low limbs were removed.



Austin Greaser: Congratulations to Vandalia-Butler graduate, Austin Greaser, who will represent the USA on the US Walker Cup Team. His family has purchased banners that we will display to wish him good luck. The Walker Cup will be held September 2-3 at St. Andrews Golf Course in Scotland.

Employee Appreciation Taco Bar: Wednesday, September 20 at the Senior Center from 11:30 a.m. until 1:00 p.m.

FBI Media and Public Relations Training: Community Risk Reduction Coordinator Scott Jacobs spent the week of August 14th in Columbus attending an FBI Media and Public Relations class at the Ohio State Highway Patrol Training Academy. CRRC Jacobs handles a good deal of our public information, social media, and crisis communications.

Fire Marshal Internal Recruitment: Congratulations to Fire Marshal Jason Eckert on accepting a position with State Fire Marshal's Office. Fire Marshal Eckert has done an excellent job aggressively pursuing and securing several arson convictions during his time at Vandalia. Mr. Eckert was also instrumental in enforcing the fire code and bringing the Super 8 into compliance. I am thankful for his service to our community and wish him the best. As a result, the Division of Fire has posted the Fire Marshal position internally to give Vandalia employees the first opportunity to be considered in the civil service process.

Natural Gas Aggregation: This week, I met with Palmer Energy and the Miami Valley Communications Council regarding the natural gas request for proposal (RFP) that we issued. The RFP was sent to 13 certified retail natural gas service providers and requested various term lengths with participants' flow starting with December 2023 billings. The RFP projected an eligible customer pool of approximately 58,000 residential and small commercial customers using 4.5 billion cubic feet of natural gas per year. Archer was the sole respondent with a quote in the low to mid \$6 per MCF range depending on term length. Palmer Energy advised that they were concerned about the risk of locking in the rate for two winters because underground gas storage levels is 13% above the five year average, total storage heading into winter is expected to be at near record levels, and forecasters predict an El Niño weather formation to remain in effect through the coming fall and winter (which can lead to natural gas pricing downside).

Given current market conditions, Palmer Energy recommended, and the board of participants agreed, to re-issue the RFP in November 2023 in anticipation of a May 2024 contract start date assuming competitive pricing and approval by the communities. Palmer advised that this strategy would allow potential suppliers flexibility to either use existing storage assets or to secure new storage capacity that will benefit MVCC participants.

Public Works Facility Design: Director Cron, Engineer Borton, Chief Building Official Baldauf, Superintendent Ritchie, and I have reviewed the statements of qualifications from 12 firms for the engineering and design of our new Public Works Facility. The current facility is in deteriorating condition and is inadequate for our operations and storage of capital equipment. Our team interviewed six firms and conducted reference checks for three firms. This was an extremely competitive RFQ process as many firms had direct experience building public works facilities for county engineers, cities, townships, and public utilities. After thorough investigation, on behalf of our committee, I am recommending that City Council authorize the city manager to negotiate and enter into a professional services agreement with WDC Group of Springfield, OH for design, engineering, creation of plans and bid documents, construction management, *et al.* The first phase of the project would consist of evaluating the site, meeting with staff to determine needs, and providing an overall schematic layout to develop a budget number for the project. Director Cron, Law Director McDonald, and I are currently working on a draft agreement and price structure to present for Council's consideration at the September 5 study session. The design process will include extensive input from our Public Works team, other department leaders, and professional staff. It is not possible to put a firm number on the cost of the facility until WDC Group determines the programmatic needs and shaves back the wants. You will recall that the City recently received a land donation valued at approximately \$900,000 for 16 acres from the Midland Atlantic Corporation for the purpose of developing the Public Works Facility immediately to the east of the plaza where Kroger is located. As we previously discussed, I am going to propose that the City leverage monies that City Council strategically saved for the development of the Public Works Facility from the Facilities Improvement / Maintenance Reserve Fund (360). This fund currently has an unencumbered balance, and you will recall that within the last two years, Council transferred \$1,000,000 to set aside as seed money for the development of this project. The last financial update to the City Council showed that this fund contains an unencumbered balance of approximately \$2,459,615. It will be necessary to pursue debt service over 20 – 30 years to fund this facility. I anticipate that this debt service will be paid through, and is being accounted for, in a combination of revenues from water, sewer, storm, street, infrastructure, and general revenue funds.

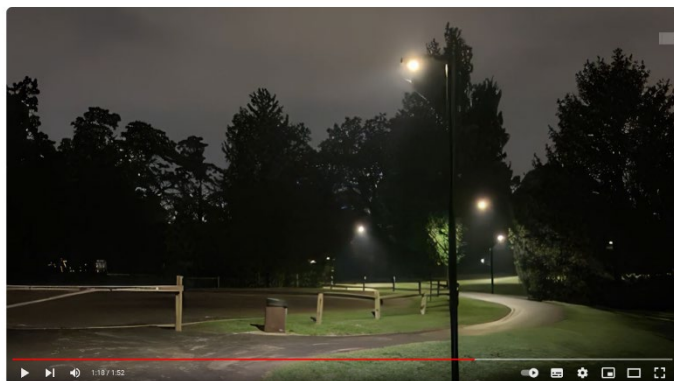
Cured in Place Pipe (CIPP) Project: Engineering / GIS Tech. Chad Baughman has prepared the bid documents for our sanitary sewer slip lining project and submitted them to Montgomery County for review. Since we are using Community Development Block Grant funds in the project, certain requirements in the bid package must be reviewed and approved by the County before soliciting bids. We hope to advertise the project in the next couple of weeks.

Water Meter Replacement: To date we have installed just over 550 of the new meters including over 30 of the meters with the remote shut off option. These meters will allow the water to be shut off and turned back on remotely. We have approximately 140

residential meters left in stock to install. We do have several larger commercial meters to install as well, while we wait on delivery of the next order.

YouTube

Buscar

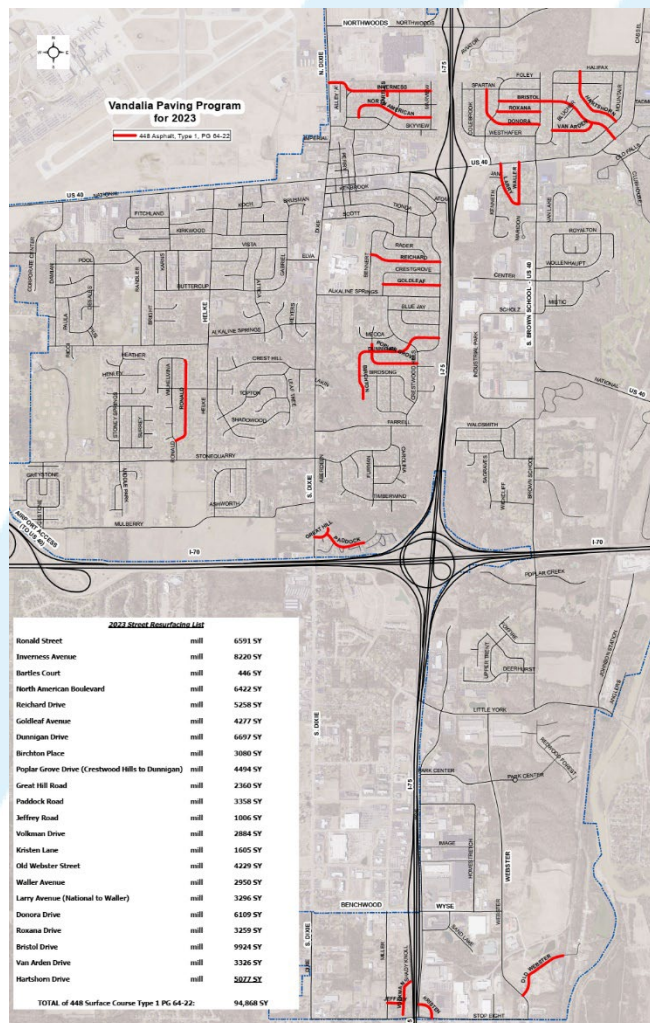


Monday, August 23, 2023 - Focus Vandalia - Lighted Walkways

3:00 a. m., on August 17. The next hotel meeting with City officials will take place in September.

Focus Vandalia Video (Link): The Sports Complex closes at dark.... But... if you happen to be one of the many dusk and dawn walkers, the new lights are looking great. Please see our latest Focus Vandalia.

The Super 8 Motel was sold to new ownership effective August 17, 2023. Lieutenant Walker met with the new owner, Shrey Patel, at the Justice Center on Monday, August 21. He covered all the requirements of the consent agreement with Mr. Patel. Mr. Patel understands he is responsible for these requirements and assured Lt. Walker he wishes to operate an honest business. As required by the consent agreement, uniformed security started working on site from 6:00 p. m. to



Asphalt Overlay Program: Barrett Paving has completed our annual street resurfacing program for this year. The final pavement markings are scheduled to be completed by week's end. This year we paved 22 sections of roadway.

Commercial Truck Traffic Enforcement: During the past five weeks, VPD officers made 46 traffic stops on commercial motor vehicles for traffic violations. These stops resulted in 10 traffic citations, 30 written warnings and six verbal warnings while working 40 additional enforcement hours. The VPD has done a nice job keeping tractor-trailers off the ramps through town.

Traffic Counts: We have contracted with Oaks Engineering to perform another series of traffic counts on National Rd. at Airport Access, Peters, and Dixie to capture the impact of our prohibition of truck turn movements, and to grab a baseline measurement before the Amazon facility becomes fully functional in Union on August 31, 2023. These video counts will take place next Tuesday – Thursday (Aug. 29-31).

Legislative Prohibition of Truck Traffic on National Rd.: High Bridge Co. has partnered with Senator Huffman's office to permit the City to have legislation drafted by the Ohio Legislative Services Commission. This has been a great feat, and we are proud of taking this further than it has gone before. I am currently working with staff and Law Director McDonald to analyze the draft legislation and propose modifications for consideration by the LSC and our state elected officials. I anticipate discussing talking points with the City Council and will request that our Mayor and Councilmembers make direct elected official – to – elected official contact in support of the legislation.

Turn Movement Prohibitions: Public Works has completed production and installation of signage throughout the City regarding

commercial truck traffic and parking. Signage included “No Right Turns” for vehicles over 50’ in length at Fieldstone Way & Peters, Capstone Way & Peters and Peters Pike and National Road. Also “No Through Trucks” on Stonequarry Road, Mulberry Road and Helke Road. We also restricted overnight parking on Scholz Drive and Industrial Park Drive. Public Works Technician, John Bubeck, does a great job of making all our signs and coordinates the installation of the signage. We have really been working him over the last 18 months with all the new signage throughout town and are thankful for his skillset.

Cassel Hills Pool is now closed weekdays and open weekends (August 26-27 and September 2-4) with Labor Day being the final day of the season. The Soggy Doggy Dip will close out the pool season, taking place on Labor Day evening from 6-8 pm. We had 17 after hour **rentals at Cassel Hills Pool** for the 2023 season. The updated agreement and fee structure were extremely successful in communicating rental information with patrons. Thanks to Jen Webb for her diligent work solidifying terms with folks, collecting and refunding deposits, and communicating booked dates with Swimsafe.

Passport to Safety training to new kindergartners is underway in the school district. This week, Sergeant Wehner taught Passport to the Helke Elementary students with two graduations today. Passport to Safety is scheduled to be taught at Demmitt Elementary next week and will be taught at St. Christopher School in mid-September.

Parks and Recreation Presentation: Congrats to Director Steve Clark on a great Parks & Recreation update. This department is really working towards the recommendations in the 2020 Vision Vandalia Comprehensive Plan and the 2023 Parks & Recreation Master Plan. Thank you to all of our staff who came to support Director Clark (pictured).



SAVE THE DATE!

Vandalia OHIO
small city. big opportunity.

BUSINESS APPRECIATION DAY 2023

Join us!
Our Business Appreciation Day Golf Scramble is on Tuesday, September 12, at Cassel Hills Golf Course.

Watch the mail!
Your exclusive invitation is coming soon! We have a great day planned for you at Cassel Hills Golf Course!

Cassel Hills Golf Course
Tuesday, September 12

Schedule
8:15 - 8:45 a.m.
Registration & Light Breakfast.
9 a.m. - 1:00 p.m.
Shotgun Start Golf Scramble.
12:45 - 2:00 p.m.
Enjoy networking and great food.

small city. big opportunity.

Want to get a head start on your RSVP?
Go to <https://vandaliaohio.org/bad2023>
Or scan the QR Code!





Business Appreciation Day: We are looking forward to our annual Business Appreciation Day golf outing on Tuesday, September 12 at Cassel Hills Golf Course. This year's event is sponsored by Minster Bank and CenterPoint Energy.

Senior Center: During the period of August 8 – 21 a total of 995 people came to the Senior Center, including evenings and weekends.

Please contact me directly with questions and comments.

Very Respectfully,

Dan Wendt
City Manager

CC:

Board and Commission Members
All City Employees

Attachments:

1. Information Update - ACM Holloway – August 18, 2023;
2. Information Update - Director Leiter – August 18, 2023;
3. Information Update - Chief Follick – August 18, 2023;
4. Information Update - HR Manager Pruszynski – August 18, 2023;
5. Information Update - Director Clark – August 18, 2023;
6. Information Update - Chief Althouse – August 18, 2023;
7. Information Update - Director Cron – August 18, 2023;
8. Water Meter Door Hanger;
9. My Vandalia Flyer;
10. Employee Appreciation Events;
11. Policy Goals;
12. WDC Group Statement of Qualifications; and
13. Parks and Recreation Department Update.

To: Dan Wendt, City Manager
From: Amber Holloway, Assistant City Manager
Date: August 24, 2023
Subject: Information Update



- On Monday, August 21, Staff from DES and I held our monthly development meeting.
- I attended a breakfast meeting with the Montgomery County economic development team and members of surrounding jurisdictions including Butler Township, Huber Heights, and Harrison Township.
- You, Darren and I held a budget overview meeting to briefly review the 2024 IT budget proposal.
- We are looking forward to our annual Business Appreciation Day golf outing on Tuesday, September 12 at Cassel Hills Golf Course. This year's event is sponsored by Minster Bank and CenterPoint Energy.

Communications Update

- We filmed Focus Vandalia for September today. Our stories include: new playground equipment Helke Park and the Sports Complex; Medal of Valor winners Matlock and Clymer; Touch a Truck preview and Fire Open House preview.
- Rich is working with IT on the building security upgrade as we transition to badges. All badge cards are in and we have ordered lanyards and badge reels which should be in next week.
- Rich is working with Finance on the Popular Annual Financial Report document.
- Please remember to check out the Dayton Daily News on Wednesday, September 6th. This edition of the paper will include our monthly Vandalia feature.
- Congratulations to Vandalia-Butler graduate, Austin Greaser, who will represent the USA on the US Walker Cup Team. His family has purchased banners that we will display to wish him good luck. The Walker Cup will be held September 2-3 at St. Andrews Golf Course in Scotland.

Memo



To: Daniel D. Wendt, City Manager

From: Bridgette Leiter, Director of Finance

Date: August 23, 2023

Re: Information Update - Period Ending August 25, 2023

1. Kristen and I met with representatives from PNC Bank to discuss the City's accounts and future cost saving programs and options available to the City.
2. Kristen and I attended a council study session and meeting.
3. I participated in an online training session on a walkthrough of Adobe Sign platform.
4. The 2024 Proposed Budget Workbooks were received from all City departments. Finance will review the information and prepare the data for discussion during the department budget meetings beginning next week.
5. Principal and interest payments on the Bond Anticipation Notes were paid, and the new note for the remaining balance on both the fire engine and new ladder truck (note matures August 2024) were completed this week. The debt is due to be paid in full in 2026 (fire engine) and 2031(ladder truck).
6. Due to rising interest rates, and an effort to reduce borrowing costs on debt issuances, the City partnered with the Ohio Market Access Program (OMAP) administered by the Ohio Treasurer's Office to enter the market and reduce interest costs for the debt on the fire engine and new ladder truck and saved approximately \$2,730.20 over the next year. This was the first opportunity for the partnership between the City and OMAP. The following is the press release from the Ohio Treasurer's Office:

TREASURER SPRAGUE ANNOUNCES OMAP SAVINGS FOR THE CITY OF VANDALIA

COLUMBUS – The Ohio Market Access Program (OMAP) administered by Ohio Treasurer Robert Sprague has helped the City of Vandalia (Montgomery County) enter the market and save an estimated \$2,730.20 in interest costs over the next year. This issuance marks the first time that the city has utilized OMAP to achieve savings.

“As interest rates remain high, OMAP is a valuable resource that helps local governments stretch their dollars and save money on borrowing costs,” said Treasurer Sprague. “We’re glad to see the City of Vandalia taking advantage of this program for the first time as they finance the purchase of a new fire truck and equipment.”

The OMAP credit enhancement will help the City of Vandalia to achieve meaningful savings on interest costs. The original note was issued for the purchase of a fire ladder truck and fire apparatus.

OMAP is a credit enhancement program that leverages the state’s excess liquidity and high short-term credit rating to help improve market access and lower borrowing rates for local governments. Since its 2014 launch, OMAP has supported more than 280 deals, ranging from \$365,000 to over \$100 million. There have been no defaults, and to date, OMAP has generated more than \$5 million in estimated savings for local governments.

Any government subdivision in good fiscal standing, including cities, villages, school districts, counties, townships, and special districts, issuing short-term debt is eligible to participate. For more information, visit <https://omap.ohio.gov/>.



DIVISION OF FIRE INFORMATION UPDATE

TO: DANIEL WENDT, CITY MANAGER
FROM: CHAD FOLICK, FIRE CHIEF
DATE: 8/24/2023
SUBJECT: INFORMATION UPDATE – PERIOD ENDING AUGUST 25, 2023

1. Crews were available at Helke and Demmitt schools to welcome staff and students back to school on the morning of August 17th. The Division of Fire wishes all in our school system a safe and fun year!
2. CRRC Jacobs spent the week of August 14th in Columbus attending an FBI Media and Public Relations class at the Ohio State Highway Patrol Training Academy. Scott handles a good deal of our public information, social media, and crisis communications. The valuable training he received in this class will greatly assist him in his job duties.
3. Firefighters Cavanaugh and Green played some quick pick up football while working the EMS Strike Team detail at the first football game of the season. There are a few action shots on our social media. The Division of Fire wishes all our school's fall sports and athletes a great season.
4. EMS Strike teams were also onsite and available Saturday August 19th at two running events. The LaFore 5k and the St. Chris 2 miler.
5. The Division of Fire has internally posted the position of Fire Marshal. Fire Marshal Eckert has submitted his resignation to pursue an opportunity with the State Fire Marshal's Office leaving his position vacant. The posting will be live until September 1, 2023.
6. On Monday August 14, I met with Fire Marshal Eckert, CRRC Jacobs, and Inspector Fink to discuss the current happenings within the Fire Prevention Bureau.
7. The Division of Fire will be holding the second round of interviews this week for the position of Full-Time Firefighter/Paramedic.



DIVISION OF FIRE INFORMATION UPDATE

8. With the new school year now in full swing our Fire Prevention Bureau has started this year's Passport to Safety Program. All Vandalia-Butler and St. Chris incoming Kindergarteners participate in this well-known program. Crews get to meet with each class and cover a variety of safety lessons alongside the Police Dept. and School officials. This week the Fire Prevention Bureau is at Helke Elementary.



Memo

To: Daniel D. Wendt, City Manager

From: Melissa Pruszynski, Human Resources Manager

Date: August 24, 2023

Re: Information Update – Period Ending August 25, 2023

1. The next Employee Appreciation event will be a taco bar **Wednesday, September 20** at the Senior Center from 11:30 a.m. until 1:00 p.m. Please spread the word!
2. I continue to audit health care coverage plans and city sponsored life insurance coverage for each employee through each vendor portal including EASE - the City's benefit enrollment software.
3. As well I am sifting through our expenses from the Christmas Day water damage event and working closely with our Finance Department, Miami Valley Risk Management (MVRMA) and Gallagher Bassett to ensure that the City recovers all related expenses.
4. Current hiring processes include full-time firefighter / paramedic / inspector, fire marshal, and police officer. Second round firefighter interviews took place this week, successful candidates will move on to the practical assessment. Staff continues to review police officer applications; first round interviews are scheduled for September 7. Last Friday a posting was published for the position of fire marshal. This posting will remain open until Friday, September 1. I am currently working to schedule a Civil Service Meeting to establish a firefighter eligibility list.
5. **App Store:** Please keep in mind that **ALL** our health care vendors offer Apps, which allow instant access to medical cards and other valuable resources.
6. EmployeeCare, our **free and confidential** employee assistance program, is available to you and those living under your roof, 24 hours a day, 7 days a week. You may contact the EmployeeCare staff **confidentially**, any time, at 208-6626.
7. **Looking for a healthcare advocate?** Do you ever wish you had a personal health care assistant? Well...now you do! One of the top-tier services we now have access to is the McGohan Brabender Advocate Team! Feel free to reach out to the **advocate team** at mbadvocates@mbbenefits.com Monday through Friday between 8:00 a.m. and 5:00 p.m.
8. If you would like to browse City of Vandalia Employment Opportunities, the link is <https://www.vandaliaohio.org/422/Employment-Opportunities>.



To: Dan Wendt, City Manager
From: Steve Clark, Director of Parks & Recreation
Date: 8/24/2023
Re: Information Update – Period ending August 24, 2023

RECREATION / ATHLETICS DIVISION / SPECIAL EVENTS

- Butler Girls Soccer Coach Beth Rosencrantz is working with John Myers to revamp our Lollipop Soccer program. Members of the girl's team serve as coaches/instructors for the Saturday morning program. Also, Heeter Plumbing is donating 20 soccer balls to the Lollipop program!
- Artful Adventure Day special event took place on Saturday, August 12 at Vandalia Art Park. There were 15 vendors set up with different art activities for kids to engage in. Kona Ice and a food truck was there as well. We had several hundred people come out to this event.
- Cassel Hills Pool is now closed weekdays and open weekends (August 26-27 and September 2-4) with Labor Day being the final day of the season. The Soggy Doggy Dip will close out the pool season, taking place on Labor Day evening from 6-8 pm.
- We had 17 after hour rentals at Cassel Hills Pool for the 2023 season. The updated agreement and fee structure were extremely successful in communicating rental information with patrons. Thanks to Jen Webb for her diligent work solidifying terms with folks, collecting and refunding deposits, and communicating booked dates with Swimsafe.

RECREATION CENTER

- VRC Member Appreciation Day will take place on Monday, August 28. Group Fitness Classes, Child Care, Climbing Wall (5-7pm), Premier Health Blood Pressure Checks and Kona Ice (5-7 pm) will all be free of charge for members on this day.
- Daily visits for July totaled 3,745 for a revenue total of \$25,816 (compared to \$18,712 for July, 2022).
- We have 1,324 active insurance based memberships at the VRC. During the month of July, we had 3,789 visits from these members, which is up from 3,262 in July of 2022.

SENIOR CITIZENS CENTER

- Judy Laughter will be retiring from her role as a Van Tran driver after 13 years of volunteer service. We appreciate Judy's commitment to the program and to the seniors of our community.
- During the period of August 8 – 21 a total of 995 people came to the Senior Center, including evenings and weekends.

GOLF DIVISION

- The golf course has experienced some vandalism recently on holes 6,7 and 8 as someone has been doing some late night practicing and tearing up tees and fairways with excess divots in a concentrated area. Many thanks to Lt. Walker and the VPD for providing some added patrol in the area as the situation has stopped since that time.
- Play continues to be good during the month of August but with college and pro football around the corner history tells us that play will curtail in the coming weeks.

FACILITY MAINTENANCE DIVISION

- Helke Park playground installation is underway (see picture below). Crews have been onsite all week prepping the site and then installing the playground equipment. Once the unit is completely installed the safety surface contractor will begin installation of the Forever Lawn Playground Grass. This is currently scheduled to begin on September 11 (weather dependent).
- Park staff is in the process of installing drainage tile under the Helke Park new playground surface area. Approximately 450 feet of drainage tile will be installed. Staff also worked on a couple trees in this area where a few low limbs were removed.
- Concrete maintenance at the Municipal building west employee entrance walkway is underway. Building Maintenance staff is handling this project.
- Facilities Infrastructure project continues with the installation of roof top unit 2 at the Justice Center. Controls and air balance work continues at the Municipal Building.
- Painting soccer lines and other preparations for opening day of soccer. The paint striper is experiencing ongoing mechanical problems due to age and repair parts no longer available. James Cabonce is modifying the machine as needed to keep it operational.

Information Update



To: Dan Wendt
City Manager

From: Kurt E. Althouse
Chief of Police

Date: August 24, 2023

Subject: Information Update Ending August 25, 2023

1. During the past five weeks, VPD officers made 46 traffic stops on commercial motor vehicles for traffic violations. These stops resulted in 10 traffic citations, 30 written warnings and six verbal warnings while working 40 additional enforcement hours.
2. Detectives charged a 39-year old Vandalia man with felony drug possession (fentanyl) after a call for service of the suspect overdosing in his apartment and being found by family members.
3. Detectives charged a 32-year-old man, living at large, with two counts of grand theft, one count of felony receiving stolen property and three counts of misuse of a credit card from an incident at the Knights Inn.
4. On August 21, I attended a virtual meeting for the CIT Steering Committee hosted by Montgomery County Alcohol, Drug Addiction, & Mental Health Services. These meetings include discussions on emergency admissions, handling calls involving mental health crises and other related topics. I also attended a virtual meeting as an OACP board member with our legislative lobbyists on upcoming legislation that could potentially impact criminal justice and law enforcement. A recent petition for a ballot issue to eliminate qualified immunity to local government employees submitted to the Ohio Attorney General's Office for review was rejected due to language that did not accurately convey its intent and could be considered misleading and misrepresentative of the facts.
5. On Wednesday, Lieutenant Sucher, Lieutenant Walker, and I attended the monthly County Chiefs' Association meeting at Sinclair Community College. This month's guest speakers were Kaleb Barrows from DeCoach Rehabilitation Center, Jeff Rasche from Evertel Technologies, Sergeant Lawson & Detective Hulbert representing the Greater Montgomery Co. Critical Incident Stress Management Team, and Gerry Chadwick and Richard Biehl from the Tour de Gem bike tour.
6. On Wednesday, I participated in a Focus Vandalia segment regarding two VPD officers, Officer Connor Matlock and Officer Nelson Clymer, who have been selected as recipients of the Division's Medal of Valor for rescuing and reviving an unresponsive man from his burning apartment in May.
7. On Friday, I met with Superintendent O'Leary, School Safety Director Bill Wertz, and Chief Porter to discuss school safety topics and the opening of the new school

year. These monthly meetings are great dialogue to address any safety concerns surrounding school security and community concerns.

