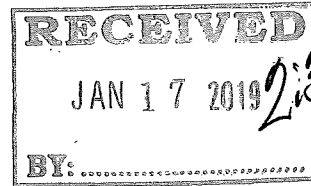


RESPONSE TO:
REQUEST FOR PROPOSAL
NUMBER 2472-17



CLOSING DATE: 17 JANUARY 2019
CLOSING TIME: 3:00 PM CST

FROM:
BUTLER ARCHITECTS, P.C.



Butler Architects, P.C.

RFP Number

2472-17

**Design Services for
Branson Police and Fire
Departments**

Butler Architects, P.C.

1377 Bee Creek Road
Branson, MO 65616

Contact: Brent A. Butler
Telephone: 417-335-4422
E-mail: babutler4422@yahoo.com

Introduction

Butler Architects is a small architectural firm (FTE = 2.4) with broad spectrum of commercial facilities experience.

Founded in 1991, our projects, our location, and our community involvement demonstrate a deep commitment to public service. Over 75% (by raw number and construction costs) of our Projects are repeat work, an unusually high level for any design professional. We believe this is the true measure of an Owner's satisfaction.

Brent Butler has 47 years experience in the field of architecture, and has been a licensed architect for 37 years.

John Ramsey is a licensed architect (and the 0.4 FTE), former principal in the firm, and still active part-time on many of the firm's projects.

Taken together, these two individuals represent the Principal Architects on each project.

A total of three technical staff are available for the City of Branson Projects.

Related Experience

- Branson Fire Station Number Two; 5,700 SF; \$475,000
Quarters for six crew
Three bay - Drive thru
- Branson Fire Station Number Three; 5,700 SF; \$500,000
Quarters for six crew
Three bay - Drive thru
- Hollister Town Hall; 7,500 SF; \$562,000
Two Holding Cells and Secure Foyer (later moved; see below)
- Hollister Police Department and Public Works; 7,500 SF; \$443,000
Two Holding Cells and Secure Foyer

Schedule

Butler Architects is available to commence the Projects as soon as 01 March 2019.

We estimate the following amounts of weeks to achieve each Design Phase:

Preliminary Design and Site Information	9 weeks
Design Development	13 weeks
Construction Documents	17 weeks

Each of these phases delineates a major milestone and City Review. Depending on the City's Schedule, we anticipate completing both Projects by the end of 2019. If the City has a need to complete one of the Projects earlier, we can accommodate that.

Our design process begins with a charrette for the identified stakeholders. We anticipate this to be two separate meetings (one for each facility). If the City chooses to combine them, we can comply.

Quality Assurance / Quality Control

Butler Architects' approach to each Project is substantially different compared to larger firms.

Each Project is manned by the two Principal Architects. At each milestone (see Schedule, above) we set aside one week to challenge each decision represented by the Work Product. We literally sequester ourselves in the conference room (emergency interruptions, only) to focus on "what" and "why".

The process is grueling, but the result is near excellence.

In addition, we propose using a Detention Center Facilities consultant we have associated previously for the Holding Cells, Day Room, and related areas, as well as to ensure compliance with CALEA standards for the entire Police Department facility.

Value Engineering

Butler Architects' experience with the two past City Fire Stations represent our approach. Given the public nature of the funding, we constantly monitor the perception of the design, materials, and applications to ensure the Owner is not accused of "gold plating". Then, once a General Contractor is selected, we meet with their representative, along with representatives from each of the major sub-contractors, and challenge them to come up with a list of proposed changes and associated savings. Our experience has taught us each company's background and approach leads to unique cost savings areas.

Putting this into practice, we removed more than ten per cent (10%) from Branson Station Number Two. For Station Number Three, we incorporated those changes, and the General Contractor (different from Station Number Two) stated he did not see any areas to reduce costs. We persisted, and he came back with approximately 3% reduction.

We have learned to always ask, and not take no for an answer.

City Factors affecting our Design Approach

We have met with the Chief of the Police and Fire Departments to review their various requirements.

Police:

- CALEA standards for entire facility (where facility related)
- EOC for City of Branson, and support for full-time EOC staff
- If closer to 40,000 SF, design for one floor level only
- Secure parking for City vehicles, staff vehicles, and entry to the sallyport
- Separate, secured entrance for public pick-up of recovered property
- Separate entrance for the Community Meeting Room facilities (including restrooms)
- Welcoming public entrance
- Hardened facilities for holding cells, dayroom, sallyport, dispatch, and EOC

Fire:

- 3 Bay drive through
- Carbon monoxide control in the bays, without use of vehicle tailpipe connections
- Isolated Lockers and Recovery area, with 100% outside air HVAC
- Individual bunking/storage area for each crew member (bunk shared across 3 shifts)
- Turning radii and Bay dimensions to allow for future vehicles, as well as current rolling stock

Anticipated Consultants

Civil Engineering:	Tate Consulting Engineers	Springfield, MO
Structural Engineer:	Engineering Consultants, Inc.	Little Rock, AR
MEP Engineer:	LaRose Group	Springfield, MO
Geo-tech Engineer:	Palmerton & Parrish	Springfield, MO

References

Carl Sparks	former Fire Chief, City of Branson	417-337-2424 (cell)
Rick Todd	former Alderman, VP of HFE	417-294-6690 (cell)