



ITEM: 5.A.(7)

Department of
Community Investment

Memorandum

December 10, 2015

TO: South Bend Redevelopment Commission
FROM: Brock Zeeb, Economic Resources Director
SUBJECT: 500 Block of S. Michigan St. / Fat Daddy's Structural Assessment Professional Services Proposal - Kil Architecture / Planning

This professional services proposal from Kil Architecture / Planning is to provide services for a structural and architectural assessment of the three buildings comprising what is commonly referred to as the Fat Daddy's block, in the 500 block of S. Michigan Street.

The main section of these properties was acquired in 2007 in an effort to eventually have them redeveloped and put back in to productive use.

Phase I of the proposal will analyze and document the current condition of the buildings, to determine the structural integrity of the roofs, walls, floor framing, and foundations of the three buildings. This analysis will then be used to formulate two options: keep the facades only along Michigan and Monroe, or if possible the entire structures.

Based on Phase I's findings, Phase II would develop preliminary plans and specs for the reuse of the site.

Phase I fees are \$23,000. Based on the direction taken, Phase II fees, if used, could range to \$24,000, in addition to reimbursable expenses in a not-to-exceed of \$1,000.

Staff requests approval of this professional services agreement in a not-to-exceed amount of \$48,000.





Agreement for Preliminary Architectural Design and Planning Services

Assessment of the 500 Block of South Michigan Street, South Bend, IN
for
City of South Bend, Department of Community Investment
227 West Jefferson, Suite 1400 South
South Bend, IN 46601

Between: City of South Bend (hereinafter referred to as Owner)
and the Architect: Kil Architecture/Planning (hereinafter referred to as Architect)

for the following project: A Structural and Architectural Assessment of the 500 Block of South Michigan Street, for the City of South Bend Department of Community Investment, South Bend, IN.

The purpose of the study is to investigate options for retaining the existing historic East and North facades while demolishing all or part of the existing body of the building. The facades would be retained and serve as the exterior facades for future development of the parcel.

The Owner shall furnish to the Architect surveys and documentation describing the physical characteristics of the site, legal description, topography, building, easements and utility locations for use by the Architect. It is understood that this study will confirm the feasibility and cost of redeveloping this block for a new future use, including the structural assessment of retaining the east and north historic brick masonry facades.

I. GENERAL PROJECT UNDERSTANDING:

1. This scope of this project entails the Architectural and Structural Assessment and stabilization of the historic masonry facades for the 500 Block of South Michigan Street, South Bend Indiana. This preliminary consultation is intended to provide the Owner with stabilization strategy for retaining the facades including alternatives for architectural design based upon the highest and best use of property along with cost estimates for the proposed work. This is based upon the Owner's short term and long-term goals.
2. Our understanding is that the Owner plans to use this information to share with potential developers as a way to market the property for redevelopment.
3. The Architect will take photographs of the site and building in the anticipated areas of proposed work.

II. SCOPE OF CONSULTATION SERVICES:

The Architect and Sub-consultant engineer will provide limited scope architecture/planning and engineering consultation as follows:

1. Information Collection and Review: Review existing plans and compare to the present conditions in the field. This includes the sub-consultants review of the existing structural systems (wall, roof, floor framing and foundation) including photos and other material gathered or previously developed.
2. The following is the Owner's Program:
 - a. The brick masonry facades for the existing three buildings located are intended to be salvaged and will remain.

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- b. These buildings and facades are specifically listed as follows:
 - i. 501 South Michigan East and North Facade
 - j. 511 South Michigan East Facade
 - k. 513-517 South Michigan East Facade
- 3. Phase I Study:
 - a. Perform architectural and structural observation of the three existing structures documenting floor and roof structure type(s), spans, member sizes (if observable without demolition of ceilings, plaster, etc), and visual observation of condition of structure. Demolition, and destructive or non-destructive testing of building materials is excluded.
 - b. Develop preliminary framing plans of three existing structures in AutoCad.
 - c. Develop updated architectural elevations (East and North Facades) and plans of three existing structures in AutoCad.
 - d. Develop Alternatives for Salvaging and Stabilizing the facades of the three buildings (2 options) as follows:
 - Option A: Retain existing facades using bracing and retention system with balance of buildings to be demolished.
 - i. Propose scheme for façade retention on East and North (street/sidewalk) side.
 - ii. Propose scheme for façade retention on West and South (building/back) side.
 - Option B: Retain existing building structures to stabilize existing facades for future implementation of façade retention and building demolition.
 - e. Document proposed façade retention systems for Option A in a written narrative with supplemental sketches and preliminary specifications as required. Façade retention system to remain in place for at least 12 years.
 - f. Develop preliminary framing plans of three existing structures on AutoCad.
 - g. Document any repairs or modifications to existing structures required for Option B stabilization to remain in place for at least 12 years in a written narrative.
 - h. Develop Architectural narrative of the proposed stabilization with a focus on historic integrity, water and moisture control and ROW related issues.
 - i. An estimate of construction cost will be provided for each stabilization option prepared.
- 4. PHASE II STUDY:
 - a. Architect to develop preliminary architectural plans based on a mixed-use development. This will include schematic floor plans, preliminary exterior elevations and a schematic building section.
 - b. Develop strategy for structural solution that addresses a multi-story mixed use new building behind the historic facades.
 - c. Create demolition and façade retention specifications and preliminary drawings:
 - d. Develop façade retention and building demolition specifications for bidding. Specifications and Drawings will be written for a delegated design scenario where the building façade retention and demolition contractor shall furnish engineered drawings and specifications.