8. The Super 8 Motel was sold to new ownership effective August 17, 2023. Lieutenant Walker met with the new owner, Shrey Patel, at the Justice Center on Monday, August 21. He covered all the requirements of the consent agreement with Mr. Patel. Mr. Patel understands he is responsible for these requirements and assured Lt. Walker he wishes to operate an honest business. As required by the consent agreement, uniformed security started working on site from 6:00 p. m. to 3:00 a. m., on August 17. The next hotel meeting with City officials will take place in September.
9. Passport to Safety training to new kindergartners is underway in the school district. This week, Sergeant Wehner taught Passport to the Helke Elementary students with two graduations today. Passport to Safety is scheduled to be taught at Demmitt Elementary next week and will be taught at St. Christopher School in mid-September.



Public Works & DES Information Update

To: Dan Wendt, City Manager
From: Rob Cron, Director of Public Service
Date: August 23, 2023
Re: Information Update for August 19-25, 2023

Development & Engineering Services

Barrett Paving has completed our annual street resurfacing program for this year. The final pavement markings are scheduled to be completed by week's end. A map of the streets is included. This year we paved 22 sections of roadway

We have reviewed the Statement of Qualifications from 12 firms for the engineering and design of our new Public Works Facility. We interviewed 6 of the firms, narrowed to three and called references on those three. We have selected WDC Group of Springfield to begin negotiations with for a contract to provide these services. We were very impressed with their team, credentials, and the comments we received from previous clients. We hope to have a proposal for phase one of their contract at the September 5th Council Study Session. Phase one would consist of evaluating the site, meeting with staff to determine all of our needs and providing an overall schematic layout of the site to develop a budget number for the project.

Chad Baughman has prepared the bid documents for our sanitary sewer slip lining project and submitted them to Montgomery County for review. Since we are using Community Development Block Grant funds in the project, certain requirements in the bid package must be reviewed and approved by the County before soliciting bids. We hope to advertise the project in the next couple weeks.

Ben Borton has been creating an inventory and inspecting all of the guardrails throughout the City. This is something that we have never officially performed in house. We have several sections in need of attention and are proposing funds in the 2024 Budget to address these.

We have contracted with Oaks Engineering to perform another series of traffic counts at the same locations from our previous counts, focusing on the truck turn movements. These counts will take place next Tuesday – Thursday (Aug. 29-31).

I would like to acknowledge Building Inspector, Chris Mastrino, for all of his efforts in assisting the Parks & Recreation staff with the City's Infrastructure project that has been in progress over the past year. Chris's knowledge of the history of our buildings and his expertise in the operations of the systems has been instrumental in making this project a success.

The 2024 Operating and Capital Improvement Budget was submitted to the Finance Department on Tuesday Augusts 21st.

Public Works

We continue with our water meter replacement. To date we have installed just over 550 of the new meters including over 30 of the meters with the remote shut off option. These meters will allow the water to be shut off and turned back on remotely. We have approximately 140 residential meters left in stock to install. We do have several larger commercial meters to install as well, while we wait on delivery of the next order.

Our crews replaced several sections of sidewalk at 231 Crest Hill Avenue that were removed in order to repair the watermain break that occurred there a couple weeks ago.

We have completed the Municipal Industrial Pretreatment Program of sampling and monitoring the sanitary sewer at Veolia and Pratt Industries. Pratt is actually on airport property, but their sanitary sewer flows through our system.

Crews have been digging, forming, and pouring monument foundations at Poplar Hill Cemetery.

One of the solar battery packs has died on the School Zone flashing light on Dixie Drive. A new one was ordered and should be operational by the end of this week.

We have performed 186 utility locates so far in August.

We have completed production and installation of signage throughout the City regarding commercial truck traffic and parking. Signage included "No Right Turns" for vehicles over 50' in length at Fieldstone Way & Peters, Capstone Way & Peters and Peters Pike and National Road. Also "No Through Trucks" on Stonequarry Road, Mulberry Road and Helke Road. We also restricted overnight parking on Scholz Drive and Industrial Park Drive. Public Works Technician, John Bubeck, does a great job of making all of our signs and coordinates the installation of the signage.

With the delivery of our new dump truck, we placed our 2007 tandem axle dump truck on Gov-Deals to dispose of. At the close of bidding we have sold the vehicle for \$54,562.50. We also placed some of our old water meters, our trailer mounted hydro excavator and our old sewer jetter machine on Gov-Deals this week.

Jake Hayslett attended the Ohio Water conference to obtain part of his required hours to maintain his Ohio EPA Water license.



Vandalia^{ohio}
small city. big opportunity.

Your new water meter is installed!

The City of Vandalia has replaced your water meter! This new meter is programmed to use cellular technology to report your water usage to the City of Vandalia Utility Department.

This new meter also gives you the ability to track your water usage in real time through the free EyeOnWater phone app.

The EyeOnWater app has alerts that can help you identify a costly leak before it runs up your bill.

If you have any questions about your new meter or your water bill, call the number below.



Scan the QR Code for more information!

For more information:

937-415-2231

Download the EyeOnWater App



EyeOnWater

Available at:



Now there's a new and easier way to connect with the City of Vandalia!



Introducing My Vandalia, the fast, easy and free way to connect with the City for just about anything!



MY andalia^{ohio}

Request a "vacation house check."

Report property maintenance issues in an instant.

Report a pothole in seconds! Snap a photo and the app lets us know exactly where to send the crew!

Ask a question or submit a general comment.

It's your direct access line to the City!

Download the My Vandalia app today!



It's a year of Employee Appreciation!

2023 is the Year of Employee Appreciation!

Please note the dates below and plan to attend these events.



Wednesday, June 14
Ice Cream Social
1:00 p.m. to 2:00 p.m.
Vandalia Sports Complex



Thursday, July 20
Pizza in the Park
11:30 a.m. to 1:00 p.m.
Helke Park



Wednesday, August 16
Picnic in the Park
11:30 a.m. to 1:00 p.m.
Vandalia Sports Complex



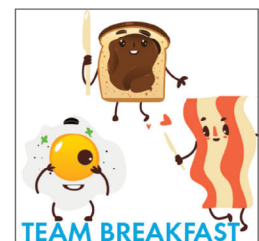
Wednesday, September 20
Employee Taco Bar
12:30 a.m. to 2:00 p.m.
Vandalia Senior Center



Wednesday, October 25
Employee Donut Bar
7:00 a.m. to 9:00 a.m.
Vandalia Justice Center



Wednesday, November 8
Team Breakfast
8:00 a.m. to 9:30 a.m.
Cassel Hills Clubhouse



Monday, December 18
City Council Employee Appreciation Day
8 a.m. to 5 p.m.

Thank You



2023 Citywide Policy Goals

Approved December 5, 2022

Live



Small City Big Opportunity: Be known regionally as a top-tier suburb through top-tier City services. Enhance social and economic investment by promoting the City's high-quality services, well-performing schools, available workforce, escalating quality-of-life, and growing sense of place. Incentivize developments that improve life in Vandalia.



Safe and Secure: Ensure that Vandalia remains a safe and secure community by investing in both traditional public safety operations and creative outreach efforts to meet the evolving needs of our residents and visitors.



Enhance Infrastructure: Protect public assets and infrastructure by making calculated and deliberate investments in roadways, utilities, park spaces.

Work



Fiscal Sustainability: Leverage the operating position of the City to seize strategic opportunities for improving quality of life, while maintaining sustainable fiscal practices.



Trust and Confidence: Promote an open approach to government through coordinated, transparent, and evidence-based engagement practices. Empower residents, business owners and community stakeholders to partner in City programs.



Sharpen the Saw: Commit to process improvements by purposefully refining practices and leveraging technology to improve internal and external customer service.

Play



Vibrant: Be a vibrant community that uses its amenities and growth mindset to create a warm and welcoming environment in which to live, work, and play.



- Facility Planning & Design
- Cost Estimating & Feasibility Studies
- Site Analysis & Acquisition
- Construction Management
- Facility Management

June 23, 2023

City of Vandalia
ATTN: Rob Cron, Director of Public Service
333 James E. Bohanan Memorial Drive
Vandalia, OH 45377

Re: RFQ: Public Works Facility

Dear Director Cron,

WDC Group appreciates the opportunity to submit our Statement of Qualifications for Professional Design Services for the City of Vandalia's New Public Works Facility. Thank you for spending time with me, providing a tour of your existing facilities, and discussing some of the requirements for your new project. This helps us to better understand your project and your needs. We realize you will be in receipt of several responses from other firms. Therefore, our purpose is to inform you of the following unique aspects of our Team's Proposal.

Our firm and our staff are experienced at:

- Designing public work types of buildings and structures for public entities in Ohio to meet the Owner's needs.
- Project Planning – using cost efficient and functional designs.
- Data gathering and presenting information in simple fashion.
- Preparing detailed drawings for bidding that leave little room for errors or disputes with contractors.
- Adhering to the ORC when bidding and approving contracts.
- Developing & maintaining realistic construction schedules for the entire project.
- Being Contract Administrators and Construction Managers in the field representing the Owner and ensuring quality workmanship.
- Getting our projects built on time and on budget.
- Hard-hitting effective communication and negotiations with all types of contractors. We know their business because we have been hired as Construction Managers too. We know what it takes and the tricks of the trade for successful projects in Ohio.

Our Team listens! We have high praise and recommendations from many public agencies listed in this proposal. We will provide competent advice and services to the City of Vandalia. We believe you will discover that we have the professionalism, expertise, and communication skills needed for the successful completion of the New Public Works Facility.

We hope to have the opportunity to further discuss our qualifications in person with you.

Respectfully,

Jason Funderburg
Project Manager

23 South Center Street
Springfield, Ohio 45502
(937) 325-9991
(fax) 325-9804

TABLE OF CONTENTS

1. STATEMENT OF QUALIFICATIONS

2. FIRM PROFILE

3. REPRESENTATIVE PROJECTS

4. CONSULTANT PROFILES

5. REFERENCES



STATEMENT OF QUALIFICATIONS



STATEMENT OF QUALIFICATIONS

PRESENTED TO: THE CITY OF VANDALIA

FOR: PROFESSIONAL DESIGN SERVICES FOR THE PUBLIC WORKS FACILITY

FIRM IDENTIFICATION

This SOQ is being submitted by:

WDC Group LLC
23 South Center Street, Springfield, Ohio 45502
Phone: (937) 325-9991
Email: widenerc@wdc-group.com

Christopher R. Widener, FAIA
Principal

Our Firm wishes to be considered, with our consulting firms listed, for any analysis, planning, consultation, and design services necessary to prepare site plans, construction drawings, architectural plans, and bidding documents for the new Public Works Facility.

A. COMPANY PROFILE AND FIRM HISTORY

WDC Group has been in business for 34 years and was established in 1989 by Chris Widener, FAIA. The firm merged with predecessor firms in 1992 and 1994 and projects listed in this SOQ include projects from all firms owned by Chris Widener, FAIA. WDC Group has provided professional services of programming, master planning, design, engineering, construction documentation, or construction administration and management for new construction and renovation for more than 900 projects throughout the United States. Past clients include city councils, county boards of commissioners, county engineers, county fairgrounds, townships, fire stations, police stations, other public agencies, local school districts, colleges and universities. Our firm has experience in analysis of programs, public planning interviews and sessions, project budgets, design, historical preservation, construction documentation, bidding,

scheduling, phasing / sequencing of work, construction administration, and construction management.

Over the past 33 years, WDC Group has established ourselves as a successful design firm that has always **listened** to the client and put the client's interests first throughout the entire design and construction processes. Our goal as architects is to lead the client through the phases of design and the construction phase, providing them knowledge to make decisions, and helping the client to make wise use of the public funds.

EMPLOYEES

WDC Group has a full-time staff that will be dedicated to your project needs. Below is a list by their discipline.

Registered Architects	1
Construction Managers	1
Architectural Technicians	3
Administrative Support	2

CONSULTANT STAFFING AVAILABLE FOR ASSIGNMENT



Structural Engineers: **Located in West Chester, Ohio, Clark Reder Engineering has a staff of 18 available for your project. Below is a list by their discipline.**

Principal Engineers	2
Engineers	10
Detailers	3
Administrative Support	3



Mechanical, Electrical, Plumbing Engineers: **Point One Design Ltd., with locations in Cleveland and Columbus, has a staff of 26 available for your project. Below is a list by their discipline.**

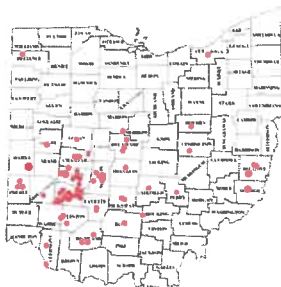
Partners	3
Engineers	4
Mechanical Designer	9
Electrical Designer	2
Plumbing Designer	2
IT Designer	1
AutoCAD Technician	4
Administrative Support	1



Civil Engineers: **Choice One Engineering**, with locations in Sidney and Loveland, has a staff of 69 available for your project. Below is a list by their discipline.

Civil Engineers	35
Construction Inspector	4
Land Surveyor	12
Landscape Architect	1
CAD/BIM Technician	8
Administrative	9

MUNICIPAL EXPERIENCE



*Locations of Recent
WDC projects in Ohio*

WDC Group has completed projects for public entities with a wide variation in populations served. We have completed projects for small villages and townships such as a New Police Station for the Village of Lewisburg (population 1,738) and a New Fire Station for the Port William – Liberty Township Joint Fire District (combined population 1,271). We have also completed multiple projects for Greene County, Ohio (population 168,412) and are currently completing a New Administration Building and New CSEA Building for Allen County (population 101,670).

The New Fire and Police Station for the City of Washington Courthouse, Ohio was completed in 2009. The City of Washington Courthouse (population 14,496) serves a very similarly sized population as the City of Vandalia (population 15,000).

2. PERSONNEL QUALIFICATIONS, EDUCATION, AND EXPERIENCE

EXPERIENCE OF PRINCIPAL-IN-CHARGE: CHRISTOPHER R. WIDENER, FAIA



Mr. Christopher R. Widener, FAIA

Mr. Widener has a level of expertise and the skills required to design and lead your project. He has gained the majority of his experience with planning and renovation projects in which programming and verification of existing conditions were primary project considerations. He has proven his ability to develop accurate project budgets and to assist clients in maintaining those budgets and schedules. Mr. Widener has served as Project Design Lead for more than **250 construction public** projects in Ohio, for **40 different public agencies**.



Mr. Widener is a nationally known speaker on construction project delivery methods including construction management and design-build, and has co-authored a book on the subject with industry professionals and a professional liability insurance firm.



Chris Widener leads a focus group for Central State University's Strategic Plan

Mr. Chris Widener has served as a project architect and project manager for the past 33 years in private practice. Mr. Widener also served as a project architect and manager for 10 years with the Department of Defense. He served as program manager of the Wright Patterson AFB, Ohio, Historic Preservation Program, where more than \$200 million worth of projects were reviewed by local, state, and federal agencies under his direction. He is a registered architect in Ohio and a graduate of the University of Cincinnati. He has served as President of the Ohio Chapter of the American Institute of Architects (AIA), is a past Board Member at Mad River Green School, Clark County, Ohio and served in leadership roles in other public elected offices in Ohio as well. He is also a fellow in the AIA.

Mr. Widener would personally serve as the Primary Contact and Principal-in-Charge of projects for the City of Vandalia and be responsible for developing the project program and design criteria, evaluation of proposed design concepts and compatibility with applicable codes and standards. Please see Mr. Widener's resume in Section 2 of this Statement of Qualifications.

EXPERIENCE OF PROJECT MANAGER: JASON FUNDERBURG, WDC GROUP



Mr. Funderburg has over 24 years of experience in the architectural and construction field. His experience includes documentation, field inspection and discovery, design and drawing preparation, specification writing, contract negotiation and coordination, and construction administration and management. He has been a Project Manager on dozens of publicly-funded projects including public work facilities, office buildings, salt storage barns, fueling stations fire and EMS buildings, and other related facilities throughout Ohio. His projects include regular interaction with multiple government departments and end users as well as with the contractors, subcontractors, suppliers and inspectors. He would be the Project Manager for your project. He will be there for you from the beginning to the final closeout of the project.

EXPERIENCE OF INDIVIDUALS ASSIGNED TO PROJECT

WDC Group has a full-time staff that will be dedicated to your projects' needs. **WDC's technical staff has a combined total of 45 years of experience on public and private new construction and renovation projects.** Mrs. Christina Cave has over 20 years of experience with

"The staff was professional, courteous, and concerned that our needs were met during the entire project."

– Chief Randall Creech

architectural and construction administration documentation and would assist all design and construction administration team members. Ms. Krystal Hollenbeck has 21 years of experience in facility management, logistics, supply chain operations, and purchasing administration. The lead AutoCAD technician for your project, Mr. Cody Bachmann, has seven years of architectural drafting experience.

PROJECT DELIVERY EXPERIENCE

WDC Group has experience with providing architectural and engineering services to public entities throughout Ohio for similar projects. In the last ten years, WDC has provided the following project delivery methods for public projects throughout Ohio:

- Serving as Designer and Construction Manager on Design-Bid-Build public projects in Ohio – 42 Projects
- Serving as Construction Manager as Agent and not as Design Firm – 9 Projects
- Serving as Construction Manager at Risk – 4 Projects
- Serving as Design Firm on Construction Manager at Risk Project – 3 Projects
- Serving as Lead Firm on Design-Build Project – 3 Projects
- Serving as Owner's Representative on Public Projects in Ohio – 24 Projects
- Serving as Criteria Architect for Design/Build Public Projects in Ohio – 6 Projects

TECHNICAL EXPERTISE

WDC Group has provided the services listed below for many public clients and are qualified to provide these services to the City of Vandalia.

- Feasibility Studies
- Site & Building Evaluations
- Concept Planning
- Master Planning
- Budget and Cost Estimating
- Historic Restoration
- Mechanical Engineering
- Structural Engineering
- Zoning issue resolution

- Building Demolition
- Plans and Specifications for Building Construction
- Production of Plan Approval/Permit Drawings
- Construction Scheduling and Phasing of Work
- Bidding and Contract Negotiating
- Construction Administration
- Utilization of Multiple Prime Contracts and Bid Packages
- Construction Management

EDUCATION AND EXPERIENCE OF KEY CONSULTANTS

Strong leadership on any design project includes having a strong team with experience working successfully together. In addition, having a single point of contact to answer any questions which arise during planning, design, and construction creates efficiency. By outlining the responsibilities and expectations of each team member, we can offer a team of architects, engineers, and consultants who are united under one purpose, to design and provide criteria for your project that meets or exceeds your vision and goals. This structure also promotes a constant flow of communication between all team members.

We are proposing our standard team of consultants listed below, most of whom have worked with us as designers for more than 20 years, to utilize on your project(s) if required as part of our services.

CONSULTING STRUCTURAL ENGINEERS



Clark Reder Engineering is a full-service consulting structural engineering firm. Licensed in 47 states, they are experienced in various structural systems from conventional wood framing, steel framing, and reinforced concrete to post-tensioned concrete construction. Their staff produces clear and understandable construction documents, while utilizing their knowledge of building codes, construction materials to provide the appropriate solution for every project. The staff of Clark Reder Engineering has worked with WDC Group on a substantial number of public projects for more than 20 years.

PLUMBING, MECHANICAL, TECHNOLOGY & ELECTRICAL ENGINEERS

Point One Design was established with the merger of Theys Associates (founded in 1979) and Point One Design Inc (founded in 1993).

Point One Design, Ltd is committed to the responsible design of appropriate, energy efficient mechanical and electrical systems. No client or project is too small for their best professional service. Point One Design provides clients with accurate, appropriate, timely and friendly design and consulting services. The staff of Point One Design has worked with WDC Group on a substantial number of public projects for more than 10 years.

CIVIL ENGINEERS



Choice One Engineering, founded in 1994, is a civil engineering and surveying firm. Choice One believes a successful project is not just a superior, quality set of plans or a useful, relevant concept plan, but the ability to make the development process as efficient, smooth, and enjoyable as possible for their clients, stakeholders, subconsultants, review agencies, and the local community. Choice One's ultimate goal is not just a well-designed project for their clients, but to provide fulfilling experiences that include responsiveness, timeliness, opportunity, enjoyment, and satisfaction in a job well managed and a job well done. The staff of Choice One Engineering has worked with WDC Group on a substantial number of public projects for more than 5 years.

C. AVAILABILITY OF STAFF

Our current workload would allow WDC Group and our team of consultants to work as expeditiously as required and be responsive to the needs and wants of the City of Vandalia. **We have the resources available to begin immediately.** Our staff will remain dedicated, alert, and eager to work on your project, throughout its entirety. WDC Group uses its full staff to ensure that each project is run as efficiently as possible. WDC Group is ready and excited to being working on your project.

D. ORGANIZATIONAL EXPERIENCE AND EXPERTISE

FIRM EXPERIENCE: RELEVANT PROJECTS

WDC Group has completed more than 297 public projects in Ohio for over 68 public entities according to the bidding and contracting requirements included in the Ohio Revised Code. Please see the brief list below of recent projects. Additionally, a more thorough list of representative projects can be found in Section 3 of this SOQ.

**DARKE COUNTY, OHIO BOARD OF COMMISSIONERS
NEW TRUCK STORAGE & OFFICE FACILITY FOR DARKE COUNTY ENGINEER
Greenville, Ohio**



The new 29,568 square foot pre-engineered steel frame building includes over 27,000 square feet of indoor parking for the fleet of vehicles and equipment of the county engineer. The remaining spaces include offices, conference room, locker rooms, and mezzanine for storage. The Architect's estimate was \$2.5 million for work to be completed by five separate multiple prime bid packages. The project bid in the summer of 2020, construction began in September and was completed in June of 2021, with bids received below the Architect's estimate.

WDC Group provided architecture, engineering, and contract administration and management services. This project was completed in June 2021 with deduct change orders of \$22,784 for a total construction cost of \$1,574,789.

**CHAMPAIGN COUNTY BOARD OF COMMISSIONERS
NEW ENGINEERS FACILITY
Urbana, Ohio**



WDC Group served as the Architect and Construction Manager for the design and construction of the new 16,420 square foot maintenance facility for the Champaign County Engineer, located in Urbana, Ohio. The new pre-engineered metal building includes 15 overhead doors with 7 drive thru bays, a drive thru service bay, a mezzanine, staff office, employee restroom, welding room, and an oil & storage area. An emergency generator was also included that not only provides power to the new building but also to all existing county engineer buildings. This facility was recently completed in 2011 at a price of \$1,129,564.01, under budget and completed on schedule.

"We are pleased that the project has been completed on time and, most of all, within established budgetary limits. I have no reservations whatsoever in recommending WDC Group to any organization that is in need of architectural services for their facility."

Fereidoun Shokouhi, PE, PS
Former Champaign Co. Engineer

MIAMI TOWNSHIP, GREENE COUNTY, OHIO

NEW FIRE STATION

Yellow Springs, Ohio



WDC Group provided Construction Management and Consulting Design Services for the new 16,400 square foot fire and EMS station and township hall. The 5-Bay structure includes 6 bunk rooms, exercise room, kitchen and dayroom, training/community room, offices for the township and fire department, and a mezzanine for training. After three prior unsuccessful attempts to obtain bids at or within 10% of the Architect's estimate, the Township requested that WDC Group provide our experience and expertise to lead the project in final design, bidding and construction within the budget allocated. WDC worked with the Owner, Architect, and USDA to prepare a new design, budget, and construction schedule. The fire station was rebid utilizing multiple prime bid packages and met the requirements of the ORC and USDA for bidding. Bids were received at \$4.6 million, which was the original estimate for the project. Construction began in October 2019 with WDC Group coordinating an expedited schedule to allow excavation and foundation work for the new building and site to begin within weeks of awarding contracts. Despite poor weather conditions and many COVID complications, the station opened November 2020 on schedule and on budget. Total construction costs were \$4,961,586.

"On our 4th bid attempt, the first with WDC Group on board, bids received were about 4% below the Architect's estimate!... I was amazed how WDC Group was able to keep track of everything necessary for the smooth interworking of all the contractors. Had WDC Group not been involved, we might still be sitting on an empty parcel and most likely "opening the 19th bid."

— Chris Mucher, Trustee, Miami Twp Board of Trustees

SCIOTO TOWNSHIP, PICKAWAY COUNTY, OHIO

NEW FIRE STATION

Commercial Point, Ohio



WDC Group served as the Architect and Construction Administrator for the new fire station located in Commercial Point, Ohio. The new 14,000 square foot pre-engineered post-frame building includes a 5-bay Vehicle Bay with additional storage space located on the mezzanine. The building boasts a tornado shelter room, kitchen, dayroom, turn-out-gear room, community/training room, administration offices, bunk rooms, wash bay,

decontamination room, locker rooms, exercise room and restrooms. The site required new electric, water, sanitary, and natural gas utility services for the new the 24/7 Fire & EMS station. The project was publicly bid per O.R.C. and construction began in August 2021 and is scheduled to be complete in the fall of 2022. WDC orchestrated the design, bidding, obtaining of permits and construction meeting the requirements of the USDA Rural Development program. WDC coordinated 5 multiple prime bid packages for the construction of the new fire station. Bids received were for a total of \$3,366,000 which was within 4% of the architect's estimate.

