

RESOLUTION NO. 2012-27

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SPEEDWAY, INDIANA APPROVING A CONTRACT WITH A PROFESSIONAL TEAM LED BY AMERICAN STRUCTUREPOINT FOR A FEASIBILITY STUDY, CONCEPTUAL DESIGN AND LIFE CYCLE COST ANALYSIS FOR TOWN GOVERNMENT FACILITIES

WHEREAS, the Town of Speedway, Indiana (the "Town") has heretofore established, constructed and financed certain municipal facilities within the Town used for the conduct of government business and activities; and

WHEREAS, the Town is incurring and will continue to incur certain expenses related to repairs, improvements, and projects at the police station, fire stations, Town Hall, and Street Department buildings, all of which are aged and in need of major systems repairs, including, but not limited to, electrical repairs, roofing, heating, ventilation, air conditioning and plumbing; and

WHEREAS, the Town wishes to conduct an assessment of the long-term viability of its existing facilities to fully determine the current condition, options for upgrades, repairs or replacement; and

WHEREAS, a team led by American Structurepoint Inc. ("Structurepoint") has provided a proposal to provide certain services related to this undertaking; and

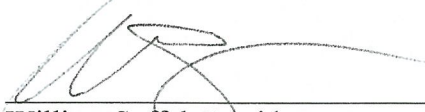
WHEREAS, the Town desires to move forward with the Facilities Assessment of its Lynhurst Drive campus and Fire Station #2 to develop options for the future of these facilities.

NOW THEREFORE BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF SPEEDWAY, INDIANA:

1. The Council approves a contract with American Structurepoint and its team members for the scope of work as outlined in Attachment A hereto.
2. The Council approves the contract in a not to exceed amount of \$70,000.
3. The Town Manager is authorized to sign the contract and take the steps necessary to implement the study.

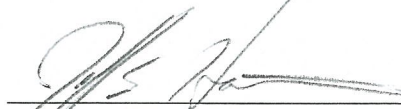
PASSED BY the Speedway Town Council this 24th day of September 2012.

TOWN COUNCIL OF THE TOWN OF
SPEEDWAY, INDIANA

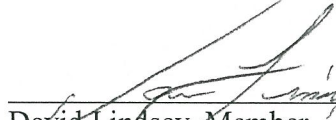


William Suffel, President

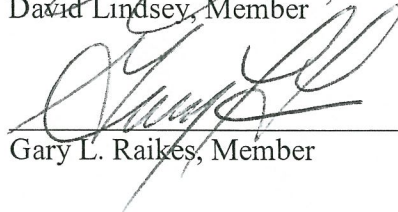
Eileen Fisher, Vice President



Jeff Hartman, Member



David Lindsey, Member



Gary L. Raikes, Member

Attest:



Sharon L. Zishka, Clerk-Treasurer



AMERICAN
STRUCTUREPOINT
INC.

September 22, 2012

Barbara Lawrence
Town Manager
Town of Speedway, Indiana
1010 Main Street
Speedway, Indiana 46224

Re: Speedway Municipality
Feasibility study for the Municipality Campus of Speedway, Indiana
Proposal No. 201200567

Dear Ms. Lawrence:

We admire your progressive vision for the Town of Speedway and the Municipality Campus – a vision that correlates with our passion to improve the quality of life for communities and people. We appreciate your confidence in our organization, and we are excited to work with you in a community known for its rich cultural heritage and strong community identity.

PROJECT UNDERSTANDING

The feasibility study will look at options to consolidate the Town of Speedway's Municipality Campus, consisting of the town hall, safety buildings, and streets department. The study will provide an analysis of the requirements, objectives, and concepts to establish this consolidation, in order that the Town may continue to provide efficient, high-quality professional services to the residents and visitors of Speedway.

SCOPE OF SERVICES

The feasibility services include the following:

Phase 1

The focus of this phase is to first understand the current program and adjacencies on the existing site. Second, it is to capture a vision for what is needed currently and into the future for each department. Finally, it is to gather existing information and new ideas into a concept(s), and then to visually present the data with options on how the campus design might lay out on the current site.

- A. Analysis of current and proposed programmatic needs
- B. Review of existing facility and spatial assignments

201200567



- C. Development of conceptual site layout for review
- D. Review concepts with the owner representative

Phase 2 (6 weeks)

This phase is a continuation of the first, further exploring concepts and options based on compiled data and vision. It will also consider options on other sites. This approach will allow for a suitability comparison of keeping the campus where it is today and other possible options that could be considered. Along with these options, Johnson Controls will review several additional aspects of the buildings. They will survey each of the facilities, evaluate existing data, understand past energy consumption, and develop a report that will provide the ability to make an informed decision on future projects.