III. WORK SCOPE QUALIFICATIONS:

Work not included in Scope of Basic Services of this Proposal:

- 1. Field measurements beyond that described under Scope of Work.
- 2. Study of additional structural systems other than that described under Scope of Work.

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3. Detailed design development, construction documents, bidding and construction administrative services are not included in this proposal.
4. Marketing drawings and/or 3-D Renderings can be provided as an additional service for the Project upon request by the Owner.
5. Design for future projects beyond that described under scope of services above, located on the same site, is out of this scope of work and is not included with this proposal, but can be provided as an additional service.
6. Environmental consultation is not included in this proposal.
7. Changes to the scope of the program, requested by the Owner after the Study has begun, requiring additional time on behalf of the Architect, are not included in this proposal, but can be provided as an additional service.
8. Site storm water and sewer design is not included in this proposal.
9. Variances, re-zoning and/or special use permits, investigation, research & preparation of documents are not included in this proposal but can be provided as an additional service.
10. Hazardous materials investigation and abatement are not included.
11. Geotechnical soil borings and report are not included (if required, to be provided by the Owner).
12. Survey of existing property is to be provided by the Owner. Disassembly and testing of existing equipment and systems is not included.

IV. PROJECT TEAM:

1. The project team will consist of the following members:

Kil Architecture/Planning:	Architectural Design and Project Team Leader
Gregory A. Kil	Principal Architect
Dan vonBergen	Project Architect
Jennifer L. Feeney	Project Manager/CAD Designer
LHB	Structural Engineer
Paul Brumleve	P.E.

V. COMPENSATION:

1. Proposed Fees: Preliminary Design Consultation as per Article II above:
The consultation fee for Architectural and Engineering Services is as follows:
 - a. For Phase I Scope (Items II.3.a to II.3.c) fee to be \$9,000.00 (nine thousand dollars).
 - b. For Phase I Scope (Items II.3.d to II.3.h) fee to be \$14,000.00 (fourteen thousand dollars).
 - c. For Phase II Scope (Items II.4.a to II.4.d) the fee will range from \$14,000.00 to \$24,000.00 based on the specific solution reviewed and accepted by the Owner. Exact fee to be determined at a later date.
 - d. Standard reimbursable expenses are not included in the above fee. The Architect will bill reimbursable costs to the Owner without a mark-up. Reimbursable expenses entail travel mileage at \$0.58/mi, long distance calls, printing/reproduction costs, photographic documentation, mailing, delivery, and handling of documents, permit fees, CDR application fee, state and local filing fees, soil borings or other similar expenses incurred by the Architect in the interest of the project. Reimbursable expenses will not exceed \$1,000.00.
 - e. Development of Detailed Construction Documents for permits, bidding and construction will be determined once the scope of the project to be bid is confirmed. The fee will be based

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upon a fixed fee per established scope and will include Architectural and Engineering (Structural design fees).

- 2. Services not outlined under "Article II, Scope of Consultation Services" noted above may be required or requested and will be billed as additional services at the standard hourly rates below.

Kil Architecture Standard 2015 hourly rates as follows:

Table with 2 columns: Job Title and Hourly Rate. Includes Principal Architect (\$145.00/hour), Project Architect Levels I-III, Graduate Architect Levels I-III, Project Designer, Technical CAD Designer, and Intern Architect Levels I-III.

(These rates are subject to review and may be changed at the beginning of each calendar year)

- 3. Payment Terms:
a. Payments are due and payable 30 days from the date of the Architect's invoice.

If the Owner shall violate or breach the terms or conditions of this contract, the Owner shall pay all costs and expenses including any attorney fees incurred by the Architect in connection with its exercising his rights or remedies he may have under this agreement because of such violation or breach.

If this proposal properly sets forth the scope of the architectural and structural consultation services, please countersign below. Our office can then prepare a Standard AIA B141 Owner Architect Agreement for signature, based upon the scope of this proposal.

Thank you for the opportunity to submit this proposal. We look forward to working with you. If you have any questions please do not hesitate to contact us.

Gregory A. Kil, NCARB, AIA
Architect
Gregory A. Kil & Associates, Inc.
d/b/a: Kil Architecture / Planning

City of South Bend

Date

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