CITY OF WASHINGTON COURT HOUSE, OHIO

NEW FIRE AND POLICE FACILITY

Washington Court House, Ohio

The City of Washington Court House selected our firm to design and oversee the construction of new facilities for both the fire and police



departments. WDC assessed their needs and establishing a budget and preliminary designs. These were used for the City's successful levy campaign that WDC organized and led. The 50,000 SF facility houses both the fire and police departments separately. Design included strategically locating the new building and **phasing** the construction of the new building to allow the existing building to **remain in operation** until it was demolished. Additional existing buildings on the newly purchased property were also demolished and modifications were designed and made to the adjacent buildings as mandated by today's building code. The two story 28,000 SF fire station includes a conference rooms, 6 separate 3-person bunk rooms, administration offices, full kitchen and dayroom, and 6 drive-through bays with a mezzanine. The 22,000 SF

police station includes a firing range, administration office, temporary holding facility, evidence rooms, conference and meeting rooms, and a dispatch area. Bids were received under the architect's \$6.5 million estimate and contracts were awarded to 11 prime contractors. Construction began in August 2008 occupancy was obtained in November 2009, while the demolition of the existing building and site work were completed through the winter and early spring of 2010, while the demolition of the existing fire and police station was coordinated with the successful moving into and operation of the new facility.

MADISON COUNTY BOARD OF COMMISSIONERS
MADISON COUNTY ENGINEER OFFICE
London, Ohio



WDC Group was selected as the Construction Manager in late summer of 2001 for the construction of a new 45,000 square foot facility for the Madison County Engineers. The new pre-engineered metal building included a 3 door service bay with drive thru, separate wash bay, 3 bay maintenance shop, sign shop, parts room, a casting bay with a 15 ton overhead crane, a mezzanine with storage area, multiple staff offices, conference rooms, employee restrooms, locker rooms, and a break room. WDC coordinated and led the 8 separate bid package contractors to complete the project on a tight schedule. This facility was completed in late spring of 2002, and was completed under the original cost of signed contracts for a total of \$2,174,000.

BERLIN TOWNSHIP
NEW SALT STRUCTURE
Delaware, Ohio



WDC Group served as the Architect and Construction Administrator for the design and construction of a new salt storage facility for Berlin Township. The bidding and construction of the structure coincided with the construction of the township's new fire station. The 3-bin salt storage structure with a 4th exterior bin for grits was constructed for \$174,702.00.

GREENE COUNTY ENGINEER
NEW SALT STORAGE STRUCTURE
Xenia, Ohio



WDC Group served as the Architect and provided design and specifications for the new salt storage facility located in Xenia, Ohio. The project consisted of a pre-engineered wood building system that was anchored to 18' high cast-in-place concrete retaining walls with an asphalt shingled roof structure above. The bottom of the truss of the roof structure has a height of 25'-0" to accommodate "semis" unloading their goods. Limited electrical work was involved. The structure also included wings (overhangs) that were capable of supporting the salt hoppers when not in use.

**MADISON COUNTY ENGINEER
NEW SALT STORAGE STRUCTURE**

London, Ohio



WDC Group served as both the Architect and Construction Administrator for the design and construction of the new salt storage building located on the grounds of the county engineer. The project consisted of a pre-engineered wood building, asphalt roofing, and limited electrical work. Because of the corrosive nature of salt, the pre-engineered building system required stainless steel fasteners and connectors. The wood structure itself was situated on an eight-foot-high concrete retaining wall. The total project budget for the structure was \$310,000.

**SUGARCREEK TOWNSHIP
NEW SERVICE FACILITY AND TOWNSHIP HALL**

Bellbrook, Ohio



WDC provided complete Architectural and Engineering design, construction documents, and construction administration for both the original project and new addition. The original 8,300 square foot pre-engineered wood structure included six vehicle bays, offices, meeting, training room, locker rooms and other support facilities. Total cost for the original building was \$504,000. The project was completed on time and on budget. The new 3,500 square foot brick veneer addition was started in the winter of 2007 and was completed late spring of 2008. The new addition houses the remaining township offices including offices for the Township Administrator, Fiscal Officer, Zoning, IT, a conference room and township meeting hall. WDC Group managed the project to maintain occupancy and function of the facility during construction. The addition was completed on schedule and under budget for a total of \$404,000.

**BETHEL TOWNSHIP
NEW FIRE / EMS FACILITY**

Medway, Ohio



WDC Group was retained as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility to be located in Medway, Ohio. The 14,850 square foot facility included a four-bay drive-thru apparatus bay, 2,000 square foot mezzanine for storage, classroom, training room, radio room, dayroom with full kitchen, exercise room, bunk rooms, and township administration offices for the

trustees, fiscal officer, township administrator, and zoning official, as well as geothermal systems. The architect's estimate for this facility was \$1.5 million. The project was publicly bid and the total for bids received for all packages was \$1,178,093.00. Construction was completed on budget in early 2009 per the construction schedule.

CLINTON-WARREN JOINT FIRE & RESCUE DISTRICT

NEW FIRE TRAINING TOWER

Clarksville, Ohio



WDC Group served as the Architect and Construction Administrator for the design and construction of a new 30-foot training tower and 1,508 square foot separated classroom for the Clinton-Warren Joint Fire District, located in Clarksville, Ohio. The 3-story, 2,530 square foot pre-engineered metal building featured 2 burn rooms, multiple exits and stairs, a roof deck with a parapet wall for repelling, numerous windows, temperature monitoring and smoke machine. The separate classroom facility included a large conference room for training and restrooms for students. Extensive design and thought went into the construction of the surrounding site, including paved parking and work area, parking lights, drainage of the burn tower water and the installation of a dry height. Both structures were publicly bid and came in under budget. Construction was phased over a 2-year period beginning in 2017 and ending in 2019. Total cost for both facilities was \$1,226,346.

PICKAWAY COUNTY, OHIO BOARD OF COMMISSIONERS

NEW JOB AND FAMILY SERVICES FACILITY

Circleville, Ohio



The existing 20,174 square foot space was separated into 2 buildings and 3 floors, and had sustained substantial water and structural damage. New plumbing, mechanical, and electrical systems were designed and installed. All interior spaces were provided with new finishes and reconfigured to meet the needs of the JFS. A new addition was constructed to meet the current building code and several other modifications were made to the existing building to so it would be compliant. The existing roofs was replaced and structurally reconfigured to correct multiple leaks. New aluminum windows and doors, including access control hardware were installed throughout the newly renovated building. The project was completed using the design-bid-build delivery model with multiple prime contracts. WDC Group provided architecture, engineering, and contract

administration and management services. This project was completed in January 2019 at a total cost of \$2,180,511.98.

"I found WDC Group to be thorough in their review and programming processes as well as their onsite presence and contract administration throughout the project. This focus and attention to detail allow the project to develop into the facility we envisioned."

— Joy Ewing, Director,
Pickaway County JFS

**GREENE COUNTY COMBINED HEALTH DISTRICT
NEW COMBINED HEALTH DISTRICT FACILITY
Xenia, Ohio**



New Two-Story, 25,700 square foot facility for the Greene County Combined Health District. The project was completed using the design-build delivery model. WDC Group was the Criteria Architect and provided Construction Administration services throughout construction of the project. Criteria Documents included detailed design objectives, architectural objectives / materials, and scopes of work for the design of the site, structural, thermal performance, plumbing, fire detection, sprinkler system, electrical systems, communications, and HVAC. WDC Group prepared room-by-room breakdown including finishes, casework, furniture, mechanical, plumbing, power, lighting, adjacencies, and square footage among other items. Construction on this project was completed in January 2018.

"As part of the design process, WDC Group met with multiple groups within our District to determine the requirements of each department and establish the project program. WDC also helped with providing their design and construction experience to our district, as we had not previously design or constructed a building."

— Melissa Howell,
Health Commissioner,
Greene County Public Health

**FAYETTE COUNTY COMMISSIONERS
COURTHOUSE RENOVATIONS AND RESTORATION
Washington Courthouse, Ohio**



WDC Group provided architecture and engineering services to the Fayette County Commissioners to modernize existing systems in their historic courthouse that was constructed in 1885. The scope of work for the renovation included replacing the existing roof with a standing seam metal roof, painting and repairing the clock tower, masonry renovation of exterior stairs/entrances, replacement of all windows with new historically

accurate and energy efficient windows, upgrading the electric service and relocating panels, upgrading the mechanical and plumbing systems including new piping, air conditioning and heat, and bringing the courthouse up to code to meet ADA requirements. WDC Group worked with the Ohio Historic Preservation Office and the USDA Rural Development office to meet their requirements and approval. WDC Group worked with 6 multiple prime contractors on 8 bid packages and coordinated the scheduling and phasing of work during the continued operation and occupancy of the courthouse. The project was publicly bid and bids received were under the project estimate of \$2,017,190 by 6.3%. Renovation ended in the spring of 2010 on time and on budget.

"We enjoyed working with a team that was able to follow through with our decisions and recognized our needs as a community."

Tony Anderson, Jack DeWeese, Bob Peterson
Fayette Co. Brd. of Comm.

**MIAMI COUNTY BOARD OF COMMISSIONERS
FAIRGROUNDS GRANDSTAND REHABILITATION
Troy, Ohio**



WDC Group designed and is providing contract administration for the renovation of the existing grandstands at the Miami County Fairgrounds. WDC Group provided cost estimates, alternates, site and building plans for the Miami County Commissioners. New storm drainage, repairs and rehabilitation to the roof, structural steel, concrete deck, new lighting, fans and fencing are some of the items included in this \$2 million renovation and rehabilitation project. Construction began in the fall of 2022 and be complete before August 2023.

**MIAMI COUNTY BOARD OF COMMISSIONERS
FAIRGROUNDS GRANDSTAND & UTILITY INFRASTRUCTURE EVALUATION
Troy, Ohio**

WDC assisted the Miami County Board of Commissioners with the existing grandstand and utility infrastructure evaluation at the Miami County Fairgrounds. For the grandstand evaluation, WDC provided written description of proposed facility repair and renovation projects, review Ohio Basic Building Code requirements that may influence the project scope, prepare preliminary floor plans of the grandstand showing proposed repairs and renovations, a site plan showing parking, drives, and

proposed curb cuts for the project, coordinated a site survey in the area of the grandstand, reviewed information concerning the building including prior assessments and summary for impacts to the project scope, prepared project budgets, and prepared a timeline. WDC Group attended Board and staff meetings to explain the scope documents prepared. For the utility infrastructure evaluation, WDC will provide written description(s) of proposed utility project, review Ohio Basic Building Code requirements that may influence the project scope, provide aerial photos of the site showing the proposed project, coordinate a site survey in the area of the grandstand, prepare proposed project budgets, and prepare a project timeline. Work began in December 2022 and should be completed in the summer of 2023.

**TRIAD LOCAL SCHOOL DISTRICT
NEW ATHLETIC FIELD AND FIELD HOUSE
North Lewisburg, Ohio**



The project included a new grass football field, new all-weather track, new home and visitor bleachers including a beautiful and fully functioning terrace section for seating, new sports field lighting for the track & field, a new state-of-the-art scoreboard, video display, and sound system renovation to the existing field house and construction of a new field house. The new field house included a community room, locker rooms, concession stand, public and team restrooms, and training facilities. A new parking lot, walking path, security fence, site lighting and community plaza area were included in the new athletic complex. WDC Group provided architecture, engineering, and contract administration and management services. The project was bid in two phases beginning in February 2020 and then in April 2020. Extensive coordination and sequencing of work was required to be ready for their first home football game in September. Construction was completed on schedule. The project was completed using the design-bid-build delivery model with multiple prime contracts.

"Our timeline never would have been met if we didn't have WDC Group and their unique way of looking at things. We held organized, efficient and productive weekly construction meetings that were led and organized by WDC Group."

— Vickie Hoffman, Supt., Triad School District

NATIONAL TRAILS PARKS & RECREATION DISTRICT

NTPRD CHILLER - NEW ICE ARENA

Springfield, Ohio

The National Trail Parks and Recreation District originally selected WDC Group and its consultants to prepare market demographic studies, site analysis of multiple locations, concept designs, and a business plan recommendation for a family ice recreational center in downtown Springfield, Ohio. The business plan included projected revenues, fee structures, expenses, organization chart, staffing, job descriptions, and cash flows for the new facility. The Business Plan Market Study compared



the project to 24 US and Canadian facilities operated by a Canadian operations / management company consulting on our team. The scope of work included analysis of an existing facility as a possible retrofit application for the new ice pad as well as a new facility. WDC Group then was selected as the A/E and the construction manager for the construction of the 45,483 s.f. facility. The structure included precast concrete tilt-

up walls for the ice rink and masonry wall construction for the administration and concession areas. The state-of-the-art facility boasts a full size NHL sheet of ice. A 300-seat bleacher area and a mezzanine overlooking the playing surface allow for more seating. Construction began in February 2013 and was completed in October 2013 per the schedule. The total cost of the building was \$6,782,000. WDC led the public bidding of (17) multiple prime bid packages and coordinated these contractors during the construction.

OHIO HILLS HEALTH SERVICES

NEW HEALTH CLINIC

Woodsfield, Ohio



The project was completed using the design-bid-build delivery model with multiple prime contractors and WDC Group serves as the Designer and Construction Administrator for the project with two multiple prime contractors. WDC Group provided architecture, engineering, and contract administration and management services. This project was completed in September 2021 at a total construction cost of \$2,903,033.16 and change orders totaling a deduction of \$1,663.97.

FIRM EXPERIENCE: TASK ORDER CONTRACTS

WDC Group has a prolific history of repeat clients and task order clients. Recently, WDC Group has completed a series of task order projects for the Pickaway County Board of Commissioners and Ohio Hills Health Services as listed below. These projects range from assessments, evaluations and master planning to full architectural and engineering design with additional contract administration.

PICKAWAY COUNTY, OHIO BOARD OF COMMISSIONERS

- Building Renovation for Pickaway County Job & Family Services (2017-2018) – *evaluation, design, contract administration*
- Memorial Hall Window Replacement (2018-ongoing) – *evaluation, design, contract administration, phased construction,*
- Pickaway County Service Center – Court of Appeals Renovation (2019) – *permit drawings*
- Pickaway County Service Center (2019) – *As-Built Drawings*
- Sanitary Repair for the Pickaway County Jail (2022-ongoing) – *evaluation, design, contract administration*
- New Airport Hangar for Pickaway County Memorial Airport (2019-2020) – *evaluation, design, contract administration*
- Porch Repair and Replacement at the Pickaway County Commissioners' Office (2020) – *evaluation, design, contract administration*
- Courthouse Planning and Layout for New Juvenile Court and Probation Office Relocation (2021) – *planning and schematic design services*
- A New Porch for Pickaway County Building Department (2022) – *evaluation, design, contract administration*
- Roof Repair for Pickaway County Jail Garage (2023-ongoing) – *evaluation, design, contract administration*
- Pickaway County Fairgrounds Multi-Purpose Building (2023-ongoing) – *evaluation, design, contract administration*
- Pickaway County Fairgrounds Lancaster Pike (2023-ongoing) – *evaluation, contract administration*
- Pickaway County Fairgrounds Heritage Hall Window Assessment and Correction (2023-ongoing) – *evaluation, contract administration*

OHIO HILLS HEALTH SERVICES

- A New Health Center for Ohio Hills Health Services (2019-2021) – *evaluation of previous designs, new design, contract administration*
- Barnesville Dental Clinic and Waiting Area Renovations (2019) – *preliminary design*
- OHHS COVID-19 Testing Center Area Renovations (2020) – *design, contract administration*
- OHHS Electrical Service Upgrade (2020-2021) – *design, contract administration*
- OHHS Clinic Addition/Renovation (2021) – *evaluation, schematic design*
- Village of Barnesville Parking Garage (2022) – *concept drawings, budget and timeline*
- Barnesville Dental Clinic (2022) – *design, contract administration*
- Roof and Window Replacement (2022) - *design*
- Bradfield Building – 2nd Floor Renovations (2021-2022) – *design, contract administration*
- Bradfield Building – 3rd Floor Renovations (2021) – *design*

FIRM EXPERIENCE: PAST PERFORMANCE BASED ON REFERENCES

We have many reference letters noting our high-quality results on public and private projects in Ohio, including letters from clients, elected officials, plan review officials, and contractors. Below is a brief selection of references. Please turn to Section 5 of this Statement of Qualifications to find a small list of references and letters of recommendation from previous clients and contractors. We can supply more contacts and full letters of recommendation upon request. WDC Group can also arrange for a tour of any of our previous projects.

1) MIAMI TOWNSHIP, GREENE COUNTY, OHIO - NEW FIRE STATION - Yellow Springs, Ohio

Reference Contact: Mr. Chris Mucher, Township Trustee
225 Corry Street, Yellow Springs, Ohio 45387
937-631-7137 | trustees@miamitownship.net

2) PICKAWAY COUNTY, OHIO BOARD OF COMMISSIONERS – MULTIPLE PROJECTS - Circleville, Ohio

Reference Contact: Ms. April Metzger, County Administrator
139 West Franklin Street, Circleville, Ohio 43113
740-420-5450 | ametzger@pickawaycountyohio.gov

3) TRIAD LOCAL SCHOOL DISTRICT - NEW ATHLETIC FIELD AND FIELD HOUSE - North Lewisburg, Ohio

Reference Contact: Ms. Vickie Hoffman, Superintendent
7920 Brush Lake Road, North Lewisburg, Ohio 43060
740-225-8812 | hoffmanv@triadk12.org

4) DARKE COUNTY COMMISSIONERS - NEW TRUCK STORAGE & OFFICE FACILITY FOR DARKE COUNTY ENGINEER - Greenville, Ohio

Reference Contact: Mr. Jim Surber, Engineer
504 S. Broadway Street, Greenville, Ohio 45331
937-547-7375 | engineerdarke@gmail.com

5) OHIO HILLS HEALTH SERVICES – MULTIPLE PROJECTS - Woodsfield, Ohio

Reference Contacts: Mr. Jeff Britton and Mr. Michael Carpenter
101 East Main Street, Barnesville, Ohio 43713
740-239-6447 | jbritton@ohiohillshealthservices.com and
mcarpenter@ohiohillshealthservices.com

E. OTHER PERTINENT INFORMATION

COMMUNICATION / COOPERATION

We hope you will see that WDC Group stands out from other architectural firms because we have a proactive and personal approach throughout the entire project, from the beginning of design all the way through the Owner's one year warranty period and beyond. We handle problems **immediately** and **quickly respond** to each situation not allowing contractors (and Owners) to become frustrated during the construction process. This allows for the project to continue progressing smoothly and ultimately saves the Owner financially. We know how important communication is and we make sure we are speaking with Owners and contractors daily.

"WDC provided daily communication between contractors, sub-contractors, suppliers, our lending institution, the county building dept, the architect and civil engineers, among other entities having jurisdiction in this location. 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 Health Care Corp.

We want to make sure that the work completed is completed correctly, the first time. WDC Group's drawings and specifications are a major reason why our projects are successful and contractors are able to finish their work correctly.

We have the experience and knowledge to lead the City of Vandalia through the processes of design and construction of your project. We understand how valuable your time is and how important it is for keeping on schedule and meeting deadlines. Our track history shows our ability to meet milestone dates and stay on schedule.

Our goal as Architects is to provide the necessary planning and design expertise which allows the goals and desires of the City of Vandalia to become a reality. We **will listen** to your needs, wants, and wishes in the process of designing your facility.

We believe the leadership and knowledge of WDC Group and our team of consultants, along with experience gained from previous public projects, will create a responsive project delivery approach and will produce a successful and prompt project for the City of Vandalia.

The following are quotes from Owners and Stakeholders in our projects.

"Communication with their staff was excellent. They listened to all of our concerns and ideas and were great to work with." - Chief Bob Wysong, Clinton Warren Joint Fire District

"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

"WDC Group was involved from the beginning to the end of this project. Their entire staff was very helpful, knowledgeable, and

professional throughout the entire project. I can honestly state that if you select WDC Group for your project, you will not be disappointed." - Chief Lynn Powelson Jr - Three Rivers Fire District

WDC Group wants to design and construct your facility based on what you, the **Owner** and **end user** want! We will listen to your needs, wants, and wishes 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.

SCHEDULE COORDINATION

WDC Group begins each project by establishing scope of work items with estimates for each item. WDC Group can then work with the Owner using this **scope of work menu** to prioritize project objectives and determine the scope of work for the available project budget. WDC Group also establishes a **milestone schedule** at the commencement of each project to include design meetings, phase deadlines, and bidding timelines.

The following is a sample milestone schedule prepared by WDC to accurately reflect design points and work on a project.



PROJECT MILESTONES SAMPLE SCHEDULE

March 25, 2020

#	DESCRIPTION	BEGIN DATE	COMPLETION DATE
	Geotechnical Engineering / Construction Testing RFP Issued	December 18, 2019	
	Geotechnical Engineering Proposals Received	January 2, 2020	
	Geotechnical Engineering Recommendation Sent to Owner	January 9, 2020	
	Geotechnical Engineering - Signed Proposal Sent to Engineer	January 11, 2020	
	Geotechnical Engineering Report Received	February 14, 2020	
	Civil Engineering & Topographic Survey RFP Issued	November 20, 2019	
	Civil Engineering & Topographic Survey Proposals Received	December 4, 2019	
	Civil Engineering & Topographic Survey Recommendation Sent to Owner	December 4, 2019	
	WDC Group / PWLT Contract Signed	December 11, 2019	
	Construction Testing Proposal Approved by Owner	December 12, 2019	
	Civil Engineering & Topographic Survey Recommendation Sent to Owner (Revised)	December 16, 2019	
	Civil Engineering, Topographic Survey, On-Site Sanitary System - Proposal Approved	December 26, 2019	
	Topographic Survey	January 7, 2020	February 3, 2020
	On-Site Sanitary System Design (Approximately 6-8 weeks)	February 3, 2020	March 6, 2020
	Civil Engineering	February 3, 2020	March 6, 2020
	Soil Scientist Investigation / On-Site Samples	February 3, 2020	February 11, 2020
	Update to Board with Design Drawings and Schedule	February 18, 2020	
	DDOT Drive Permits		
	USOA - Review and Approval of Bid Documents	April 1, 2020	April 15, 2020
	Final Bid Documents and Estimate - Approved by Owner	April 6, 2020	
	Notice to Bidders / Invitation	April 13, 2020	
	Legal Advertisement	April 13, 2020	
	Drawings and Specifications to Key Blueprint	April 23, 2020	
	Plan Review by Building Department	April 27, 2020	
	Legal Advertisement	April 27, 2020	
	Prelim Meeting	April 29, 2020	
	Bids Due (1:00 PM)	May 19, 2020	
	Recommendations to Board / Board Approval	May 27, 2020	
	Request USOA letter to Accept Bids	May 28, 2020	
	USOA - Review and Approval of Bids/Bid Tabs/Recommendation	June 1, 2020	June 8, 2020
	Prepare Contracts	June 8, 2020	
	Notice of Award and Contracts Signed	June 10, 2020	
	USOA - Review and Approval of Contract Documents	June 10, 2020	June 17, 2020
	PreConstruction Meeting & Notice to Proceed (2:00 PM)	June 18, 2020	
	Groundbreaking		
	Construction of Facility	June 22, 2020	January 14, 2021

"WDC Group has managed the schedule throughout both the design and construction of this project. During design, they provided a timeline to follow for meetings and bidding phases...They are truly hand-on as a design firm with extensive knowledge of construction...."

— Jeff Britton, CEO
Ohio Hills Health Services

Following the establishment of the project scope and schedule WDC Group conducts code reviews and quality control checks throughout the entire design of the project to produce clear and detailed construction documents. These documents allow contractors to stay on budget and on schedule as there is no confusion on the job site.

WDC Group creates construction schedules and **includes** them in the specifications and thus they become a part of the contractor's contract on every project. WDC Group has **included the schedule in our bid specifications** for more than **269 publicly bid projects**. Our team reviews construction schedules and the progress each contractor has made at our project's mandatory weekly progress meetings. It is in this way that we are able to keep our projects moving on schedule, and our projects completed on time.

Our ability to serve as an experienced design lead for your project is greatly enhanced because of our experience in other construction project delivery services. WDC Group has been construction administrators, owner's representatives, and the lead agents in design-build projects in the past. WDC Group has also been retained by clients to serve as the Construction Manager on projects that were designed by other architects and engineers, based on our proficiency in project delivery methods. Our knowledge of the construction industry, including the local contractors, manufacturers, and industry trends are incorporated into the design of your project. The result is the respectful and fiscally responsible use of public funds to construct a building correctly, the first time, allowing the elected officials to be proud of their part in the process.

PRESENTATIONS

Our goal as Architects is to provide the necessary planning and design expertise, which allows the goals and desires of the City of Vandalia to become a reality. We are fully prepared to lead meetings, civic group activities, etc., to gather and/or present information necessary to achieve the best design solution.



We have full color, 3-D rendering capabilities that can bring any renovation and modifications to life. The finish colors and textures will be very prevalent, allowing such an image to be used in marketing, fundraising activities, or community events. The design and renovation will be what you want. It will be pleasing to the eye as well as functional and operationally efficient.