- A. Option 1
 - 1. Review the opportunity to rehabilitate existing facilities
- B. Option 2
 - 1. Demolish existing facility and build new complex on existing site
 - 2. 2A – Exclude fire department from design scheme
 - 3. 2B – Exclude streets department from design scheme
- C. Option 3
 - 1. New design located at designated site on Main Street
 - 2. 3A – Exclude fire department from design scheme
 - 3. 3B – Exclude streets department from design scheme
- D. Option 4
 - 1. New design located at designated site a location “X”.
 - 2. 4A – Exclude fire department from design scheme
 - 3. 4B – Exclude streets department from design scheme
- E. Johnson Controls Study (see attached scope document)

Phase 3 (6 weeks)

- A. Refine two site concepts into conceptual design
 - 1. Additional options may be included as Additional Services.

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- B. Prepare diagrammatic plans of design schemes
- C. Review design schemes with the owner representative
- D. Prepare two conceptual renderings of approved design schemes
- E. Final presentation of study
 - 1. Two meetings
 - 2. Six 11x17 format reports

PROJECT SCHEDULE

All services to be completed after signed notice to proceed, and to be delivered on or before December 31, 2012, pending owner release of proposal by October 8, 2012.

COMPENSATION

Compensation for professional services described above in the scope of services will be as noted below. These fees will be invoiced monthly as they are performed.

A. Design Services

Phase 1	\$14,275
Phase 2 (includes Johnson Controls Study).....	\$41,450
Phase 3	\$14,275
Total	\$70,000

B. Additional Services

Each option beyond two refined concepts listed in Phase 3 \$8,750/option

C. Reimbursable Expenses

The following expenses are not included in the fee shown above and will be invoiced to the client at 1.1 times their actual cost:

- 1. Delivery charges
- 2. Mileage
- 3. Color and large format printing

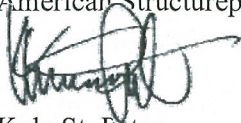
Total reimbursable expenses are not to exceed \$1,000 without previous written authorization. Reimbursable expenses will be invoiced monthly as soon as practical after they occur.

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Thank you again for your confidence in our abilities. We have experienced and talented staff ready to assist you through this feasibility study. Upon notification of this proposal's acceptance, we will prepare an AIA contract to serve as our agreement.

If you have any questions regarding this proposal, please do not hesitate to contact me at (317) 547-5580; I will gladly answer your questions.

Very truly yours,
American Structurepoint, Inc.



Kyle St. Peter
Architectural Practice Leader

Attachment

KSP:mek

Accepted
Barbara A. Lawrence
9/25/12



Proposal

1255 N. Senate Avenue
Indianapolis, IN 46202
317-917-5150

TO: Barbra Lawrence
Town Manager
1010 Main Street
Speedway IN 46224

Date: September 20, 2012

Project: Energy Evaluation
Proposal Ref:

We propose to furnish the materials and/or perform the work described below for the net price of:
\$20,000.00 (Twenty thousand and 0/100 dollars)

For the above price this proposal includes:

Energy evaluation of the Town of Speedway owned buildings. Price includes:

Evaluating all utility bills associated with the buildings, gas, electric, water, phone, sewage etc.

Evaluating the environmental study performed by Keramida

Survey of all buildings with our engineering and project development team: looking at the current electrical and lighting systems, HVAC systems, water systems and building envelope.

Development of an Order of Magnitude Study (OOMS) that will be a report that details out what our teams see in your current systems, and budget pricing that shows what improvements will cost and what savings they might produce.

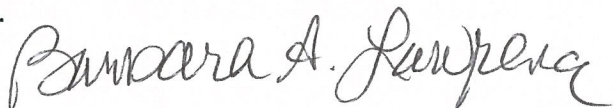
This will allow you the customer, to make an informed decision on how, or if you want to move forward with any type of building projects

Alternates included in the proposal are:

This proposal DOES NOT include:

This proposal and alternates listed below are hereby accepted and Johnson Controls is authorized to proceed with work; subject, however to credit approval by Johnson Controls, Inc., Milwaukee, Wisconsin.

This proposal is valid until: Oct. 30, 2012

		Johnson Controls, Inc.	
Name:	<u>Barbara A. Lawrence</u>	Name:	<u>Dan Granahan</u>
Title:	<u>Town Manager</u>	Title:	<u>Account Executive</u>
Date:	<u>9/26/12</u>	Date:	<u>September 20, 2012</u>
PO:	<u></u>		<u></u>