PERMITTING

WDC Group has extensive knowledge and experience with the Ohio Building Code (OBC) as well as the International Building Code (IBC), National Electric Code (NEC), and the NFPA Life Safety Code. All of our consultants are also well versed in these codes. On complex projects, WDC Group also utilizes a code consultant to review designs and construction plans prior to submitting for building permits. WDC Group has worked with local and regional building departments throughout the state of Ohio. Please see the reference letters from Chief Building Officials written on behalf of WDC Group. We are confident in our abilities to obtain approvals of building plans for timely construction of projects. On each project listed in this SOQ, WDC Group has had lead responsibility in obtaining government approvals for building plans including building structural, mechanical, electrical, plumbing, HVAC, fire alarm, elevator, medical gas, zoning, EPA, county storm water runoff, and energy code compliance submissions.

EXCERPTS FROM REFERENCE LETTERS FROM COUNTY BUILDING OFFICIALS:

"I have found them [WDC Group] 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."

— Mr. Dana Booghier, CBO, Champaign County Building Department

"In all my interactions with several of the company [WDC Group] representatives, I have found them all to be professional in their actions and very knowledgeable with the Ohio Building Code. They have all been consistently responsive in their communications with

my staff. Also, they have always been willing to seek solutions to any potential problems before they may occur."

– Mr. Al Kuzma, CBO, Greene County Building Department

QUALITY CONTROL:

We believe our design and construction documents to be thorough and complete. We use the AIA's Redi-Check list set forth in the AIA's Handbook for Professionalism Practice to complete a thorough review of the documents created by our staff and consultants prior to bidding public projects. For WDC Group Public Projects...

- Constructability Reviews are conducted in conjunction with each design phase, budget and schedule estimate. Therefore, **we have conducted 1,020 reviews on over 255 projects in Ohio.**
- QA/QC reviews are conducted every week during construction at our Project Manager's visit to our job sites. Therefore, we have conducted literally **thousands** of reviews on our public projects.
- WDC also is available to attend board meetings, construction committee meetings, and assist with keeping the board members and community updated on the progress of the project.

PROJECT BUDGET DEVELOPMENT

"WDC Group prepared accurate estimates and revised them throughout the project based on changes we made...Additionally, they designed multiple alternates so that our team could choose additional scopes of work to fully utilize the project budget."

**– Jeff Britton, CEO
Ohio Hills Health Services**

WDC Group has completed cost estimates for 875 projects including renovations, additions and new construction. **Our firm's track record includes project bids being received that are 3% under WDC Group's construction cost estimate for our projects.** WDC Group's cost estimating skills have been developed over the course of many years of successful publicly bid projects. Our success is due to our estimating procedure. Initial project estimates are detailed and follow the Construction Specification Institute Division categories. We believe the materials and methods are known near the onset of the project and therefore, the project should be estimated as such. These detailed estimates are created early in the project and are refined throughout the design process. In addition, our construction experience allows us a vast database of building and site related costs for similar projects. WDC Group also realizes the importance of providing realistic and accurate cost estimates. We make sure our estimates are detailed and accurate.

WDC Group also tries to design and incorporate bid packages within the project to allow for local contractors, if available, to bid and be part of the project. Using local contractors typically helps lower the cost of construction, among other benefits.

WDC Group works proactively during bidding and construction with all contractors, helping to eliminate the need for change orders. These estimating skills and construction project expertise to lead our Team in producing **realistic project designs** and **budgets throughout the entire project**.

The following are samples of our projects recently bid/completed and our project budget development experience and track record.

TRIAD LOCAL SCHOOLS, NORTH LEWISBURG, OHIO

-New Athletic Fields, Fieldhouse, Renovation, & Site Construction

Estimate	\$3,054,600
Bids	\$2,692,543
Base Bids Relative to Estimate	11.8% below estimate
Construction Change Orders	-\$10,750.00
Construction Change Order relative to Contract	-.39%

Completed September 2020 (Phase 1) and May 2021 (Phase 2)

DARKE COUNTY COMMISSIONERS, GREENVILLE, OHIO

-New 22,000 SF Truck Storage & Office Facility for Darke Co. Eng.

Estimate	\$2,365,429
Base Bids	\$1,456,000
Base Bids relative to Estimate	38% below estimate
Change Orders	-\$22,784
Change Order relative to Contract	-1.44%

Completed June 2021

OHIO HILLS HEALTH SERVICES, WOODSFIELD, OHIO

-New 12,400 SF Health Center

Estimate	\$2,790,000
Bids	\$2,697,960
Base Bids relative to Estimate	2% below estimate
Construction Change Orders	-\$1,663.97
Construction Change Order relative to Contract	-.06%

Completed September 2021

"[WDC Group's] help and expertise allowed us to get the maximum facility at the lowest possible cost. WDC Group is easy to work with and will work tirelessly to insure you have the facility you need and want at a price that is affordable."

— Robert Geyer, PE PS
Greene County Engineer

PORT WILLIAM – LIBERTY TOWNSHIP JOINT FIRE & EMS DISTRICT

-New 8,000 SF Fire & EMS Station

Estimate	\$1,194,664
Bids	\$1,206,218
Base Bids Relative to Estimate	1% above estimate
Construction Change Orders	-\$25,606.91
Construction Change Order relative to Contract	-2%
Completed June 2021	

PICKAWAY COUNTY COMMISSIONERS, CIRCLEVILLE, OHIO

-New Aircraft Hangar for Pickaway County Memorial Airport

Estimate	\$598,303
Bids	\$549,042
Base Bids Relative to Estimate	8.23% below estimate
Construction Change Orders	-\$18,293
Construction Change Order relative to Contract	-3.3%
Completed – August 2020, as scheduled	

PICKAWAY COUNTY COMMISSIONERS, CIRCLEVILLE, OHIO

-Porch Repair & Replacement at the Commissioner's Office

Estimate	\$309,000
Bids	\$194,034
Base Bids Relative to Estimate	37.2% below estimate
Construction Change Orders	-9,881.16
Construction Change Order relative to Contract	-5.09%
Completed – August 2021, as scheduled	

SCIOTO TOWNSHIP TRUSTEES, COMMERCIAL POINT, OHIO

-New 12,000 SF Fire Station

Estimate	\$3,326,574
Bids	\$3,250,853
Base Bids Relative to Estimate	2% below estimate
Construction Change Orders (under construction)	0
Construction Change Order relative to Contract	0%
Under Construction	

WRIGHT STATE UNIVERSITY, DAYTON, OHIO

-Campus Roof Replacement and Renovation – 11 Facilities

Estimate	\$3,140,613
Bids	\$2,837,926
Base Bids Relative to Estimate	9.6% below estimate
Construction Change Orders	\$ 0.00
Construction Change Order relative to Contract	0%
Completed December 2020, as scheduled	

FAIRFIELD UNION LOCAL SCHOOL DISTRICT, LANCASTER, OHIO

-New 6,200 SF Bus Garage & Transportation Facility

Estimate	\$	836,606
Bids	\$	762,041
Base Bids Relative to Estimate		8.9% below estimate
Construction Change Orders		\$18,178
Construction Change Order relative to Contract		2.2%
Completed November 2016, as scheduled		

CHAMPAIGN COUNTY COMMISSIONERS, URBANA, OHIO

-New 16,000 SF County Engineer's Maintenance Facility

Estimate		\$1,390,090
Bids		\$1,083,795
Base Bids Relative to Estimate		2.2% below estimate
Construction Change Orders		\$50,711
Construction Change Order relative to Contract		4.6%
Completed May 2012, as scheduled		

BELMONT COUNTY COMMISSIONERS, ST. CLAIRSVILLE, OHIO

- Historic County Courthouse Restoration / Renovation

Estimate		\$1,802,000
Bids		\$1,775,500
Base Bids Relative to Estimate		1.4% below estimate
Construction Change Orders		\$17,275
Construction Change Order relative to Contract		0.9%
Completed October 2017, as scheduled		

FAYETTE COUNTY COURTHOUSE, WASHINGTON C.H., OHIO

-Renovations and Restoration to the Fayette County Courthouse

Estimate		\$ 2,017,190
Bids		\$ 1,697,716
Base Bids Relative to Estimate		15.8% below estimate
Construction Change Orders		-\$72,736
Construction Change Order relative to Contract		-4.28%
Completed December 2009, as scheduled		

CITY OF WASHINGTON COURT HOUSE, OHIO

-New 20,000 SF Fire & Police Station

Estimate		\$6,231,905
Bids		\$6,155,368
Base Bids Relative to Estimate		1.2% below estimate
Construction Change Orders		-\$ 31,923
Construction Change Order relative to Contract		-.5%
Completed – September 2009, as scheduled.		

These estimating skills and construction project expertise to lead our Team in producing **realistic project designs** and **budgets throughout the entire project**.

CHANGE ORDERS

WDC Group expects twice as many **DEDUCT** change orders as add changes orders due to our experience in construction managing of contractors. We specify allowances in each bid package to acknowledge construction is not an exact science and to prevent 'nickel and dime' change requests from contractors. WDC Group works proactively during bidding and construction with all contractors, helping to eliminate the need for change orders.

In a renovation project, change orders may be expected from a contractor's viewpoint. WDC Group utilizes allowances and unit prices in the bid, along with detailed drawings and specifications, to keep change orders to a minimum at worst case scenario. Our frequent visits to the jobsite and daily communication with each contractor also help to limit change orders. No other architect will be able to offer the same attention and commitment to the details of your project during the design and construction phase.

CONSTRUCTION ADMINISTRATION & MANAGEMENT EXPERIENCE

WDC Group is **one of the only architectural firms in Ohio** to offer a **full range** of construction management and construction administration services to our clients. The service we provide to public clients is unlike any you will receive from other architectural firms.

WDC Group has extensive experiences with successfully coordinating up to 15 multiple prime contracts for clients. Our firm provides construction administration or management on 95% of our projects for our public clients. We have completed over 50 projects in the last five years in this matter.

WDC Group has also been retained by clients to serve as the Construction Manager although we are not the architect of record. Our knowledge of construction and bidding, along with design, allows for our

"Weekly construction meetings were organized, efficiently conducted and served to coordinate the project in a logical manner. WDC responded to questions during the construction process in a professional manner and provided a regular presence at the construction site"

Joe Denen, City Manager
City of Washington Courthouse

successful project delivery when serving only as the Construction Administrator.

"I found Jason's ability to coordinate and manage the construction process to be exceptional. I was impressed with his ability to engage and direct contractors in a businesslike, professional manner."

Michael Finn, AIA
PFB Architects

Our Construction Administrator takes on the responsibility of:

- Producing the project's construction schedule and making sure all contractors are adhering to it...**DAILY**.
- Aggressively pursuing on-site coordination of materials and contractors.
- Creating the schedule and including it in the Bid Specifications.
- Serving as the Owner's Representative on site, daily as needed, during construction.
- Conducting **WEEKLY**, mandatory construction meetings with **ALL** contractors.

In providing these services to public agencies and our others clients, our firm:

- Puts our representatives in the field to represent the Owner.
- Has saved public owners over \$6 million, all of which they can then use for other projects or additional furnishings.
- Rarely have a project over schedule or over budget.
- Has completed a \$10 million public project with less than 6/10 of 1% of Change Orders.

SITE VISITS AND DOCUMENTATION



WDC Group conducts daily and/or weekly site visits as the construction work dictates. On average, we are onsite 10-15 hours each week during construction. Our Project Manager, Jason Funderburg, has over 20 years of experience in design and construction. During site visits, Jason will review the status of construction, question all contractors onsite concerning key issues or obstacles, and review schedules and projected dates for individual phases of work for each contractor.



Our project binder consists of previous meeting notes, construction schedule, contract cost summary data, building permit information and inspection documentation, submittal logs, RFI logs, weather reports/forecasts, and contact lists. During these visits, WDC will also complete AIA Field Log documentation to record work in progress, weather, those present on the site, observations (including known deviations from the Contract Documents, construction schedule, defects,



and deficiencies), and actions required. Construction services rendered by WDC Group are not limited to the actual construction site only. Daily communication with contractors and owners continues throughout the project even when there is no construction activity or when not on the construction site.

WDC will review all shop drawings and submittals from contractors, subcontractors and suppliers which coordinates the construction, helping to ensure that the design of the building is met.

During construction, WDC Group reviews all applications for payment, making sure the work of each contractor has been completed, materials installed and/or delivered, applicable certified payroll reports submitted and release of liens included in each submission.

WDC will also generate a final punchlist (with the owner's input) at the end of the project for all contractors **AND** will work to ensure contractors **complete** all items in a satisfactory manner. In every phase of the project, WDC will be there actively leading and working for you, helping to complete the project as designed.

CERTIFICATE OF INSURANCE

Certificates of Insurance for professional and general liability will be available at the time of contract award.

Our firm maintains **Professional Liability Insurance** / Negligent Errors & Omissions Insurance in the amount of \$2 million in coverage limits. It is also worthy of note that because of our experience with providing Construction Management services in the last 15 years, our Professional Liability Insurance also covers and errors omissions on our construction administration services as well.

WDC Group's current insurance policy summary:

Type of Insurance	Amount of Insurance
Employer's Liability	\$1,000,000 / \$1,000,000 / \$1,000,000
Worker's Compensation	Statutory requirement

Commercial General Liability to include coverage for the following: premises operations independent contractors products/completed operations personal injury contractual liability broad form property damage to include fire legal liability	For bodily injury and property damage of \$1,000,000 per occurrence; \$2,000,000 general aggregate, or its equivalent in umbrella or excess liability coverage
Professional Liability	\$2,000,000 per claim to pay on behalf of the insured all sums which the insured shall become legally obligated to pay as damages by reason of any act, malpractice, error or omission in professional services

8. UNIQUE QUALITIES

Our firm has many unique and unrivaled aspects that make WDC Group stand out from other design firms. Below are 4 qualities that set us apart:

1. *EXPERIENCE WITH DESIGNING AND CONSTRUCTING PUBLIC PROJECTS IN OHIO ACCORDING TO SECTION 153 OF THE OHIO REVISED CODE.*

WDC Group has successfully completed numerous projects for public agencies throughout Ohio. WDC has successfully designed, bid and managed the construction of county owned facilities for transportation, service, and other publicly bid projects in Ohio in the last 32 years. We know how to lead public projects through a process of public bidding, contracting, and public awareness and more importantly to successful completion.

As an example, we also know how to revamp projects that were unsuccessfully bid by others according to the ORC. Working with another Architect, Miami Township had three unsuccessful attempts to obtain bids for their new fire station that would be within 10% of the Architect's estimate per Ohio Revised Code. After the third attempt by another firm, the Miami Township Trustees requested that we provide our experience and expertise to lead the project in final design, bidding, and construction within the allocated budget. WDC Group worked with the Owner, Architect, and USDA to prepare a new design, budget, and construction schedule. The fire station was rebid utilizing multiple prime bid packages

and met the requirements of the ORC and USDA for bidding. Bids were received at \$4.6 million, which was the original estimate for the project and saving the Owner \$950k on bid day. WDC Group continued with the project providing construction management services and despite poor weather conditions and many COVID complications, the fire station opened in November 2020 on schedule and on budget.

2. HANDS-ON, SUCCESSFUL RECORD OF BUDGET AND CONSTRUCTION DEADLINES

"...during the bidding process, WDC Group provided a realistic detailed weekly project schedule for the project. This schedule was invaluable to making the Three Rivers project a success for all parties."

– Mr. Charles Hathaway III,
President, Hathaway, Inc.,
Coshocton, Ohio

As previously stated, WDC Group has completed over 270 public projects on time and on budget across the state of Ohio. We have designed and managed projects ranging from small concrete repairs to a \$43 million brand new school construction project. WDC prides itself to be quick in addressing the needs of our clients and providing them with the needed information, recommendations, or assistance. We know of no other architect that will create construction schedules and include them in the specifications and AIA contracts...WDC Group does on every project.

WDC Group creates and reviews construction schedules and includes that document in the bid specifications working with the owner's construction representatives and the progress each contractor has made at the mandatory weekly progress meetings. It is in this way that we are able to keep our projects moving on schedule, and the project completed on time.

"...Our timeline never would have been met if we didn't have WDC Group and their unique way of looking at things. We held organized, efficient and productive weekly construction meetings that were led and organized by WDC Group. They were very helpful, professional and provided the needed support for the selection of each awarded contract." – Ms. Vickie Hoffman, Superintendent, Triad School District

3. CONSTRUCTION ADMINISTRATION & MANAGEMENT SKILLS

We know construction and how to assemble effective bidding and construction documents. **WDC Group is one of only a few Ohio architectural firms experienced with successfully coordinating and managing projects with multiple prime contractors.** And, we are often



hired as Construction Manager by the other architects and owners. So, we know construction. We are on your building site ensuring the project's schedule and budget are being met. Our firm does not abandon or ignore a project once the design has been completed or contractors have been awarded contracts. We are there for the Owner throughout the project for every facet of each phase. Not only have owners praised our construction administration skills but **contractors have applauded our work and look forward to bidding and constructing our projects because of our commitment and expertise.**

Here is what contractors have said about WDC...

"We have had the pleasure of working with the WDC Group on numerous projects and have always found them to be very professional and a pleasure to work with. Their drawings and specifications are always very detailed and easy to comprehend. Their people coordinate well and are efficient in communications and documents." – **Mr. Jeffrey Storer, Vice President, Roger Storer and Son, Inc., Springfield, Ohio**

"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 and 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." – **Mr. David Joslin, President, Jay-Car Construction Co., Inc., Mt. Sterling, Ohio**

4. TOP PRIORITY / PERSONAL SERVICE

Our firm has built a reputation on personal service and attention to detail. Our 90% repeat client projects prove this explicitly. Your project will be a top priority with WDC Group. WDC Group will be your advocate throughout the entire design and construction process. WDC will be responsive to your requests and inquiries and be flexible to meet your schedules.

In addition, your day-to-day contract will be with firm principals, and more importantly your project designers in all areas will be experienced professionals. **You deserve this from us and we expect it from ourselves.**

"We are pleased with the quality of services and the professionalism of the staff. We enjoyed working with a team that was able to follow through with our decisions and recognized our needs as a community. This cooperative spirit allowed us to continue to focus on our mission of preserving the integrity of our beautiful building. The professionalism of the WDC Group was evident in all stages of our project." – **The Board of Fayette County Commissioners**

"...WDC was readily available with a willingness to listen and turn our dream into a reality. This was our first attempt at a major project and WDC stepped up with confidence easing the building development headaches that can accompany such a venture. We would use their services again and I would encourage you to select WDC Group because you will not be disappointed." – **Chief Kenny Stevens, Jr., Highland County North Joint Fire & Ambulance District**

11. SUMMARY

We hope you will see from the information presented in this Statement of Qualifications, that WDC Group has provided the requested information from your RFQ. We hope that WDC Group stands out from other architectural firms, not just in the experience we possess but in the way we approach and accomplish projects.

We have the experience and knowledge to lead the City of Vandalia through the design, bidding and construction phases of your project. We believe you will see that our firm is one that the City of Vandalia will be able to work with easily, be able to depend on and meet deadlines, and be able to trust during the design and construction of your facility.

We hope you have the opportunity to speak with some or all of our references and past projects and learn how those clients benefited from

selecting WDC Group as their Architect. If you would like to visit or meet personally with any of our past projects, clients, superintendents, etc. we can assist in arranging a visit to their building, facility, or campus.

We believe the commitment, leadership and knowledge of WDC Group and our team of consultants, along with experience gained from previous public projects, will create a responsive project delivery approach and will produce a successful and prompt project for the City of Vandalia.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'C. Widener', with a stylized flourish at the end.

Christopher R. Widener, FAIA
Principal

FIRM PROFILE



PROFILE ON THE FIRM

As architects, we have had experience on projects of varied scale and magnitude. We have been project architects and project managers on projects with a wide variety of building types, including institutional, educational, commercial, religious, recreational, and multi-family residential and historic rehabilitations. Those projects were performed for a variety of clients as well, including private institutions, universities, public agencies, and governmental organizations.

PHILOSOPHY

Our philosophy of architecture is best stated by a prominent British Architect, Mr. F.R.S. Yorke:

"Architecture in any age is conditioned by the contemporary systems of economy, methods of production, and the requirements of society; but it has its roots in the past. This is not to say that any great architecture is a reproduction of the work of an earlier period, but that the sense of scale and proportion and the handling of the texture and color of building materials are not invented afresh by every generation. They come partly from the inspirations we get from new demands and the new methods we have for meeting them and partly from the rich legacy of building tradition..."

CONSULTANTS

Our "Collaborative" approach allows for effective cost controls relative to providing specialized professional services required for each specific project. WDC Group has strong working relationships with other consulting firms that specialize in restoration, landscape and architecture, museum design, mechanical, electrical, communications, and fire protection engineering, structural engineering, and civil engineering. These award-winning consultants make themselves available to our firm and are able to commit to the necessary time required for a project with relatively short notice.

HISTORY & SPECIALTIES OF THE FIRM

WDC Group specializes in new construction, rehabilitation, renovation and analysis of proposed construction sites and projects. We have completed numerous projects to date for private, institutional, and governmental agencies using the International Building Code (IBC) stipulations and guidelines for bidding and public construction projects. When required, we utilize a select group of award-winning consultants who have shown superior performance in the fields of landscaping, civil, structural, mechanical, security and electrical engineering.

WDC Group has provided administration services for programming, design, construction documentation and renovation projects to counties, universities, school boards, townships, and other public agencies. The firm is especially experienced with review, evaluation, and validation of project programs for public facility projects. Our firm has had prior experience in analysis of programs, project budgets, design, construction documents, construction administration, and construction management for projects totaling \$500 million.

Following in-depth project programming services, we have completed numerous field verifications and client interviews to assist in preparing comprehensive project scope descriptions and budgets, allowing us to provide projects on-time and within budget to our public clients. The success of these projects is also due to the involvement of principals in the design, estimating, and coordination of the firm's projects.



Education

Bachelors of Architecture (1987)
University of Cincinnati
Certificate in Historic
Preservation

Registered Architect

Ohio
Kentucky
Michigan
Wyoming
Indiana
Tennessee

National Council Architectural
Registration Board Certified

American Institute of Architects
College of Fellows (2002)

Memberships

American institute of Architects
International Association of
Fairs and Expositions
American Quarter Horse
Association
Ohio Farm Bureau

Community Service

Former School Board MBR/VP,
Mad River Green School District.

Board Member, Janiturf, Inc.
for project subsidiary of Mental
Health Services of Clark County.

Program Chairman,
Springfield Rotary Club.

CHRIS WIDENER, FAIA

PRINCIPAL / ARCHITECT / PROJECT MANAGER

PRINCIPAL ARCHITECT / PROJECT MANAGER – SINCE 1989

WDC GROUP, LLC – SPRINGFIELD, OHIO

Mr. Widener's experience encompasses more than forty years with small and large architectural and engineering firms and the federal government, in architectural, interior design, space utilization, and project administration. His education and experience are concentrated in planning, feasibility studies, site analysis, budgeting costs of facilities and construction management for both private and public projects.

NATIONAL SEMINAR SPEAKER

Chris is a nationally known speaker on Construction Project Delivery methods, leading over 50 seminars including 6 consecutive American Institute of Architects National Convention programs on roles of designer and contractor.

HISTORIC PRESERVATION OFFICER – WRIGHT PATTERSON AFB, OHIO

Prior to starting WDC Group, served as an Architect and Historic Preservation Officer at Wright Patterson Air Force Base. Served as program manager of the WPAFB, Historic Preservation Program, where more than \$200 million worth of projects were reviewed by local, state, and federal agencies. Led the largest Section 106 Review in the USAF to mitigate adverse effects of constructing new acquisition office facilities on a historic WWII flight line at the base, negotiated MOUs with the National Council of Historic Preservation and the Ohio Historic Preservation office on future design and construction related to the National Register eligible properties and National Historic Landmark Districts on the base. Awarded a Certificate of Achievement by the Secretary of Defense for his management of the cultural resources program.

SELECTED PROJECT EXPERIENCE – PRINCIPAL-IN-CHARGE

Fayette County Commissioners - Courthouse Renovation and Restoration – Washington Courthouse, Ohio: Historic Restoration of interior of building, including new roof

Madison County - New Salt Storage Structure – London, Ohio: wood structure on 8' tall concrete retaining wall

Greene County - New Salt Storage Structure – Xenia, Ohio: pre-engineered wood system anchored to 18' high concrete retaining wall

Greene County - New Juvenile Justice Center – Xenia, Ohio: 76,000 sf new construction

Pickaway County - New Job & Family Services – Circleville, Ohio: 20,174 sf renovation

Miami County Commissioners – Fairgrounds Grandstand Rehabilitation (Troy, Ohio): renovations and rehabilitation

Greene County – Master Plan – Xenia, Ohio: Master Plan

Greene County – Fairgrounds – Xenia, Ohio: Design and construction of 6 new facilities in seven months. 92,000 sf new construction

Greene County - Courthouse Renovation and Restoration – Xenia, Ohio: Historic Restoration

WCH - New Fire & Police Facility – Washington Courthouse, Ohio: 50,000 sf renovation

NTPRD Chiller – New Ice Rink – Springfield, Ohio: 45,483 sf new construction

JASON FUNDERBURG

PROJECT MANAGER

PROJECT MANAGER

WDC GROUP, LLC – SPRINGFIELD, OHIO

Mr. Funderburg has 26 years of experience with architecture, civil engineering, structural, mechanical, plumbing, electrical, and landscaping design. In addition to design, Mr. Funderburg has been a construction manager / administrator on projects that included up to 20 prime contractors.

SELECTED PROJECT EXPERIENCE – PROJECT MANAGER / CONSTRUCTION MANAGER

Madison County - New Salt Storage Structure – London, Ohio: wood structure on 8' tall concrete retaining wall

Berlin Township – New Salt Storage (Delaware, Ohio): 3-bin structure with 4th exterior bin for grit

Sugarcreek Township – New Service Facility & Township Hall (Bellbrook, Ohio): 3,500 sf addition

Darke County Engineer – New Truck Storage & Office Facility - Greenville, Ohio: 26,568 sf new construction

Sugarcreek Township – Renovation & Addition to Fire Station #1 (Bellbrook, Ohio): 900 sf addition and renovation of 3,240 sf

Miami Township – New Fire Station (Yellow Springs, Ohio): 16,400 sf construction

Madison County Engineer – New Maintenance & Office Facility – London, Ohio: 40,000 sf new construction

Champaign County Engineer – New Maintenance Facility – Urbana, Ohio: 16,420 sf new construction

Port William – Liberty JFD – New Fire Station – Port William, Ohio: 8,060 sf new construction

WCH - New Fire & Police Facility – Washington Courthouse, Ohio: 50,000 sf renovation

Highland County NJFRD – New Fire Station – Leesburg, Ohio: 13,500 sf new construction

Berlin Township – New Fire Station (Delaware, Ohio): 13,746 sf new construction

Bethel Township – New Fire Station (Medway, Ohio): 13,500 sf new construction

Triad LSD – New Athletic Complex – North Lewisburg, Ohio: new fieldhouse construction, renovation, site design

Fairfield Union LSD – New Bus Facility – Lancaster, Ohio: 6,200 sf new construction

Greene County – Fairgrounds – Xenia, Ohio: Design and construction of 6 new facilities in seven months. 92,000 sf new construction

Sugarcreek LSD – New Transportation Facility – Bellbrook, Ohio: 6,300 sf new construction

Fayette County Commissioners - Courthouse Renovation and Restoration – Washington Courthouse, Ohio: Historic Restoration

Southeastern LSD – New Bus Garage – Chillicothe, Ohio: 6,000 sf with vehicle bays and storage

Wright State University – Roof Repair & Replacement – Fairborn, Ohio: 26 Roof projects on 11 buildings across campus.

Education

AS Civil – Construction
Engineering (1996)

Clark State Community College

REPRESENTATIVE PROJECTS



DARKE COUNTY COMMISSIONERS

NEW TRUCK STORAGE & OFFICE FACILITY FOR DARKE COUNTY ENGINEER

WDC Group provided architectural design, engineering, and construction administration services to the Darke County Board of Commissioners for the design and construction of a New Truck Storage & Office Facility for Darke County Engineer. The 29,568 square foot pre-engineered steel frame building includes over 27,000 square feet of indoor parking for the fleet of vehicles and equipment of the county engineer. The remaining spaces include offices, conference room, locker rooms, and mezzanine for storage. The Architect's estimate was \$2.5 million for work to be completed by five separate multiple prime bid packages. Bids received were below the Architect's estimate. The project bid in is summer of 2020, began in September and finished on schedule in June of 2021.



CHAMPAIGN COUNTY ENGINEER

NEW MAINTENANCE FACILITY

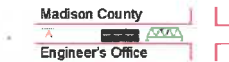


WDC Group served as the Architect and Construction Manager for the design and construction of the new 16,420 square foot maintenance facility for the Champaign County Engineer, located in Urbana, Ohio. The new pre-engineered metal building includes 15 overhead doors with 7 drive thru bays, a drive thru service bay, a mezzanine, staff office, employee restroom, welding room, and an oil & storage area. An emergency generator was also included that not only provides power to the new building but also to all existing county engineer buildings. This facility was recently completed this spring at a price of \$1,129,564.01, under budget and completed on schedule.



MADISON COUNTY ENGINEER

NEW ENGINEER'S OFFICE



WDC Group was selected as the Construction Manager in late summer of 2001 for the construction of a new 45,000 square foot facility for the Madison County Engineers. The new pre-engineered metal building included a 3 door service bay with drive thru, separate wash bay, 3 bay maintenance shop, sign shop, parts room, a casting bay with a 15 ton overhead crane, a mezzanine with storage area, multiple staff offices, conference rooms, employee restrooms, locker rooms, and a break room. WDC coordinated and led the 8 separate bid package contractors to complete the project on a tight schedule. This facility was completed in late spring of 2002, and was completed under the original cost of signed contracts for a total of \$2,174,000.



MADISON COUNTY ENGINEER

NEW SALT STORAGE STRUCTURE



WDC Group served as both the Architect and Construction Administrator for the design and construction of the new salt storage building located on the grounds of the county engineer. The project consisted of a pre-engineered wood building, asphalt roofing, and limited electrical work. Because of the corrosive nature of salt, the pre-engineered building system required stainless steel fasteners and connectors. The wood structure itself was situated on an eight foot high concrete retaining wall. The total project budget for the structure was \$310,000.



GREENE COUNTY ENGINEER

NEW SALT STORAGE STRUCTURE



WDC Group served as the Architect and provided design and specifications for the new salt storage facility located in Xenia, Ohio. The project consisted of a pre-engineered wood building system that was anchored to 18' high cast-in-place concrete retaining walls with an asphalt shingled roof structure above. The bottom of the truss of the roof structure has a height of 25'-0" to accommodate "semis" unloading their goods. Limited electrical work was involved. The structure also included wings (overhangs) that were capable of supporting the salt hoppers when not in use.



BERLIN TOWNSHIP

SALT STRUCTURE

WDC Group served as the Architect and Construction Administrator for the design and construction of a new salt storage facility for Berlin Township. The bidding and construction of the structure coincided with the construction of the township's new fire station. The 3-bin salt storage structure with a 4th exterior bin for grits was constructed for \$174,702.00.



CITY OF WASHINGTON COURT HOUSE

NEW FIRE & POLICE FACILITY



The City of Washington Court House selected our firm to design and oversee the construction of new facilities for both the fire and police departments. WDC assessed their needs and established a budget and preliminary designs. These were used for the City's successful levy campaign that WDC organized and led. The 50,000 SF facility houses both the fire and police departments separately. Design included strategically locating the new building and **phasing** the construction of the new building to allow the existing building to **remain in operation** until it was demolished. Additional existing buildings on the newly purchased property were also demolished and modifications were completed to bring the adjacent buildings up to code. The two story 28,000 SF fire station includes a conference rooms, 6 separate 3-person bunk rooms, administration offices, full kitchen / dayroom, and 6 drive-through bays with a mezzanine. The 22,000 square foot police station includes a firing range, administration office, temporary holding facility, evidence rooms, conference / meeting rooms, and a dispatch area. Bids were received under the architect's \$6.5 million estimate and contracts were awarded to 11 prime contractors. Construction began in August 2008 and occupancy was obtained in November 2009. Site work and demolition of the existing building were completed through the winter and early spring of 2010. WDC Group also assisted with coordination of the successful move into the new facility while maintaining operations for all services.



MIAMI TOWNSHIP, GREENE COUNTY, OH

NEW FIRE AND RESCUE FACILITY

WDC Group served as the Construction Manager, provided consulting design services, and was responsible for the bidding of this new 16,400 square foot fire and EMS station and township hall. After 3 bid attempts each in excess of \$1M over the budget, the Township hired WDC Group to lead the project in final design, bidding and construction within the budget allocated. WDC worked with the Owner, Architect, and the USDA finance entity to prepare a new design, budget, and construction schedule. The fire station was rebid utilizing multiple prime bid packages and met the requirements of the ORC and USDA for bidding. Bids were received at \$4.6 million, and \$1M lower than prior bids. Construction began in October 2019 with WDC Group coordinating an expedited schedule to allow excavation and foundation work for the new building and site to begin within weeks of awarding contracts. The 5-Bay structure includes 6 bunk rooms, exercise room, kitchen and dayroom, offices for the township and fire department, training/community room, and a mezzanine for training. Despite poor weather conditions and many COVID complications, the fire station opened in November 2020 on schedule and on budget.



SCIOTO TOWNSHIP, PICKAWAY COUNTY, OHIO

NEW FIRE STATION



WDC Group served as the Architect and Construction Administrator for the new fire station located in Commercial Point, Ohio. The new 14,000 square foot pre-engineered post-frame building includes a 5-bay Vehicle Bay with additional storage space located on the mezzanine. The building boasts a tornado shelter room, kitchen, dayroom, turn-out-gear room, community/training room, administration offices, bunk rooms, wash bay, decontamination room, locker rooms, exercise room and restrooms. The site required new electric, water, sanitary, and natural gas utility services for the new the 24/7 Fire & EMS station. The project was publicly bid per O.R.C. and construction began in August 2021 and was completed in the fall of 2022. WDC orchestrated the design, bidding, obtaining of permits and construction meeting the requirements of the USDA Rural Development program. WDC coordinated 5 multiple prime bid packages for the construction of the new fire station. Bids received were for a total of \$3,366,000 which was within 4% of the architect's estimate.



CITY OF HILLSBORO

NEW FIRE STATION



WDC Group was selected by the City of Hillsboro to design and provide construction administration services for the new fire station. The new 16,685 square foot station included six drive thru apparatus bays, mezzanine, training room, full kitchen and dayroom, 6 bunk rooms, and offices for administrative staff. The architect's estimate was \$1,508,573.00. Construction costs totaled \$1,343,182. Construction started in April of 2009 and the project was completed at the end of January 2010 on time and under budget.



CITY OF HILLSBORO

RENOVATION OF A NEW POLICE STATION



WDC Group served as the Architect and Construction Administrator for the design and construction of the city's police station. The new police station included the complete interior demolition of an existing 3,600 square foot building as well as exterior improvements to the building facade. It also included the new addition of a 1,000 square foot Sally Port to the rear of the existing structure. The new station included administrative offices, dispatch, full kitchen, evidence/processing room, and a Sally Port with a staging area. The project was publicly bid and bids received were 24% below the architect's estimate. Construction began in February 2009 and was completed on schedule in June 2009. Construction cost totaled \$533,845.57 which was 22% below the estimated cost.



SUGARCREEK TOWNSHIP

NEW SERVICE FACILITY AND TOWNSHIP HALL

Sugarcreek Township



WDC provided complete Architectural and Engineering design, construction documents, and construction administration for both the original project and new addition. The original 8,300 square foot pre-engineered wood structure included six vehicle bays, offices, meeting, training room, locker rooms and other support facilities. Total cost for the original building was \$450,000. The project was completed on time and on budget. The new 3,500 square foot brick veneer addition was started in the winter of 2007 and was completed late spring of 2008. The new addition houses the remaining township offices including offices for the Township Administrator, Fiscal Officer, Zoning, IT, a conference room and township meeting hall. WDC Group managed the project to maintain occupancy and function of the facility during construction. The addition was completed on schedule and under budget.



GREENE COUNTY HEALTH DISTRICT

NEW COMBINED HEALTH DISTRICT FACILITY



As Criteria Architect, WDC Group has been providing services for the new 25,700 square foot facility for the Greene County Combined Health District. Criteria Documents included detailed design objectives, architectural objectives / materials, and scopes of work for the design of the site, structural, thermal performance, plumbing, fire detection, sprinkler system, electrical systems, communications, and HVAC. WDC Group prepared room-by-room breakdown including finishes, casework, furniture, mechanical, plumbing, power, lighting, adjacencies, and square footage among other items. WDC Group is providing review of the design submittals on behalf of the Owner and provided Construction Administration services throughout construction of the project.



GREENE COUNTY COMMISSIONERS

COUNTY WIDE MASTER PLAN



Working for Greene County, WDC Group was responsible for the creation of a county wide facility master plan, focusing on administrative and criminal justice. Facilities planned following an intensive research and analysis effort included a 318 bed adult jail, renovation of an existing 127 bed adult jail, restoration/renovation of 40,000 square foot historic county courthouse, renovations of existing administration facilities for court use, and new public administration facility of 100,000 square foot. Services included detailed budgeting and project phasing schedules to minimize disruption of this urban site and adjacent facilities. A complete interactive programming effort led to responsive design.



BETHEL TOWNSHIP

NEW FIRE AND EMS STATION



WDC Group was retained as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility to be located in Medway, Ohio. The 14,850 square foot facility included a four bay drive-thru apparatus bay, 2,000 square foot mezzanine for storage, classroom, training room, radio room, dayroom with full kitchen, exercise room, bunk rooms, and township administration offices for the trustees, fiscal officer, township administrator, and zoning official, as well as geothermal systems. The architect's estimate for this facility was \$1.5 million. The project was publicly bid and the total for bids received for all packages was \$1,178,093.00. Construction was completed on budget in early 2009 per the construction schedule.



FAIRFIELD UNION LOCAL SCHOOL DISTRICT

NEW BUS FACILITY



WDC Group served as both the architect and construction administrator for a new bus service facility located on the campus of Fairfield Union Local School east of Lancaster, Ohio. The 6,200 square foot pre-engineered post frame structure included three vehicle bays for maintenance and service to its 28-bus fleet, one drive thru wash bay, mezzanine for storage, training room, restrooms, break room, and offices for the transportation department. The project included site work consisting of clearing a wooded area for a new asphalt parking lot, connecting utilities to an existing oil interceptor and lift station, bringing electrical, water, gas, cable and telephone service to the new building. The project was bid in May of 2016 and was completed in November 2016 as scheduled. Bids received were under the architect's estimate of \$619,000.



CLINTON-WARREN JOINT FIRE DISTRICT

NEW TRAINING TOWER AND CLASSROOM



WDC Group served as the Architect and Construction Administrator for the design and construction of a new 30-foot training tower and 1,508 square foot separated classroom for the Clinton-Warren Joint Fire District, located in Clarksville, Ohio. The 3-story, 2,530 square foot pre-engineered metal building featured 2 burn rooms, multiple exits and stairs, a roof deck with a parapet wall for repelling, numerous windows, temperature monitoring and smoke machine. The separate classroom facility included a large conference room for training and restrooms for students. Extensive design and thought went into the construction of the surrounding site, including paved parking and work area, parking lights, drainage of the burn tower water and the installation of a dry height. Both structures were publicly bid and came in under budget. Construction was phased over a 2-year period beginning in 2017 and ending in 2019. Total cost for both facilities was \$1,226,346.



CLINTON-WARREN JOINT FIRE DISTRICT

NEW FIRE AND EMS STATION



WDC Group served as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility for the Clinton-Warren Joint Fire District, located in Clarksville, Ohio. This 13,315 square foot post-frame structure with a masonry waincoat around the building, provides services to three townships and one village within Clinton and Warren Counties. The building included a five bay drive-thru vehicle bay, including a wash bay, conference room, radio room, day room, EMS supply room, exercise room, bunk rooms, emergency back-up generator, and a training room. Bids were received and awarded within budget at \$1,166,000. Construction began October of 2005 and was completed as scheduled in June of 2006.



HIGHLAND COUNTY NJF&AD

NEW FIRE AND EMS STATION



WDC Group served as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility for Highland County North Joint Fire & Ambulance District, located in Leesburg, Ohio. This 13,500 square foot post-frame structure provides services to two townships and two villages within Highland County. Construction began in the summer of 2004 and was completed in January 2005, as scheduled. Design of the new facility included overcoming the challenges presented by an existing demolished old high school that was buried on site. The building includes three staff offices, employee restroom and shower, township meeting room, radio room, day room, EMS supply room, employees' kitchen, public restrooms, and a community room with a full kitchen. The total building cost for this 6-bay facility was \$1,040,000 as originally estimated and publicly bid.



CLINTON TOWNSHIP

NEW TOWNSHIP SERVICE COMPLEX



WDC Group served as the architect and construction administrator for the design and phased construction of a new township complex for Clinton Township located in Franklin County, Ohio. This new complex included a new facility for the fire and police departments and township administration. WDC Group prepared plans and specifications for the new 29,000 square foot facility. This new building included a fire training tower and mezzanine incorporated with multiple training stations and devices for the fire department as well as lockers and kitchens for each department, holding facility, evidence room, community room with full kitchen, sally port, sheriff's office, and other offices for the township and fire and police departments. Construction began in 2017 and was completed on schedule in 2018. The architect's estimate was \$4.65M and Base Bids were received 1.6% under the estimate. The project was publicly bid and WDC Group managed 6 prime contractors for the phased demolition, construction and temporary facilities required to construct the new building while continuing police, fire and township operations.



CHAMPIONS CENTER

NEW EXPOSITION CENTER AND COVERED ARENA



WDC Group both designed and managed the construction on this 146,000 square foot facility from the concept to the finish of the project. This state-of-the-art structure includes a 130' x 280' indoor arena, a covered 150' x 300' outdoor arena, 475 permanent stalls, (2) banquet halls, multiple meeting offices, and a 10,000 square foot food court and vendor area. The facility was designed for multiple purposes including events for horse, cattle, swine, sheep and other livestock, and entertainment activities for agricultural and non-agricultural events alike. Both buildings are pre-engineered steel structures. The project began in the fall of 2003 with site and foundations, and was completed by the summer of 2004, prior to the annual Clark County Fair.



GREENE COUNTY AGRICULTURAL SOCIETY

SIX NEW FACILITIES



WDC Group facilitated community focus groups, completed A/E design, prepared construction documents, as well as **provided comprehensive construction management to coordinate 49 contractors & subcontractors to complete 6 new facilities in seven months for the Greene County Agricultural Society.** The facilities consisted of 92,000 square foot of pre-engineered steel structures and are arranged on a 22 acre site. Site improvements, landscaping, storm water detention, & site utilities were also coordinated by one team of professionals. Contracts awarded were approximately \$6 million.



SUGARCREEK LOCAL SCHOOL DISTRICT

NEW TRANSPORTATION FACILITY



WDC Group provided complete A/E design and construction management for a 6,300 square foot post frame building that included four vehicle bays for school buses, district storage space, offices, and a driver education area. The project included complete site enhancements with a new entry road, parking areas, and provision of utilities to other the districts other athletic facilities. The total project budget was \$450,000.



SUGARCREEK TOWNSHIP

NEW SERVICE FACILITY

Sugarcreek Township



WDC Group provided complete Architectural and Engineering design, construction documents, and construction administration for this 8,300 square feet pre-engineered wood structure. This service facility includes six vehicle bays, offices, meeting, training room, locker rooms and other support facilities. Total cost for the building was \$450,000. The project was completed on time and on budget.



TRIAD LOCAL SCHOOL DISTRICT

NEW ATHLETIC COMPLEX



WDC Group provided architecture, engineering, and contract administration and management services to the Triad Local School District to complete a New Athletic Field and Field House. The project included a new grass football field, new all-weather track, new home and visitor bleachers including a beautiful and fully functioning terrace section for seating, new sports field lighting for the track & field, a new state-of-the-art scoreboard, video display, and sound system renovation to the existing field house and construction of a new field house. The new field house included a community room, locker rooms, concession stand, public and team restrooms, and training facilities. A new parking lot, walking path, security fence, site lighting and community plaza area were included in the new athletic complex. The project was bid in two phases beginning in February and then in April of 2020. Extensive coordination and sequencing of work was required to be ready for their first home football game in September. The total project was completed on schedule and under the \$3.8 million budget.



CITY OF XENIA

NEW SERVICE CENTER



WDC Group provided complete A/E design and construction services for the rebuilding of the existing structure destroyed by a tornado. The project included demolition, relocation of electrical, mechanical, and plumbing systems, and construction of new offices. The total project budget was \$500,000.



REPRESENTATIVE PUBLIC PROJECTS

MADISON COUNTY SENIOR CITIZENS CENTER, LONDON, OHIO

WDC Group provided complete A/E design and construction documents for multiple prime contracts for a 13,200 sq. ft. facility. The facility included multi-purpose space, administration functions, and a full kitchen, to serve the citizens of the county. The design was very “program driven”, responding to the varied needs of the current administration, as well as the public users through an interactive programming and design development effort. The budget for this project was \$960,000.

SUGARCREEK TOWNSHIP SERVICE FACILITY & TOWN HALL, BELLBROOK, OHIO

WDC provided Architectural and Engineering design, construction documents, and construction administration for both the original project and new addition. The original 8,300 square foot pre-engineered wood structure included six vehicle bays, offices, meeting, training room, locker rooms and other support facilities. Total for the original building was \$450,000. The new 3,500 square foot brick veneer addition was started in the winter of 2007 and was completed late spring of 2008. The new addition houses the remaining township offices including offices for the Township Administrator, Fiscal Officer, Zoning, IT, a conference room and township meeting hall. WDC Group managed the project to maintain occupancy and function of the facility during construction. Both projects were completed on schedule and under budget

VERNON TOWNSHIP ADMIN & SERVICE FACILITY, CLARKSVILLE, OHIO

WDC Group served as the architect and construction administrator for the design and construction of Vernon Township’s new building. The new 3,800 square foot pre-engineered wood building included offices and Community Meeting Room as well as a 3 bay Service Bay for the road department’s equipment and vehicles. Construction began in spring of 2010 and was completed by the fall of 2008, ahead of schedule. The total construction costs were \$350,000 under the architect’s estimate.

OHIO STATE PATROL POST, SPRINGFIELD, OHIO

WDC Group provided complete A/E design, construction documents and construction management for this 5,000 sq. ft. facility. The facility included administration offices, conference facilities, dispatch and duty rooms, blood alcohol content testing facility and a garage. The building was designed for functional secure operations "around the clock", including emergency situation management.

ENON GOVERNMENT CENTER, ENON, OHIO

WDC provided complete A/E design, construction documents and expanded construction administration of multiple prime contracts for this 4,000 sq. ft. facility. Design included village administrative offices, police station, and village council chambers. Interactive programming led to responsive, user-driven design. This project had a \$420,000 budget.

CHESTER TOWNSHIP FIRE STATION, WILMINGTON, OHIO

WDC Group served as the Architect and Construction Administrator for the new fire station and township hall for Chester Township located on the eastern side of Clinton County. The new 8,680 square foot pre-engineered wood building includes a 4-bay drive thru Vehicle Bay, a full Kitchen, Dayroom, Meeting / Training Room, Turn Out Gear Room, additional storage space in the Mezzanine, administration offices and restrooms. The project was publicly bid in November of 2012 with contracts being awarded to (6) prime contractors. WDC coordinated the work of each contractor to complete the new building per the July 2013 completion date. Final construction costs were below the architect's estimate.

HIGHLAND COUNTY NJFD NEW FIRE STATION, LEESBURG, OHIO

WDC Group served as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility for Highland County North Joint Fire & Ambulance District, located in Leesburg, Ohio. Total project budget was \$1,100,000. The 6-bay facility was completed January 2005.

FARMERSVILLE FIRE ASSOCIATION NEW FIRE STATION, FARMERSVILLE, OHIO

WDC Group served as the Architect and Construction Administrator / Manager for the design and construction of a new Fire and EMS facility for the Farmersville Fire Association, located in Farmersville, Ohio. This 13,500 square foot facility, with a front masonry façade, includes a five bay drive-thru apparatus bay, conference room, radio room, day room, exercise room, bunk rooms, and a training room. The estimated construction budget for this facility was \$1.2 million. Bidding took place in March, with construction starting in May and was finished by the end of 2006. Multiple prime bids were received totaling \$1,097,389. The project was completed on schedule and for a total less than originally bid.

THREE RIVERS FIRE DISTRICT NEW FIRE STATION, COSHOCTON, OHIO

WDC Group served as the Architect and Construction Administrator / Manager for the design and construction of a new joint Fire and EMS facility for Three Rivers Fire District, located in Coshocton, Ohio. This post-frame structure provides service to three townships in Coshocton County. Construction began in February 2007 and was completed by August 2007. The building includes six-bays and (1) drive thru / wash bay, staff offices, staff restroom(s) and shower(s), radio room, day room, EMS supply room, staff kitchen, public restrooms, and a community room with a full kitchen. Contracts were awarded to 8 separate bid packages for a total of \$1,017,220.00. Contracts at the end of the project amounted to \$1,014,345.00, a difference of -0.3%.

ELM VALLEY JOINT FIRE DISTRICT NEW FIRE STATION, ASHLEY, OHIO

WDC Group served as the architect and Construction Administrator for the new Elm Valley Joint Fire Station located in the Village of Ashley. The new 12,000 square foot pre-engineered wood building includes a 5-bay drive thru Vehicle Bay with additional storage space in the Mezzanine, a full service Kitchen, Dayroom, Turn Out Gear Room, Radio room, Training Room, administration offices and restrooms. WDC Group also assisted the District in passing a levy for the funding of this new facility. Construction began in April 2014 and was complete by December 2014 at a cost of \$1,467,457.

NEW POLICE STATION, HILLSBORO, OHIO

WDC Group served as the architect and construction administrator for the design and construction of the city's police station. The station included the complete interior demolition of an existing 3,600 square foot building, exterior improvements to the building facade, and the new addition of a 1,000 square foot Sally Port to the rear of the existing structure. The new station included administrative offices, dispatch, full kitchen, evidence/processing room, and a Salley Port with a staging area. The project was publicly bid and bids received were 24% below the architect's estimate. Construction began in February 2009 and was completed on schedule in June 2009. Construction cost totaled \$533,845.57 which was 22% below the estimated cost.

NEW POLICE STATION, LEESBURG, OHIO

WDC Group served as the architect and construction administrator for the design and construction of the Village's new police station. The new 2,800 sq. ft. facility was built on the same property as the previous dilapidated police structure. The new facility includes a training room, road room, evidence room, and other support offices for the small staff of the police department. Construction began in early spring of 2008 and was completed in July of 2008, ahead of schedule. The total construction costs were \$370,708.00, under the architect's estimate.

NEW FIRE STATION FOR CLINTON WARREN JFD, CLARKSVILLE, OHIO

WDC Group served as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility for the Clinton-Warren Joint Fire District, located in Clarksville, Ohio. This 13,315 square foot post-frame structure with a masonry wainscot around the building, provides services to three townships and one village within Clinton and Warren Counties. The building included a five bay drive-thru vehicle garage, including a wash bay, conference room, radio room, day room, EMS supply room, exercise room, bunk rooms, emergency back-up generator, and a training room. Bids were received and awarded within budget at \$1,166,000. Construction began October of 2005 and was completed as scheduled in June of 2006.

NEW FIRE STATION FOR BERLIN TOWNSHIP, DELAWARE, OHIO

WDC Group served as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility for Berlin Township, located in Delaware, Ohio. The design of the structure began in late June 2006 and was publicly bid as mandated by the ORC. Bids were received within the estimate and additional alternates were added to the project at the Owner's initiative. The 13,746 square foot building includes staff offices, employee restrooms and showers, radio room, day room, EMS supply room, a staff kitchen, public restrooms, exercise room, sleeping quarters, and a training room. The 5-bay drive through facility cost \$1,479,702 and was completed on schedule in June 2007.

SILVERCREEK TOWNSHIP FIRE & EMS, JAMESTOWN, OHIO

Concept designs and budgets for the construction of a new apparatus bay addition to the existing facilities were provided by WDC Group for Silvercreek Township.

BERLIN TOWNSHIP SALT STORAGE FACILITY, DELAWARE, OHIO

WDC Group served as the Architect and Construction Administrator for the design and construction of a new salt storage facility for Berlin Township. The bidding and construction of the structure coincided with the construction of the township's new fire station. The 3 bin structure with a 4th exterior bin was constructed for \$174,702.00.

CLINTON WARREN JOINT FIRE DISTRICT BURN TOWER, CLARKSVILLE, OHIO

WDC Group served as the architect and construction administrator for the design and construction of the new 2,550 square foot Fire Training Tower for Clinton-Warren Joint Fire and Rescue District. The steel burn tower includes 2 floors, attic, and roof space along with two burn rooms. The joint fire district serves 2 townships in Clinton County, parts of another in Warren County, and all of the village of Clarksville. Total project budget is \$850,000 for the Fire Training Tower facility. Project was completed in 2017.

BETHEL TOWNSHIP FIRE & EMS STATION, MEDWAY, OHIO

WDC Group was retained as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility to be located in Medway, Ohio for the Township. The 14,850 square foot facility included a four bay drive-thru apparatus bay, 2,000 square foot mezzanine for storage, class room, training room, radio room, day room with full kitchen, exercise room, bunk rooms, and township administration offices for the trustees, fiscal officer, township administrator, and zoning official, as well as geothermal systems. The architect's estimate for this facility was \$1.5 million. The project was publicly bid and the total for bids received for all packages was \$1,178,093.00. Construction was completed on budget in early 2009 per the construction schedule.

CAESARCREEK TOWNSHIP UTILITY SHELTER, XENIA, OHIO

For the township, WDC served as both the architect and the construction administrator for the construction of a new utility/maintenance/storage building. The more than 3,000 square foot structure was scheduled to be built by the end of June 2005.

GREEN TOWNSHIP FIRE DEPARTMENT, PITCHIN, OHIO

WDC Group served as the architect and Construction Administrator for the 2-bay addition to the existing fire station for Green Township. The 2,400 square foot masonry addition consisted of 2 full bays with 20' ceilings along with a radio room and office and a new electrical service. The exterior of the WDC Group served as the architect and Construction Administrator for the addition was designed to match the existing brick, soffits, fascias, and gutters. The construction had to be completed with the existing building being occupied and used thru the duration of the project. The project was completed under the architects estimate at \$286,149 and was completed in spring of 2010.

STONELICK TOWNSHIP FIRE DEPARTMENT, OWENSVILLE, OHIO

WDC Group was selected as the Architect and Construction Administrator for the design and construction of a new Fire and EMS facility located in Owensville, Ohio. WDC Group assisted the township in successfully passing their levy for the construction of a new facility in November

2006. Design was completed during the 2006-2007 winter and the construction was publicly bid in March 2007. The facility included separate fire and EMS Dorm Rooms to accommodate 13 individuals, Dayroom, Kitchen, Fitness Room, four drive thru Bays, Storage Rooms, Mezzanine, Administration Offices, Radio Room, and Conference Rooms. Bidding and construction began in the early spring of 2007. Bids were received below the Architect's estimate and contracts were awarded to eight separate bid packages for a total of \$1,900,222. Construction was completed in November of 2007, on schedule.

SUGARCREEK TOWNSHIP FIRE DEPARTMENT, BELLBROOK, OHIO

WDC Group served as Architect and Construction Administrator/Manager for the design and construction of a 900 square foot addition to the existing 3,240 square foot building. Two new restrooms with showers and two new men's and women's bunk rooms have been included in this addition. Existing day rooms, offices, kitchen, and vehicle bays have been renovated, including exterior renovations. The limitations that the existing building and confined site presented were incorporated into the design. The project, bid in May 2005, had an estimated budget of \$240,000 and was completed in October of 2005.

SUGARCREEK TOWNSHIP MASTER PLAN, BELLBROOK, OHIO

WDC Group provided master planning, including site feasibility and layout, building scope with concept building plans and elevations, and project budget costs. The study addressed expansion to existing public safety building, two new township fire stations, a township hall / office building, either as a standalone structure or in conjunction with one of the fire stations. The planning effort was an interactive one with key township leaders, and will be the basis of their facility program decision making.

GREENE COUNTY UPGRADE TO POOLHOUSES, XENIA & FAIRBORN, OHIO

WDC Group provided programming, design, and construction administration services for an aesthetic upgrade of the bathhouses at the County pools in Xenia and Fairborn, Ohio. The work consisted primarily of the installation of slopes roofs and entrance canopies. The \$156,000 project was completed on schedule.

GREENE COUNTY JAIL SECURITY SYSTEM, XENIA OHIO

WDC Group served as the Architect and Construction Administrator, with an outside consultant, for design of a new security control system for the 160 bed county jail. Budget was \$1 million.

GREENE COUNTY RENOVATIONS TO AIRPORT, XENIA, OHIO

WDC Group provided programming and construction administration for renovation of the building's exterior and office area. The work included an upgrade for Code compliance. Its responsibilities also included coordination of the work of four prime contractors. The \$122,000 project was completed on schedule despite an increased scope of work.

GREENE COUNTY RENOVATION TO PUBLIC LIBRARY, XENIA, OHIO

WDC Group served as both the architect and construction manager for the complete renovation of the Greene County Public Library. The renovation included facility layout, HVAC and Electrical improvements. This project was completed in multiple phases to minimize inconvenience to patrons. The total project budget was \$1.2 million.

CONSULTANTS



CONSULTANT PROFILE





SIMPLICITY
in design

PRACTICAL
in construction

OVERVIEW OF THE FIRM

We are THE ENGINEERING BEHIND ENTERTAINMENT®

Clark Reder Engineering, Inc., founded in 2009 by Daniel Clark and Jeffrey Reder, is a full-service consulting structural engineering firm. We are qualified to promptly handle any structural engineering challenge and pride ourselves on the understanding of how entertainment structures are built and used. Our knowledge of designing economical and realistic permanent and temporary entertainment structures has placed us on the top of the entertainment engineering business.

Clark Reder Engineering also provides comprehensive engineering and design services for architects and general contractors. Our engineers have practical experience in the structural design of various building types utilizing all the common construction materials and methods. Our design experience includes conventional structural systems including conventional wood framing, steel framing, reinforced concrete, unreinforced masonry, reinforced masonry, composite steel framing, and pre-stressed and post-tensioned concrete construction. The firm's knowledge of building codes, construction materials, and conventional structural systems provides the appropriate solution for every project.

Clark Reder Engineering has a staff of seventeen structural engineers, one mechanical engineer, and three drafting technicians. We have at least one engineer registered in all 50 states and the District of Columbia; Alberta, British Columbia, Manitoba, and Ontario, Canada; Puerto Rico; and Guam. We work together to develop construction documents that are clear and understandable, independent of the complexity of the project. We strive for simplicity in our designs, and that follows through to our construction documents.

Collectively, the Clark Reder Team of engineers and technicians has nearly a century of structural design experience in new building design, building renovations, and construction services across the country. This depth of experience gives us a comprehensive understanding of current building code requirements used throughout the United States.

PROFESSIONAL SERVICES

- Structural engineering services for a variety of projects: educational, medical, hospitality, institutional, commercial, industrial, and residential
- Schematic design through construction document
- Design documents with AutoCAD /PonCAD, Revit / BIM, Inventor, BricsCAD
- Analysis Software including Risa, Ansys, GSA, SAP2000, Shapebuilder
- Renovation of existing structures and additions to existing structures
- Framing and foundations for new structures, temporary structure, and signage
- Retaining structures
- Perform structural review for underpinning of residential foundation
- Investigations and condition reports
- Construction services including site observations and special inspections
- Forensic investigation and expert testimony

PROFESSIONAL & TECHNICAL STAFF

Daniel Clark, P.E., S.E., & Jeffrey Reder, P.E., S.E.

Principals & Co-Founders

Colleen Bush, P.E.

Patrick Niehaus, P.E.

Cooper Riddle, E.I.T.

Tommy Wagar, E.I.T.

Tim Kaiser, P.E., LEED Green Associate

Daniel Peak, P.E.

Eric Kelly, E.I.T.

Andrew Savage, E.I.T.

Tim Kyle, BIM Modeler-Designer-Detailer

Daniel Venuto, P.E., S.E.

Daron League, BIM Modeler-Designer-Detailer

Allen Winzler, P.E.

Matt Long, BIM Modeler-Designer-Detailer

Matthew Weber, E.I.T.

Tyler Fannin, E.I.T.

Ohioma Eboreime, PhD Mechanical Engineer

Zachary Hunn, E.I.T.

Jim Lee, E.I.T.

Zachary Beilharz, P.E.

Philanthropy

We believe in responsible corporate citizenship, leading by example, and giving back to our community. Here are just some of the worthy causes and philanthropic organizations that we support:

- The Joe Nuxhall Miracle League Fields
- Church of the Assumption
- Helping Hands Golf Outing
- Juvenile Diabetes Research Foundation
- Make A Wish Foundation
- St. Margaret of York Church & School
- Youth Sports Teams (multiple)
- Fraternal Order of Police – Lieutenant Jon DeWitt Memorial Golf Outing
- The Leukemia and Lymphoma Society
- Down Syndrome Buddy Walk
- Ella Jewell Foundation
- Greater Miami Rowing Center



BUILDING PROJECTS

Clark Reder Engineering provides comprehensive engineering and design services for architects and general contractors. Our engineers have practical experience in the structural design of various building types utilizing all of the common construction materials and methods. Our design experience includes conventional structural systems including conventional wood framing, steel framing, reinforced concrete, unreinforced masonry, reinforced masonry, composite steel framing, and pre-stressed and post-tensioned concrete construction. The firm's knowledge of building codes, construction materials, and conventional structural systems provides the appropriate solution for every project.

HOLIDAY INN EXPRESS EASTON, COLUMBUS, OHIO

Design and construction of a new four-story wood framed hotel with pre-engineered wood trusses supported by poured foundation walls and spread footings.



MIAMISBURG CHRISTIAN CHURCH ADDITION, MIAMISBURG, OHIO

Two story addition and renovation to the Miamisburg Christian Church. The addition included adding a second floor of seating in the worship space as well as a redesigned entrance.



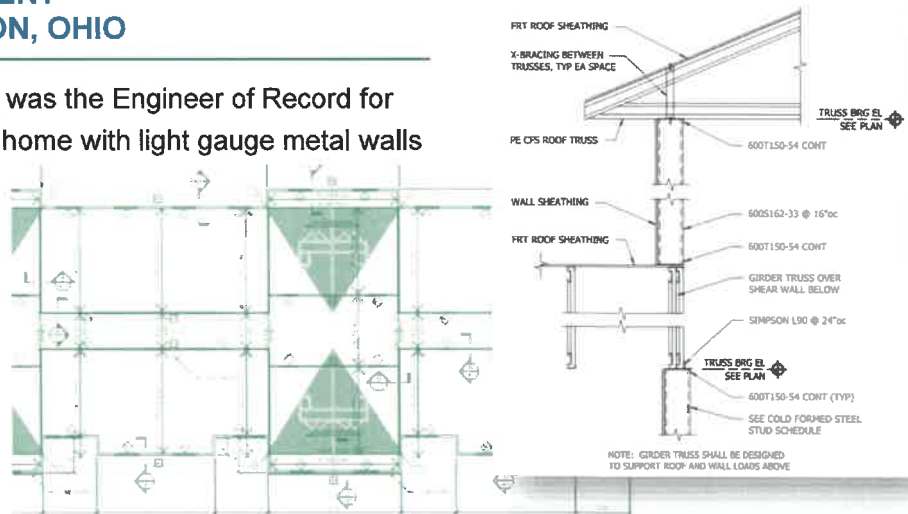
OFFICE/WAREHOUSE ADDITION, WEST CHESTER, OHIO

3,600 square-foot pre-engineered metal building addition to existing building to accommodate warehouse and fitness space.



BLUEBIRD RETIREMENT COMMUNITY, LONDON, OHIO

Clark Reder Engineering was the Engineer of Record for this one-story retirement home with light gauge metal walls and roof trusses supported by steel framing on typical spread footings. The building includes a cupola and a porte-cochere.



OTHER BUILDING PROJECTS

Newly Weds Foods, Erlanger, Kentucky

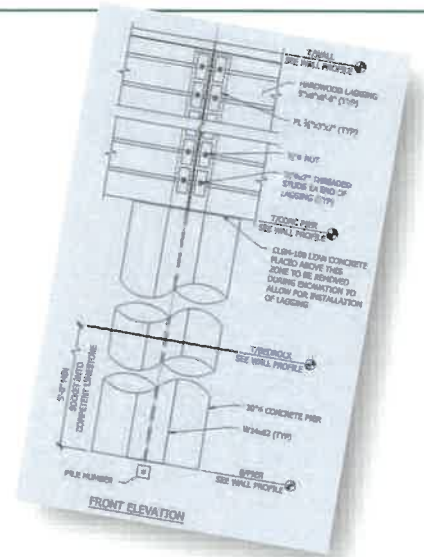
- Design of helical pier design for the foundation of a food manufacturing facility.

McDonald's Foundation, Cold Spring, Kentucky

- Design of helical piers for the foundation of a new one story McDonald's.

Federal Express Ground Facility, Middleton, Pennsylvania

- Design of the lagging for the temporary shoring of the Federal Express Ground Facility.





DANIEL J. CLARK, P.E., S.E.
Principal and Co-Founder



OVERVIEW & EXPERTISE

Daniel has extensive experience in the design and engineering of conventional building structures using all current construction materials such as structural steel, pre-stressed and post-tensioned concrete, masonry, and wood framing.

Also, his personal design experience includes a wide variety of entertainment structures specializing in stage structures and automation, including theatrical tension grids, conventional stage and arena rigging, theatrical lifts, hoists, and support structures.

Daniel has enhanced his structural design knowledge, communication, and management skills as a part-time professor at Miami University School of Fine Arts, Department of Architecture and Interior Design from 2006 -2010 where he was responsible for teaching the structural curriculum to graduate and undergraduate students. The courses taught included Statics and Strengths of Materials, Structures 1 – Wood and Masonry Design, and Structures 2 – Concrete and Steel Design.

PERSONAL STRUCTURAL DESIGN AND ENGINEERING EXPERIENCE

- Chester Township Fire Station Foundation – Wilmington, Ohio
- Clinton Township Salt Barn, Fire/Police/Admin Bldg. – Franklin Co. Ohio
- Clinton Warren Joint Fire District Burn Tower and Fire Station – Clarksville, Ohio
- Elm Valley Fire Station – Ashley, Ohio
- Enon EMS & Fire Station – Mad River Township, Enon, Ohio
- Farmersville Fire Station – Leesburg, Ohio
- Fairfield Union Bus Garage – Lancaster, Ohio
- Pitchin Village Fire Station – Springfield, Ohio
- Port William & Liberty Township Fire & Ambulance District – Clinton Co. Ohio
- Stonelick Fire Station – Batavia, OH
- Sugarcreek Township Service Building – Sugar Creek Township, Ohio
- Three Rivers Fire Station – Coshocton, Ohio
- Tiffin Township Fire Station – Evansport, Ohio
- Thorn Township Fire Station – Perry Co., Ohio
- Washington Township Fire Station – Dayton, Ohio
- Washington Courthouse Safety Building – Washington Courthouse, Ohio



EDUCATION & TRAINING

BS Civil Engineering, University of Cincinnati, 2000

ASSOCIATIONS

- American Institute of Steel Construction (AISC)
 - Professional Lighting and Sound Association (PLASA)
-

P.E. / S.E. LICENSES

United States: Alaska, Alabama, Arkansas, Arizona, California, Colorado, Connecticut, Washington, DC, Florida, Idaho, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maryland, Massachusetts, Maine, Minnesota, Mississippi, Montana, North Carolina, North Dakota, Nebraska, New Hampshire, New Jersey, New Mexico, Nevada, New York, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia, Vermont, Washington, Wisconsin

International: Alberta, British Columbia, Guam, Manitoba, Ontario, Saskatchewan



TIMOTHY M. KAISER, P.E.
Professional Engineer, LEED Green Associate



OVERVIEW & EXPERTISE

Mr. Kaiser's personal experience is in the design of schools and university buildings, sustainable design/LEED facilities, office buildings, hospitals and medical office buildings, government and institutional facilities, restaurants and entertainment facilities, recreation facilities, shopping centers, detention facilities and retail and wholesale buildings. Mr. Kaiser also managed several different projects ranging from residential construction to multi-million dollar commercial buildings.

In addition, Mr. Kaiser's experience includes schematic, design development, and contract document development using the design of steel, concrete, masonry and wood structures for commercial and educational facilities. His responsibilities also include managing employees, coordinating with clients, producing construction documents and providing construction administration services.

EDUCATION & TRAINING

BS Civil Engineering, University of Cincinnati, 2003

Co-op Education Program, University of Cincinnati, 2003

LEED Green Associate, 2010

P.E. / S.E. LICENSES

United States: State of Ohio

EDUCATION PROJECTS

PERSONAL STRUCTURAL DESIGN EXPERIENCE

- Woodfill Elementary School – Ft. Thomas, KY: Multi-phased new facility
- Twenhofel Middle School – Independence, KY: LEED Silver K-12 school
- Highlands High School – Ft. Thomas, KY: Renovation and additions of existing building
- Grant County Career & Tech Center – Dry Ridge, KY: Addition to existing building
- Hamilton High School – Hamilton, OH: Multi-phase addition to existing building
- Pleasant Ridge Montessori – Cincinnati, OH: New school
- Mary, Seat of Wisdom Chapel / Thomas More College – Crestview Hills, KY: New addition
- University of Kentucky Soccer Softball Administrative Building – Lexington, KY: Renovation of existing complex
- Field & Stream – Miamisburg, OH: New building

CONSULTANT PROFILE

POINT ONE DESIGN LTD. |

POINT ONE DESIGN, LTD.

Firm History & Profile

Consulting Services

Point One Design, Limited provides professional consulting mechanical and electrical engineering services for the construction industry. Our fields of expertise include educational, commercial/retail, health care, institutional, multi-family residential, religious and industrial/manufacturing applications. Our **professional staff** is experienced in all aspects of facility design. Our services encompass preliminary planning through construction administration.

Firm History

Point One Design, Limited is the result of a merger of two highly respected firms - **Theys Associates**, founded in 1978 and **Point One Design, Inc.**, founded in 1993. Offices are located in both the Cleveland and Columbus areas with resources to serve clients throughout Ohio and the Midwest.

Solutions

Point One Design, Ltd. constantly strives to learn and utilize the most recent technological developments without disregarding the "industry standard" engineering systems and concepts. While working from both of these perspectives, we are able to offer the most appropriate solutions to each unique project. **Responsible design** involves all of the technical and functional characteristics of facility construction and operation including space use, cost, code compliance, energy efficiency, maintenance and operating costs, as well as owner and architect preferences and requirements.

Technology

Our company began producing construction documents on AutoCAD in 1985, making us one of the pioneers in computer-assisted drafting. Today we continue to utilize upgraded versions of AutoCAD and have numerous stations in operation. Four current stations are also equipped with Autodesk REVIT building design software. Our two offices utilize a single server and networked telephone and data systems to ensure a seamless process of design and drafting, as well as a convenient communication procedure for our clientele.

Philosophy

Point One Design, Ltd. is committed to the **responsible design** of appropriate, energy-efficient mechanical and electrical systems based on all technological and practical features of the project. No client or project is too small for our best professional service, and every project deserves and receives the participation of a firm principal from beginning to end. Our project teams are formed using **specifically qualified personnel** and are maintained throughout construction to provide continuity from initial design through commissioning of projects. We are a professional consulting business that emphasizes the service aspect of providing clients with **accurate, appropriate, timely and friendly design and consulting services**. The concepts of **personal responsibility** and **firm accountability** are fundamental to us as we strive to operate our business with **integrity**.

POINT ONE DESIGN LTD.

[Services]

Systems Engineering

- Heating, Ventilating and Air Conditioning
- Plumbing
- Medical Gas Distribution
- Industrial Process Piping and Control
- Fire Protection
- Architectural Lighting Design
- Power Distribution
- Fire Alarm System Design
- Low Voltage Systems
- Site Lighting Design
- Emergency and Stand-by Power Systems
- Technology Systems

Engineering Services

- Schematic Design Studies
- Preliminary Design
- Preliminary Cost Estimates
- Design Development
- Working Drawing Production
- Written Specifications Preparation

Special Services

- Joint Marketing of Professional Services
- Energy Analysis
- Economical Feasibility Studies
- Governing Agency Review
- On Site Investigation of Existing Systems Status Surveys and Reports
- Computer Modeling of Buildings and Systems
- Master Plan Development
- Routine and Preventative Maintenance Specifications and Program Monitoring

Contract Administration

- Cost Estimating
- Shop Drawing Review
- Bid Negotiation
- Pre-purchased Equipment Services
- Construction Observation and Progress Review
- Energy Use Monitoring

Clientele

Point One Design provides engineering consulting services to individuals and businesses with a variety of roles in the construction and facility industry including:

- Architects
- Engineers
- Manufacturing Plant Owners and Facility Managers
- Construction Managers
- University and College Facility Managers
- Developers
- Contractors
- Realtors
- Attorneys

Professional Registration

Point One Design, Ltd., continues to broaden its ability to provide services to our clients by acquiring professional registration in states outside of Ohio. As of the print date of this brochure, we have professional engineers registered in all states excluding Alaska, Delaware, Mississippi, Montana, South Dakota, Vermont and Wyoming.

"Point One Design provides comprehensive consulting engineering services that can move a project from concept, through planning and design, to realization."

POINT ONE DESIGN LTD.

[Technology]

Point One Design provides design and construction documents for the following Information Technology and Low Voltage Systems:

Voice and Data Wiring

- Wiring
 - Cat 6 twisted pair
 - Coaxial
 - Fiber-optic
- Network Terminations
 - Patch Panels
 - Data Jacks
- Network Hardware
 - Voice-Over-IP
 - 10/100 Mbs, Gigabit Ethernet
 - Routers, Switchers, Wireless Hubs

Security System

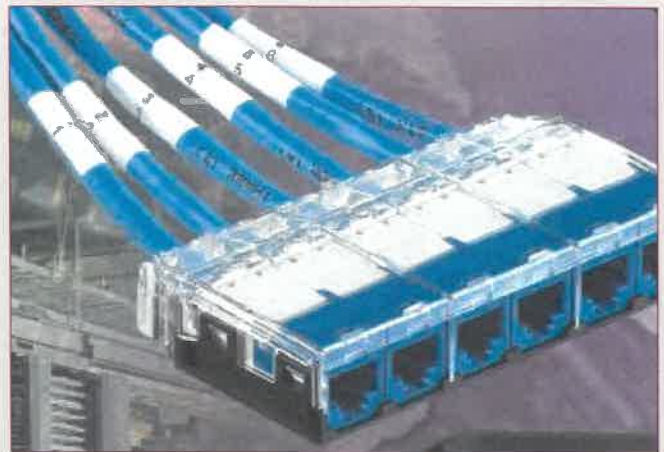
- Closed Circuit TV Surveillance System
 - Exterior/Interior Cameras
 - Color/Black and White
 - Fixed/Pan-Tilt-Zoom
 - Analog/Digital
- Access Control
 - Card Readers/Proximity Sensors
 - Door Contacts, Magnetic Door Lock Systems
 - Motion Detectors, Break Glass Sensors

Sound and Audio/Visual Systems

- Conference room audio/visual systems
- Video conferencing systems
- Training room audio-video systems
- Audio-video control systems
 - Conference Rooms
 - Classrooms
 - Training Rooms
- Sound masking systems
 - Open Offices
- Digital "video-on-demand" systems
 - Schools
 - Corporate
- Digital display systems
- Intercom and paging systems
 - Offices
 - Manufacturing Facilities
 - Schools and Universities

Institutional and Miscellaneous Low Voltage Systems

- Cable Television Distribution (CATV)
- Master Antenna Television Distribution (MATV)
- Fire Alarm Systems (Addressable and Zoned)
- Sprinkler Monitoring
- Nurse and Emergency Call
- Area of Rescue Assistance Systems
- Resident Monitoring/Wandering Systems



POINT ONE DESIGN, LTD.

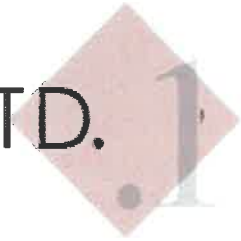
Relevant Projects - Service Garages/Maintenance Facilities

4-Wheel Parts - Auto Shop
Action Auto Body - Streetsboro, Ohio
Athens City Maintenance Garage
Athens City Vehicle Storage Garage
Auto Body Shop - West Broad, Columbus
Avery Road Car Wash
Bennington Treatment Plant
Bob Green Building Treatment Plant
Bond Construction Warehouse
Brecksville City Fire Station
Brook Park Saab
Brunswick City Bus Garage
Carroll's Buckeye Motors - Auto Repair Shop
Chagrin/Richmond Parking Garage
Chester Auto
Chesterland Fire Station
Dad's Auto Wash
Deacon's Chrysler Jeep Dodge - Mayfield, OH
DSI Bulk Transport
Edison Welding Institute - Vehicle Charging System
Four Seasons Garage
Ganley Nissan - Electric Charging Stations
Glavic Dodge
Glavic Saturn
Glavic Oldsmobile
Glavic Used Cars - Mentor
Glendora Nursing Home Treatment Plant
Greenbrook Hummer, Greenbrook NJ
Greenbrook Suzuki, Greenbrook NJ
IPS Motorsports - Ventilation System
Kehl Chevrolet
Keystone Sewage Treatment
Lakewood City Service Garage
Lexus of Akron/Canton
Louisville City Maintenance Building
Master Auto Body
Maumee Treatment Plant
Mentor Honda Renovation
Midas Muffler

Mercedes Car Wash - Bedford OH
Mill River Temporary Treatment Plant
Mission Auto
Mohican Treatment Plant
Nicholson Chevrolet
Nissan of North Olmsted
North American Bus - Garage
North Royalton Fire Station
Northfield-Macedonia Cemetery - Service Garage
Oberlin Water Treatment
ODOT Central Garage & Office Renovations
ODOT Garage - Coshocton
Pine Valley Treatment Plant
Piontkowski Treatment Plant
Preston Trucking Service Garage
Radiator of Cleveland
Sharon Township Fire Station
Sharon Township Vehicle Maintenance & Storage Facility
Springfield School District Service Center
Stonebrook Village Maintenance building - Montville
Streetsboro Service Center Addition
Suburban Auto Body
Sullivan Avenue Auto Paint Shop
Sunoco - 1-Bay Car Wash
Tesla Motors - Dealership & Service Garages - 17 Locations throughout the U.S.
Tim's Collision Addition
Tower Automotive
Toyota at Bedford
United Parcel Service
Valvoline oil Change
Volvo/GM Exhaust
Westerville Car Wash Renovation
Wooster Toyota
Wright State Maintenance Building
York Road Automotive - New & Addition
Zarzour Nissan

POINT ONE DESIGN LTD.

Municipal Projects



Aurora Service Garage
Avondale Elementary - Historic Renovation
Bainbridge Township Fire Department*
Bazetta Township Fire Station - Emergency Generator*
Bedford Heights City Hall - Elevator
Berlin Heights Fire Station*
Boston Heights Fire Department*
Brecksville City Hall Expansion & Renovation
Brecksville City Hall Domestic Water Re-Piping
Brecksville Fire Station*
Brunswick Hills Police Station
Cambridge Municipal - Technology Upgrades
Cambridge Municipal Courthouse Building Renovation
Circleville Police & Courts Building Renovation
Cleveland Public Library
Cleveland RTA - Grand Avenue
Clinton Township Fire / Police / Twp*
College of Wooster - Renovation of Signature Building Kauke Hall
Columbus Chamber of Commerce
Columbus City Hall - Mayor's Office
Columbus Metropolitan Housing Authority
Columbus SWAT Headquarters
Coshocton City Health Department
Coshocton County Historic Courthouse - Feasibility Study
Coshocton County Probate Court
Cuyahoga County Offices
Elyria City Buildings - Equipment Replacement
Emeritus House - Cleveland, Ohio
Holmes County Department of Human Services
Lakewood City Hall
London Metropolitan Housing Authority
Lorain-Medina Correctional Facility
Lorain City Jail
Lorain County Offices - Three Building Assessments
Lorain County Police Addition

Lorain Fire House*
Mantua Village - Government Building Center
Marietta Armory Square
Mayfield Village Police Station
Medina County Administration Building
Medina County Adult Probation
Medina County Board of Elections
Medina Municipal Courthouse
Milan City Hall
Monroeville City Hall
Muskingum County Law Administration Building Renovation
Northfield Fire Station*
Norwalk City Hall
Olmsted Falls City Hall/Police Dept
Ohio Avenue Elementary - Historic Renovation
Ohio Rehabilitative Services Commission - Kitchen Renovation
Ottawa County Fairgrounds - Agricultural Bldg
Ottawa County Historic Courthouse Renovations
Peninsula Municipal Building
Pickaway County Jail Sanitary Sewer System
Pickaway Co. Jobs & Family Service Renovation
Port William & Liberty Township Fire Station*
Ravenna Fire Station*
Richfield Police & Fire Safety Building*
Sandusky - Meigs Street Building
Sandusky Police Station
Scioto Township Fire & EMS Station
Sharon Fire Station*
United Building - Akron, Ohio
Village of Westfield Center - Town Hall
Washington Township Fire Station*
Wayne County Justice Center
Westfield Center Town Hall
Wooster Courthouse
Worthington Police Department - Computer Room HVAC
Worthington Police Department - UPS System Upgrade

POINT ONE DESIGN LTD.

[Mechanical & Electrical Staff]

Mr. David M. Ulliman - Electrical Designer, Project Manager

- ◆ Mr. Ulliman is a Partner in Point One Design, Ltd. He has thirty-three years of experience in the practice of lighting and commercial power distribution design, as well as fire alarm system design. He has considerable experience in the design of educational, commercial, multi-family residential, health care, religious, governmental and institutional projects. His involvement in projects includes everything from concept design through construction administration.
- ◆ Mr. Ulliman has received numerous awards for his lighting expertise, including the International Illumination Design Award from the Buckeye Chapter of I.E.S., and the Edwin F. Guth Memorial lighting Design Award of Merit through the I.E.S.N.A.
- ◆ Mr. Ulliman started Point One Design in 1993, later to merge with Theys Associates in 2000. He currently manages the day-to-day operations of our Columbus area office and is project manager for jobs involving electrical power and distribution, lighting and fire alarm designs.
- ◆ Mr. Ulliman received his Bachelor of Science in Landscape Architecture from the College of Architecture at Ohio State University.

POINT ONE DESIGN LTD.

[Mechanical & Electrical Staff]

Ms. Nancy C. Davis - Information Technology Designer

- ◆ Mrs. Davis has over twenty nine years of experience in the practice of consulting engineering, primarily in the discipline of electrical engineering. While she was new to Point One Design in 2005, Mrs. Davis has a solid background with other engineering firms and has spent valuable time in the electrical construction industry. Design background and experience includes educational, commercial telecommunications and institutional facilities. Her involvement in projects has been complete from concept design through construction administration.
- ◆ Mrs. Davis also has unique specialization in Technology systems including voice and data systems with multi-tenant and campus distribution systems experience.
- ◆ Mrs. Is a current member of BICSI from which she has received certificates for Voice/Data Cabling Systems Design and Telecommunications Design. She is also a certified designer and installer for IP Based CCTV systems and Leviton Integrated Networks for Structured Wiring.
- ◆ Mrs. Davis received her Associates Degree in Electronic Engineering from Columbus Technical Institute.

CONSULTANT PROFILE

ChoiceOne

Engineering

COMPANY BIO

Choice One Engineering, founded in 1994 is a civil engineering and surveying firm but to prove that the work involved in design and survey can be fulfilling, enjoyable, and fun. To us, a successful project isn't just a superior quality set of plans or a useful, relevant concept plan, but the ability to make the development process as efficient, smooth, and enjoyable as possible for our clients, stakeholders, subconsultants, review agencies, the local community, and ourselves. (Oh, and we plan to laugh along the way a little, too.) Our ultimate goal is not just a well-designed project for our clients, but to provide fulfilling experiences that include responsiveness, timeliness, opportunity, enjoyment, and satisfaction in a job well managed and a job well done.

So what, right? What does this mean for your development? It means that we take our work not as daily drudgery, but as an opportunity to provide quality service and quality plans. **Your project will be a top priority to us, no matter how big or small.** We realize that each project and client is unique, and should be treated as such.

WHY CHOICE ONE?

At Choice One Engineering (COEC), we take civil engineering and surveying as serious business... and by serious, we mean seriously enjoyable. If you don't enjoy your experience with COEC, then we aren't doing a good job. Our goal is to make your life easier. We make submittals on time, every time. We communicate frequently to keep everyone well-informed, we admit mistakes, and we do it all with a sense that business shouldn't be boring. We spend half our lives at work—why spend it frustrated or miserable?

Choice One Stats

EST.
1994



Sidney, OH
Loveland, OH

Licensed in

Ohio, Illinois, Indiana
Kentucky, & Tennessee



Insurance

Professional Liability & General Liability

57 Total Employees

17 PE

2 PS

2 CPESC

2 PTOE

1 RLA

1 Planner

Principle In Charge

Michael L. Seeger, P.E.
8956 Glendale-Milford Rd., Suite 1
Loveland, OH 45140
mls@choiceoneengineering.com
513.444.6759 cell 513.239.8534 office



Disciplines

Roadway Design

Reconstruction/New
Streetscape
Highway Lighting
Roundabouts



Traffic

Signals and Systems
Studies, Counts, Warrants



Sanitary Sewer

Storm Water

Water Distribution

Parks and Trails

Multi-Use Paths
Park Layout



Landscape Architecture

Bridge Design

Land/Site Development

Rail Design

Surveying

Topographic/Boundary
ALTA/NSPS
Construction Layout



Grants and Funding

Project Experience

Fire/EMS Building Renovations and Parking Lot

Tipp City, Ohio

Provided a boundary survey, topographic survey, site design/grading plan, and utility plan for the renovations to the existing Fire/EMS building.

Project Contacts:

- Nestor Meinyk, AIA, MSA Architects
nmeinyk@meinyk.com, (513) 241-5866
- Matt Spring, City of Tipp City
springm@tipcity.net, (937) 867-6305



Dayton Street Maintenance Facility Site Development

Dayton, Ohio

Developed a site plan for the Street Maintenance Facility at the intersection of North Keowee and Monument Streets. Services provided included preliminary design, building demolition/modification, construction plans, design documents/final construction documents, and construction observation.

Project Contact: Richard Davoust, Levin Porter Associates, rdavoust@levin-porter.com, (937) 224-1931



Loveland-Symmes Fire Department Training Tower Site Plan

Loveland, Ohio

Site development of a 22' x 60' training tower site. Provisions included sloped floor for drainage, parking lot drainage, and firetruck turning radii considerations. Services included topographic survey and site design.

Project Contact: Chief Otto Huger, Loveland-Symmes Fire Dept., ohuger@safety-center.com, (513) 883-3001



Clinton Township Service Complex Site Plan

Clinton Township, Franklin County, Ohio

Provided site design for a new township service center on Cleveland Avenue. Site included several new buildings for fire, police, administration, salt storage, and service, totaling 34,000 square feet. Design included demolition plans of existing buildings on the site. Services included topographic survey, site engineering, and consolidation plan. Project Contact: Jason Funderburg, WDC Group, funderburgj@wdc-group.com, (937) 325-9997



Loveland Station Site Design

Lima, Ohio

Provided site design for the development of a mixed-use site consisting of retail space below rental units. The downtown Loveland site is approximately 3.6 acres with 235 parking spaces. Underground detention has been designed to handle storm water runoff. Services included topographic survey, concept plan, final concept plan, construction plans, site lighting plan, landscape plan, floodplain submittals, and construction administration. Project Contact: Jim Cohen, CMC Properties, (513) 739-7200, jcohen@cmcproperties.com



Sidney Public Transit Center Site Plan

Sidney, Ohio

Provided site design for development of the new, 14,000-square-foot Sidney/Shelby County Public Transit Center that included administration, operations, and a garage. Services included site plan, grading plan, utility plan, construction bidding assistance, and construction observation. Project Contact: Matt Franklin, Levin Porter Architects Associates, (937) 224-1931, mfranklin@levin-porter.com





Jeffery M. Kunk

Design

Bio: Jeff is a designer with over 25 years of experience at Choice One. One of Jeff's most noticeable characteristics is his flexibility. His ability to work with contractors and clients allows Choice One to depend on him to complete each of his tasks in a timely, efficient manner. Additionally, Jeff is extremely responsive to clients and their needs, always with a quick call back or prompt email.



Years of Experience:
29 years

Education:
Edison State Community
College, 1994, AAS in Civil
Engineering Technology

Project Experience:

- > Kettering Fire Station #34 & #37, City of Kettering, Montgomery County, Ohio
- > Beavercreek Township Fire Station #65, Greene County, Ohio
- > Honda R&D Multipurpose Facility, Liberty Township, Union County, Ohio
- > Tractor Supply Company Site Design, Miami Township, Clermont County, Ohio
- > Abbott Nutrition Facility Site Design, Tipp City, Ohio
- > Traditions of Lebanon Senior Living Campus, Lebanon, Ohio
- > Cornerstone North of Centerville, Centerville, Ohio
- > Cedar Grove Subdivision, Tipp City, Ohio
- > Stonebridge Meadows, Phases 2 and 3, Troy, Ohio
- > City of Butler Public Works Buildings, Butler, Ohio
- > Hobart Arena Parking Lot Improvements, Troy, Ohio
- > Loveland-Symmes Fire Department Training Tower Site Plan, Loveland, Ohio
- > Cargill Traffic Improvements, Sidney, Ohio
- > ALBAT Water Main Extension, Bethel Township, Clark County, Ohio
- > Trupointe Botkins Rail Improvements, Botkins, Ohio



Michael L. Seeger P.E.

Project Manager



Years of Experience:

11 years

Education:

The Ohio State University,
2012, BS in Civil
Engineering

Bio: Michael is a site development project manager for COEC's Loveland office with experience in land development, industrial expansion, and site design. Michael knows the elements that create a successful design and a successful project. With experience on roadway widenings and reconstruction, as well as large-scale industrial and commercial projects such as manufacturing plants and retail buildings, Michael can anticipate problem spots and work to mitigate possible issues before construction begins. In addition to his project experience, Michael brings a calm, comfortable approach. His level-headedness lends itself well to the compressed timelines and hurried deadlines that often accompany site design. Michael is unassuming, diligent, and meticulous with each aspect of project management, from client communication to design performance and supervision. Michael also makes a point to be available and considerate of a client's or stakeholder's time, and is forthright and honest with potential problems.

Project Experience:

- > City of Butler Public Works Buildings, Butler, Ohio
- > Hobart Arena Parking Lot Improvements, Troy, Ohio
- > Loveland-Symmes Fire Department Training Tower Site Plan, Loveland, Ohio
- > Kettering Fire Station #34 & #37, City of Kettering, Montgomery County, Ohio
- > Beavercreek Township Fire Station #65, Greene County, Ohio
- > Honda R&D Multipurpose Facility, Liberty Township, Union County, Ohio
- > Sunrise Cooperative Seed Distribution Facility, Union Township, Clinton County, Ohio
- > Germantown Fire Station Addition/Renovation, City of Germantown, Ohio
- > New Lebanon Fire Station Addition, Village of New Lebanon, Ohio
- > Tractor Supply Company Site Design, Miami Township, Clermont County, Ohio
- > Abbott Nutrition Facility Site Design, Tipp City, Ohio
- > Traditions of Lebanon Senior Living Campus, Lebanon, Ohio



Tyler J. Thobe, PE, CPESC

Stormwater/Drainage Analysis

Bio: Tyler serves as one of COEC's stormwater and drainage experts. As a Certified Professional in Erosion and Sediment Control (CPESC), Tyler has the knowledge and understanding of erosion control, stormwater management, culvert design, and post construction BMPs that helps clients best plan, analyze, and eventually design and construct effective stormwater improvement projects. Tyler is especially proficient in culvert design, bridge design, retention/detention, channel modification, and erosion control. On drainage/stormwater studies, Tyler performs in-depth analysis, develops a clear picture of existing conditions, then develops recommendations. For infrastructure design, Tyler works in conjunction with the rest of the design team in order to make sure all required drainage improvements are accounted for up front. This experience also allows Tyler to provide astute, critical reviews of site plans/developments on behalf of municipalities including Riverside, Greenville, Sidney, and West Jefferson.



Years of Experience:

8 years

Education:

University of Dayton, 2014,
BS in Civil Engineering

Certifications:

Certified Professional in
Erosion and Sediment
Control (CPESC)

Project Experience:

- > Yankee Park Drainage Study, Washington Township, Montgomery County, Ohio
- > Rupp Farm Drive Drainage Analysis, West Chester, Ohio
- > Northwest Drainage Study, Jackson Center, Ohio
- > CSO Hydraulic Analysis, Middleport, Ohio
- > N. Market Street Improvements, Phase 2, Troy, Ohio
- > N. East Street Storm Sewer Improvements, Bethel, Ohio
- > Drury Lane Storm Replacement, Troy, Ohio
- > Storm Water Utility Investigation, Riverside, Ohio
- > Sidney Great Miami Recreational Trail Development Floodway Analysis, Sidney, Ohio
- > Hialeah Court Drainage Improvements, Vandalia, Ohio
- > US 27 Drainage Analysis & Storm Improvements, Geneva, Indiana
- > Wilson Health Storm Sewer Improvement Project, Sidney, Ohio

- > Oak Drive Storm Sewer, Symmes Township, Hamilton County, Ohio.
- > Storm Sewer Study Phase 1, Wapakoneta, Ohio
- > Paint Road Bridge Replacement Floodplain Analysis, Preble County, Ohio.

REFERENCES



REFERENCES

Ms. Vickie Hoffman, Superintendent
Triad Local Schools
7920 Brush Lake Road, North Lewisburg, Ohio 43060
(937) 826-4961

Mr. Chris Mucher, Trustee
Miami Township, Greene County, Ohio
225 Corry Street, Yellow Springs, Ohio 45387
(937) 631-7137

Mr. Stephen McCall, P.E., P.S.
Champaign County Engineer
428 Beech Street, Urbana, Ohio 43078
(937) 653-4848

Mr. Bob Wysong, Chief
Clinton Warren Joint Fire & Rescue District
205 West Main Street, Clarksville, Ohio 45113
(937) 289-2192

Ms. April Metzger, County Administrator
Pickaway County
139 W. Franklin Street, Circleville, Ohio 43113
(740) 420-5450

Mr. Barry Tiffany, Township Administrator
Sugarcreek Township
2090 Ferry Road, Bellbrook, Ohio 45305
(937) 848-8426

Mr. Tony Anderson
Fayette County Commissioners
133 South Main Street, Suite 401, Washington C.H., Ohio 43160
(740) 335-0720

Mr. John Maynard, Trustee
Scioto Township
6752 SR 762, Orient, Ohio 43146
(614) 832-9246

Mr. Joseph J. Denen, City Manager
City of Washington Court House
105 North Main Street, Washington Court House, Ohio 43160
(740) 636-2340



Aspire Act Achieve

TRIAD LOCAL SCHOOL DISTRICT

7920 Brush Lake Rd, North Lewisburg OH 43060

Phone: 937.826.4961

Fax: 937.826.3281

Superintendent: Vickie Hoffman

hoffmanv@triadk12.org

Treasurer: Connie Cohn

cohnc@triadk12.org

April 24, 2020

To Whom It May Concern:

It is my pleasure to write and applaud the Widener Design & Construction Group (WDC Group) for the exemplary architectural services provided to Triad Local School District. 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.

Our project was different than most since we started with an amount we could receive if we passed a levy continuing the current paid millage. The WDC staff helped us design a facility and plan that started the total project cost while also fulfilling all of the needs for the project and needs of the community. Their cooperative and supportive spirit allowed us to continue to focus on our mission and complete the project in the allotted time.

The construction stage of the facilities was administered by the WDC group without any issues and they demonstrated their abilities to work well with our district office as well as each contractor and their subs. We held organized, efficient and productive weekly construction meetings that were led and organized by WDC group. They were very helpful, professional and provided the needed support for the selection of each awarded contract.

I have no reservations whatsoever in recommending WDC Group to any organization that is in need of architectural and construction management services for their facilities. They are an excellent company where each employee that we dealt with was supportive, reactive and communicative. Please feel free to contact me for any questions or additional information needed.

Sincerely

Vickie Hoffman

Vickie Hoffman

Superintendent, Triad Local Schools



CITY OF WASHINGTON COURT HOUSE

January 27, 2010

To Whom It May Concern:

I have the pleasure of the opportunity to write, concerning the work of the WDC Group. Recently, the WDC Group designed and managed the construction of a new Fire Station and Police Station for the City of Washington Court House.

The WDC Group carefully considered the desires and the resources of the City of Washington Court House during the design process. The construction process was professionally administered by the WDC Group and proceeded with few issues. All of the minor post-construction issues with the new Fire and Police Station have been or are being actively addressed by the WDC Group.

In particular, I have found the construction management services of the WDC Group to be excellent. Weekly construction meetings were organized, efficiently conducted and served to coordinate the project in a logical manner. WDC responded to questions during the construction process in a professional manner and provided a regular presence at the construction site.

During the development and construction of the project in Washington Court House, I was impressed with WDC's knowledge and appreciation of the needs of a public entity executing a construction project. WDC was of tremendous assistance in the political effort to secure the project and I am proud of the product that together we have provided to the people of Washington Court House.

I wish you and WDC the best in your construction project.

Sincerely,


Joseph J. Denen
City Manager
City of Washington Court House

JD

CHAMPAIGN COUNTY ENGINEER

428 Beech Street
URBANA, OHIO 43078

FEREIDOUN SHOKOUHI
Engineer

937-653-4848
Fax 937-653-3172

Address Reply to
P.O. Box 669

May 25, 2012

To Whom It May Concern:

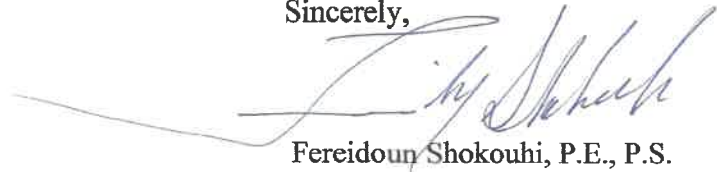
It is my pleasure to write and applaud the Widener Design & Construction Group (WDC Group) for the exemplary architectural services that they provided to the office of Champaign County Engineer. WDC's staff consistently demonstrated their professionalism during the design stage and throughout the construction of our newly constructed Maintenance and Vehicle Storage Facilities.

The construction stage of the facilities was administrated by the WDC without any issues and they demonstrated their abilities to work well with our office as well as the general contractor and the subs. They were very helpful and provided the needed support for the selection of general contractor and the other contractors that ultimately constructed the facilities.

We are pleased that the project has been completed on time and, most of all, within established budgetary limitations. We contribute that to a large extent to the efforts of WDC Group's staff and the contractors.

I have no reservations whatsoever in recommending Widener Design & Construction Group to any organization that is in need of architectural services for their facilities. Please feel free to contact our office if any additional information regarding our experience with this firm.

Sincerely,



Fereidoun Shokouhi, P.E., P.S.

Champaign County Engineer

TED R. BLACK
Superintendent
937-653-3187

www.co.champaign.oh.us/engineer
E-mail: engineer@co.champaign.oh.us

STEPHEN E. McCALL
Chief Deputy Engineer
937-653-4848



Miami Township Trustees

101 E Herman St.
Yellow Springs,
Ohio 45387
937-767-2460
Fax 937-767-7811
www.miamitownship.net

TRUSTEES
Chris Mucher
Mark Crockett
Don Hollister

FISCAL OFFICER
Margaret Silliman

FIRE CHIEF
Colin Altman

ROAD ADMINISTRATOR
Dan Gochenouer

ZONING INSPECTOR
Richard Zopf

Dear Sir or Mme.,

Miami Township sought out WDC Group after three unsuccessful attempts to obtain bids for the construction of our new fire station. When WDC Group joined the design team after those attempts they conducted multiple design review meetings with Miami Township as well as the original designers to determine what the Township needed for our Fire Station. This fire station, located on a main road in our Village, needed to be functional, energy-efficient and aesthetically pleasing. WDC Group worked within these parameters to provide value-engineering recommendations as well as finding other cost savings methods through different building code designs, and eliminated the need for sprinklers, fire pumps, electrical supplies and other design modifications yet keeping the aesthetic we desired. Their expertise allows us to take out \$1 million from our project and build a successful project with of \$4.9 million. On our 4th bid attempt, the first with WDC Group on board, bids received were about 4% below the Architect's estimate!

WDC Group also provided contract administration services on our project and coordinated five prime contractors throughout the construction process. WDC also coordinated the required plan approvals from the Greene County Building Department, Village of Yellow Springs and its utilities, and USDA Rural Development.

I was amazed how WDC Group as able to keep track of everything necessary for the smooth interworking of all the contractors. Had WDC Group not been involved, we might still be sitting on an empty parcel and most likely "opening the 19th bid"

If you would like additional information on how smoothly this project ran, please feel free to contact me personally at 937/631/7137.

Regards,

Chris Mucher-Chair Miami Township Board of Trustees

STONELICK TOWNSHIP Board of Trustees

Trustees: Kermit Beckworth, Jr. Chairman

Tammy Hanley

Skeets Humphries

Tracey Sumner, Fiscal Officer

Lee Ottaway, Zoning Inspector

To whom it may concern:

When Stonelick Township decided to proceed building a new fire station several architectural firms were interviewed for the project. The WDC Group fit the needs of Stonelick Township best. WDC worked hard to bring our project in on budget. The township had wanted a masonry structure but preliminary costs from WDC brought us to the reality of what we would have to do to make the numbers work. WDC went back to the "drawing board" and redesigned the same exact structure; just built out of less expensive materials. The trustees asked WDC to work hand in hand with our consultant, a local retired Fire Chief in the Cincinnati area; they did just that. The trustees had a very strong infra-structure of the design in mind. WDC paid particular attention to earthwork, compaction, drainage, paving & concrete. WDC designed a building with 10,560 square feet of clear span 8 bay space, with 2,520 square feet of office & meeting space and 2,740 square feet of living space.

WDC Group and the Board of Trustees took the time on the front end of the project to make sure that change orders could be kept to a minimum. Stonelick Township and WDC Group reviewed the plans many times before putting the project out to bid. WDC Group made the drawings & specifications as clear and concise as possible.

WDC assisted with designing our levy in May of 2006, which passed in November of 2006.

Construction bids were received on April 13, 2007 and a contract was awarded April 20th.

Construction began in May and ended in late November of 2007; the schedule date for completion was December 7th. A typical wet spring to start with. The HVAC contractor went out of business in the middle of it all. All the time WDC worked through the issues keeping the job on schedule. WDC Group oversaw the construction management for the township. Weekly construction meetings were held and daily phone calls back and forth with WDC. Good communications between the township & WDC kept the project moving.

Original architect's estimate of the project was \$2,028,768.74 without alternates. Revised architect's estimate was \$1,839,717.00 without alternates. A fourth bay, mezzanine and window alternates were added bringing the project contract in at an end total of \$1,910,907.26. WDC Group kept the township under our \$2,000,000.00 budget.

Stonelick Township is very proud of the building that was designed and construction managed by WDC.

Skeets Humphries, Trustee



457 S. Broadway
P.O. Box 251
Owensville, Ohio 45160
U S A

PHONE (513)732-3299
FAX (513)732-3298
E-MAIL stonelicktwp@cinci.rr.com

BOB PETERSON
5564 Grassy Branch Road NW
Sabina, Ohio 45169

JACK DeWEESE
1050 Bloomingburg-New Holland Road NW
Washington C.H., Ohio 43160

TONY ANDERSON
11524 Cook-Yankeetown Road NE
Mt. Sterling, Ohio 43143

JUDY RAMBO, Adm. Clerk

Fayette County Commissioners
Suite 401 • 133 South Main Street
Washington C.H., Ohio 43160
Phone (740) 335-0720 FAX (740) 333-3530

August 19, 2010

To Whom It May Concern:

We are writing this letter to share the fine services provided to us by the WDC Group for our Courthouse Restoration & Renovation Project. This was a challenging project for all involved, as it required addressing a number of different needs and trying to replicate historic materials and techniques as much as possible.

We are pleased with the quality of services and the professionalism of the staff. We enjoyed working with a team that was able to follow through with our decisions and recognized our needs as a community. This cooperative spirit allowed us to continue to focus on our mission of preserving the integrity of our beautiful building. The professionalism of the WDC Group was evident in all stages of our project.

We would gladly recommend their services to others in the future.

Sincerely,

THE BOARD OF
FAYETTE COUNTY COMMISSIONERS



Tony Anderson, Chairman

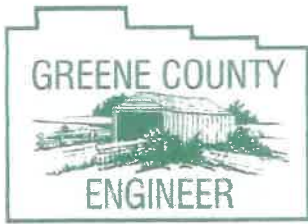


Jack DeWeese, Vice Chairman



Bob Peterson

FCC/pjh



ROBERT N. GEYER, P.E., P.S.

615 Dayton - Xenia Road
Xenia, Ohio 45385-2697
Office (937) 562-7500
Fax (937) 562-7510

GREENE COUNTY ENGINEER

May 16, 2012

To Whom It May Concern:

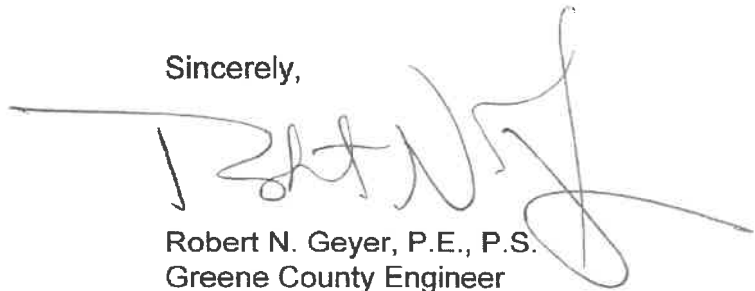
I am writing to express my support for the work of Widener Design & Construction Group (WDC Group). Their group designed our salt storage facility a number of years back and the facility continues to work as designed and planned.

We had ideas of how we wanted the facility to function and WDC Group was able to put those ideas on paper. Their help and expertise allowed us to get the maximum facility at the lowest possible cost.

WDC Group is very easy to work with and will work tirelessly to insure you have the facility you need and want at a price that is affordable. I would not hesitate to recommend WDC Group for any design work, and especially salt storage facilities.

Please don't hesitate to contact this office if you have any questions about our project, or desire to discuss WDC Group in more detail.

Sincerely,



Robert N. Geyer, P.E., P.S.
Greene County Engineer

RNG/slc



Madison County



Engineer's Office

David P. Brand, P.E., P.S. Madison County Engineer

825 US 42 NE London, OH 43140 -8512

Telephone 740.852.9404 Fax 740.852.9530

October 31, 2006

To Whom It May Concern:

I am writing to express my support for the work of the Widener Design & Construction Group (WDC Group). Their architectural and construction management services were instrumental in the success of our new Madison County Engineer's Facility.

WDC Group was committed to all of the details that make a good facility a great facility. It's not how many people are involved in a project, it's that the people have the expertise and ability to recognize issues early-on and take the steps necessary to correct them in a cost efficient manner. WDC Group did that on a daily basis.

The professionals at WDC Group were very easy to work with and made sure that they were in step with our goals for the project. I do not hesitate to recommend WDC Group for any design and/or construction management services you may be considering.

Please feel free to contact me at you may have any additional questions or concerns.

Sincerely,

David P. Brand, P.E., P.S.
Madison County Engineer

Cc: File



**Board of
Commissioners**

DEPARTMENT OF
BUILDING REGULATION

667 Dayton-Xenia Rd.
Xenia, Ohio 45385

Ph.: (937) 562-7420
Dayton: (937) 427-2883
Fax: (937) 562-7425

April 25, 2016

To Whom It May Concern:

I am writing this letter in regards to the WDC Group in Springfield, Ohio. As Chief Building Official and Building Inspector for Greene County, I have had the opportunity to work with this company on several projects in Greene County dating back at least fifteen (15) years.

In my interactions with several of the company representatives, I have found them all to be professional in their actions and very knowledgeable with the Ohio Building Code. They have all been consistently responsive in their communications with my staff. Also, they have always been willing to seek solutions to any potential problems before they may occur.

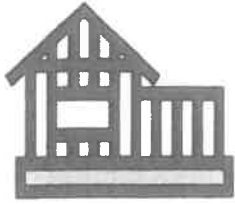
We have worked well with the WDC Group in the past and look forward to working with them in any future project within Greene County, Ohio.

Sincerely,

Al Kuzma

Greene County

Chief Building Official



CHAMPAIGN COUNTY BUILDING REGULATIONS

1512 US Highway 68 South, Bay 13

Urbana, Ohio 43078

Phone (937) 484-1602 Fax (937) 484-1591

www.champaigncobd.com

January 7, 2016

Gentlemen:

I am writing on behalf of WDC Group, Springfield, Ohio. I have had the opportunity to work with this firm as Chief Building Official in Champaign County on numerous projects and prior to that with my service to the Clark County Building Department. 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. We find this approach to be professional, proactive and obviously in the best interest of their clients in the projects they have performed in Champaign and Clark Counties, Ohio. We look forward to working with them on future projects in our jurisdictions.

Respectfully,

Dana R. Booghier, Chief Building Official



March 4, 2016

To Whom It May Concern,

Jay-Car Construction Company would like to take this opportunity to recommend WDC Group, LLC for your upcoming project. Jay-Car Construction has worked with WDC Group for over a decade on various projects where WDC has been the construction management firm of record and/or the design team which spearheaded the project.

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 and 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.

It has been our pleasure to serve as the general contractor on many WDC projects including the Madison County Engineers & U.S.D.A. Complex, Liberty Nursing Centers of Beavercreek and Colerain, Bluegrass Farms Intermodal Rail Facility, school projects in Greene and Ross counties, and the fire stations in the City of Hillsboro, Elm Valley, Berlin Township, Clinton-Warren and the Highland County fire districts.

WDC Group, LLC has the capabilities of designing your project from inception or taking a current design and developing a concise budget and schedule to fit the requirements of the client. They do not rely solely on statistical data to develop the project and outside of our roll as a general contractor, our relationship has extended into construction consulting on specific projects where certain facets of the job require special attention.

Should you have any inquiries regarding our relationship with WDC Group, LLC please feel free to contact our office. We look forward to many future projects with WDC and quite possibly, your project.

Yours Truly,

A handwritten signature in blue ink, appearing to read "David J. Joslin", is written over a horizontal line.

David J. Joslin
President



PLUMBING • HEATING • AIR-CONDITIONING • GENERAL CONTRACTING

June 15, 2012

To Whom It May Concern:

This is a letter of recommendation for the WDC Group, Inc., Springfield, Ohio.

We have had the pleasure of working with the WDC Group on numerous projects and have always found them to be very professional and a pleasure to work with. Their drawings and specifications are always very detailed and easy to comprehend. Their people coordinate well and are efficient in communications and documents.

We have peace of mind on a WDC Group project and hope to do many more in the future.

Sincerely,

ROGER STORER & SON, INC.

Jeffrey C. Storer, Vice President

JGS/c

STAFFCO CONSTRUCTION, INC.

P.O. BOX 832
118 NORTH WEST STREET
FAIRBORN, OHIO 45324
(937) 878-7915
FAX (937) 878-0165

December 15, 1998

Widener Posey Architects
23 South Center Street
Springfield, Ohio 45502

ATT: Chris Widener

RE: Greene County Juvenile
Justice Center

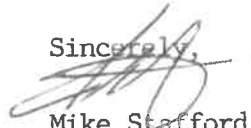
Gentlemen:

The above referenced project being managed by Widener Posey has proceeded exceptionally well. It is a real pleasure to work on a project where the designer takes an active role in the construction process. The most critical aspects of a project such as this is timely information and scheduling. With the schedule established in advance and information as to clarification, change requests and submittal approval, this project is running as smooth as any I've been involved with in the past 20 years.

I also believe that the architect at this level of involvement can guarantee on a daily basis the quality of the project that the owner will receive.

I look forward to participating with you in projects under this format in the future.

Sincerely,



Mike Stafford
President

MS/jy

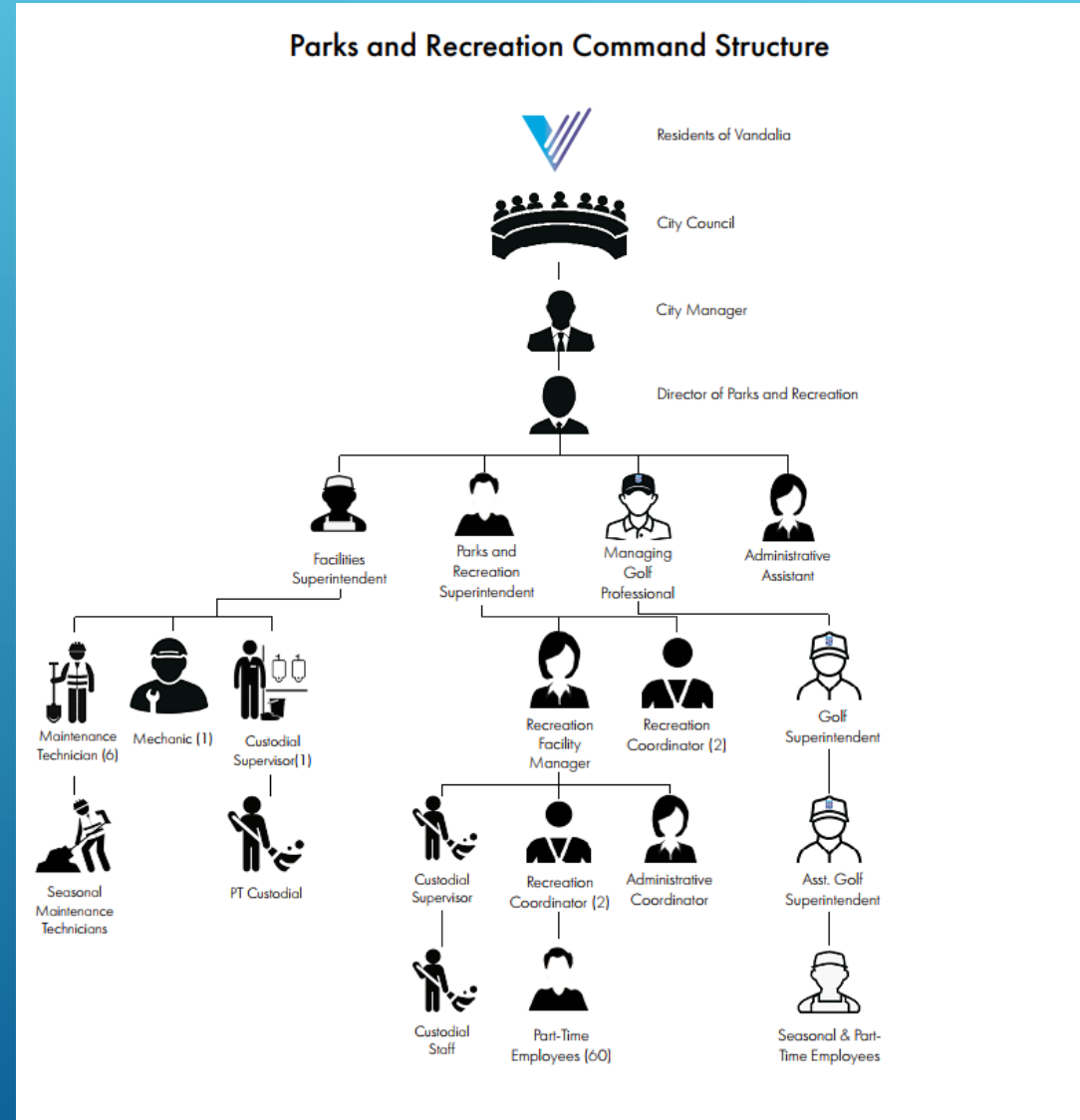
VANDALIA PARKS & RECREATION

August 21, 2023

Mission Statement:

Enhance the lives of our citizens and community by providing quality and diverse facilities, programs and services.

ORGANIZATIONAL STRUCTURE



2023 STAFF HIGHLIGHTS



- **James Frye Retirement – 22 years of service as Facility Maintenance Technician.**
- **New faces in 2023**
 - **Sherry McConnaughey – Administrative Assistant**
 - **Garrett Danner – Facility Maintenance Technician**
 - **Josh Berry – Recreation Coordinator – Fitness**
 - **Drew Burghardt – Facility Maintenance Technician**
 - **James Cabonce – Mechanic**
 - **Ethan Whitmer – Park Maintenance Technician**
 - **Harry Reed – Park Maintenance Technician**



STAFF FUN FACTS

- 10 Butler High Graduates
- 2 former U.S. Military– Josh Berry (Marines) & Harry Reed (Army)
- 9 staff began as part time employees with the City
- MVRMA Zero Loss Award – 8 of the past 9 years
- 160 active part time/seasonal employees in department



DEPARTMENT GOALS



Parks and Recreation Master Plan Implementation

Rates & Fees

Park & Facility Signage Project

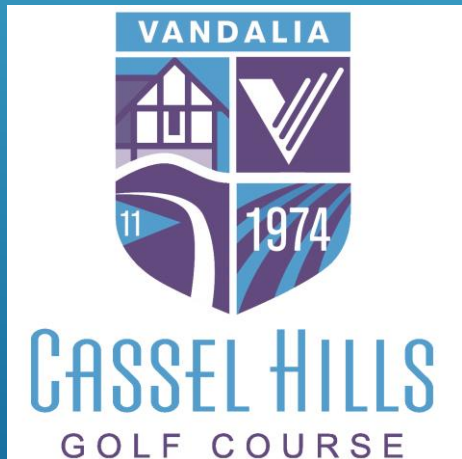
Develop and Foster Community Partnerships

Parks and Facilities Infrastructure

Programs and Events

Community Wellness

Grant Funding



Grants

Community Development Block Grant - Helke Park Playground- \$100,000

Montgomery County Recycling Grant - \$22,287 for (3) solar power compacting waste containers (Art Park, Sports Complex & Helke Park)

ODNR Nature Works Grant - \$61,052 for Robinette Park Restroom Project

Ohio Facilities Construction Commission Grant - \$300,000 for Art Park Amphitheater Project

Brighter Tomorrow Foundation - \$9,896 for Adult Changing Station in Robinette Park Restroom

HIGHLIGHTS OVER THE PAST YEAR



6



Parks/Facilities

Playground Installation – Sports Complex and Helke Park

Robinette Park Restroom Facility & Park Design

Tree Planting Project – Art Park and Helke Park

Tree City USA for the 9th consecutive year

Bee City USA for the 7th consecutive year

Commemorative Tree Program – recognition option

Facility Infrastructure Project – nearing completion

Art Park Improvements – Restroom Building, Drainage

HIGHLIGHTS OVER THE PAST YEAR



Facilities Infrastructure Project

Scope of Work

Roof Replacement - Municipal, JC, Garage, VRC, Senior
HVAC Replacement – Municipal, JC, Garage, VRC, Senior
LED Lighting Retrofit– Garage, JC, Senior Center, Clubhouse, Station 1
Generator Replacement – Municipal Building
Justice Center Outside Lighting
Sports Complex Pathway Lighting
Lighted Street Signs at 9 intersections
Cellular based traffic controller communication system
Comprehensive Facility Assessment Document

HIGHLIGHTS OVER THE PAST YEAR



Recreation

Schellas Hyndman Soccer Camp – 85 campers

Special Events – Sweat Treats, Backyard Bash, Dogs Night Out

Youth Scholarship Fund – Awarded \$6,000 in scholarships.

AED's in our Parks Project

Renewed 10-year Share Facility Use Agreement with VBCSD

HIGHLIGHTS OVER THE PAST YEAR



Senior Center

Program Sponsorships - \$30,000 of food provided for Lunch and Learns

New Travel Director – Bob Reed

Transportation Program – 9 volunteer drivers provided over 1300 hours

David Weeks – 2023 Montgomery County Outstanding Senior

Fire Sprinkler System Replacement Project

28 sponsors assisting in providing quality programming

HIGHLIGHTS OVER THE PAST YEAR



Golf Course

Irrigation System Design work continues

New Fee Structure

Golf Cart GPS System

Restroom Building completed

Perimeter Split Rail Fence Project

HIGHLIGHTS OVER THE PAST YEAR



Cassel Hills Pool

Updated admission policy and fee structure

Member and Visitor's Guide

SwimSafe Pool Management

Weather effect on attendance

Excellent Community Feedback and Support



HIGHLIGHTS OVER THE PAST YEAR

Cassel Hills Swimming Pool
Vandalia, Ohio



2023
Member and Visitor's Guide

Pass sales begin April 10 at the Vandalia Recreation Center!



vandalia^{ohio}
small city. big opportunity.

Recreation Center

Facility Infrastructure Project – 8 week aquatic shutdown

2022 – 5,497 daily admissions for \$37,660 in revenue

2023 – 848 daily admissions for \$4,731

Climbing Wall Auto Belay System

Insurance Based Memberships

CampRec Success

My Vandalia magazine



HIGHLIGHTS OVER THE PAST YEAR



Master Plan



Vandalia Parks and Recreation Master Plan



The Big Moves



Reinvest in Existing Park and Recreation System



Redevelop Helke, Robinette and Jeffers Parks



Renovate Cassel Hills Swimming Pool



Consider Expansion of Senior Center



Develop a Bike, Pedestrian and Trails Master Plan



Construct a Dog Park



Construct a Splash Pad



Construct an All-Accessible Playground



Invest in Operations and Maintenance

vandalia^{ohio}
small city. big opportunity.

HIGHLIGHTS OVER THE PAST YEAR



City of Vandalia
Parks and Recreation
Master Plan

2023



DEPARTMENT GOALS

Parks and Recreation Master Plan Implementation

Rates & Fees

Park & Facility Signage Project

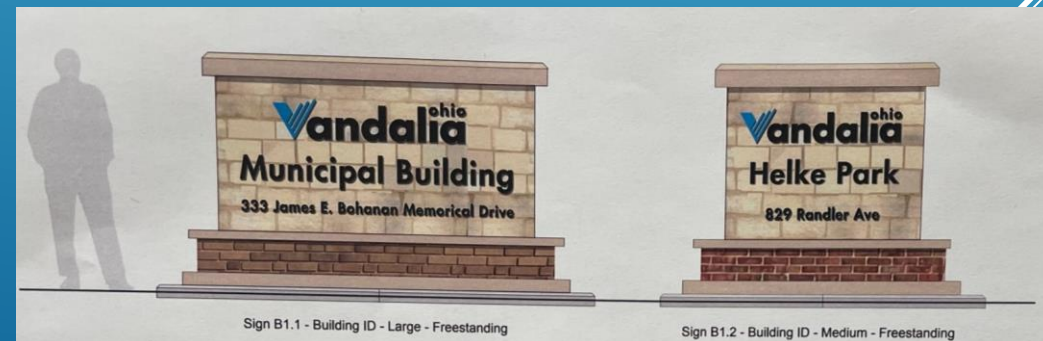
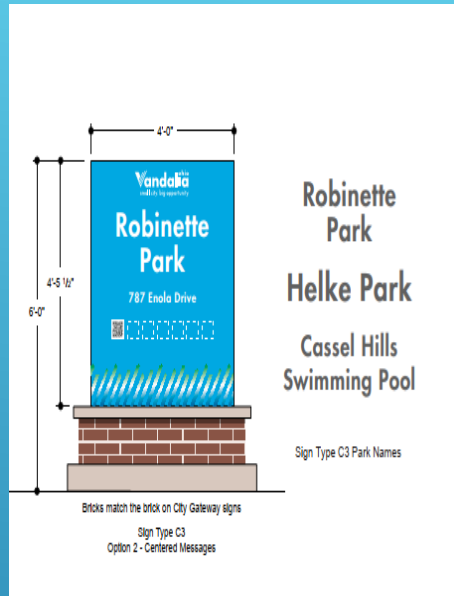
Develop and Foster Community Partnerships

Parks and Facilities Infrastructure

Programs and Events

Community Wellness

Grant Funding



PARKS AND RECREATION MASTER PLAN

➤ Strategic Implementation

- Levels of Service Provision
- Trails and Connectivity
- Park Land Improvements
- Recreation Programming
- Operations and Staffing
- Financing the Park System

➤ **Strategy Matrix Developed with PROS Consulting**

- **System-Wide Approach for short and long term goals**



Fiscal Sustainability

Seize quality-of-life opportunities while maintaining fiscal practices.



Trust and Confidence

Transparent government to empower stakeholder engagement.



Opportunity

Be known regionally as
a top-tier suburb through
top-tier City services.

Infrastructure

Protect infrastructure by investing in roads, utilities & parks.

Sharpen the Saw

Refine practices and leverage technology to improve customer service.

Vibrant

Use amenities & growth mindset to create a warm & welcome environment.



RATES AND FEES

Parks & Recreation Management team currently reviewing all department rates and fees

Cassel Hills Golf Course – 2023 golf season

Senior Center - 2024

Recreation Center - 2024

Cassel Hills Pool – 2023 pool season

Programs and Activities - ongoing

Youth Sports Programs – 2024

Commemorative Tree Program-2024

Garden Plots - 2024



DEVELOP AND FOSTER COMMUNITY PARTNERSHIPS

Management team working to leverage community partnerships that will improve amenities and provide fiscal sustainability.

Premier Health

Montgomery County Board of Developmental
Disabilities Services

Miami Valley Down Syndrome Association

Butler United Soccer

Butler Baseball/Softball Club

Pickleball Club

Butler Township

Service Organizations

18



Trust and Confidence
Transparent government
to empower stakeholder
engagement.



Fiscal Sustainability
Seize quality-of-life
opportunities while
maintaining fiscal
practices.



Safe & Secure
Invest in traditional public
safety and community
outreach to meet needs.



Vibrant
Use amenities & growth
mindset to create a warm
& welcome environment.

Parks & Facilities Infrastructure Improvements

Management team will work to ensure infrastructure improvements are made in the following areas:

- Infrastructure Project – Energy Systems Group – HVAC/Roof/Lighting at City Facilities
- Cassel Hills Golf Course – Restroom Building using ARPA Funds; Irrigation System Design
- Park Playgrounds – Sports Complex, Helke Park and Robinette Parks.
- Landscaping Improvements – Park and Facilities signage/landscape improvements
- Recreation Center – Facility Usage data to determine future renovations/expansion



Programs and Events

Management team reviewing all current programs and events with goal of developing potential new offerings that will enhance patron experiences and improve community wellness options

- Cooperative programs
- Grant opportunities and funding options for programs and events
- Program development based on demographic trends
- Partnerships with Five Rivers Metroparks





COMMUNITY WELLNESS

Management team and staff will work to develop community wellness initiatives that will provide positive health and well-being outcomes for our residents and visitors

Senior Center – increase opportunities for physical activities

Recreation Center – community health programs, activities/events

Youth Sports – Opportunities to promote healthy eating initiatives

Clean & Hygienic Facilities – touchless doorways, fountains, sinks and toilets.



Vibrant

Use amenities & growth mindset to create a warm & welcome environment.



Safe & Secure

Invest in traditional public safety and community outreach to meet needs.



Sharpen the Saw

Refine practices and leverage technology to improve customer service.



LOOKING AHEAD

Art Park Amphitheater Improvements

Art Box Project at Art Park

Playgrounds Replacement Project

Golf Course Irrigation System Design

Implementation of Master Plan

Park and Facility Signage Project

Robinette Park Restroom Building

Park Maintenance Staffing





**THE STAFF OF THE VANDALIA PARKS &
RECREATION DEPARTMENT WISH TO
EXPRESS OUR SINCERE APPRECIATION TO
CITY COUNCIL, THE CITY MANAGER'S
OFFICE AND THE COMMUNITY FOR YOUR
SUPPORT.**

