

RFP-RH-26-034 Due: Tuesday, July 14, 2026 at 3:00 PM		A3C Collaborative Architecture 115 1/2 E. Liberty St. Ann Arbor, MI 48104		DLZ Michigan, Inc. 4494 Elizabeth Lake Road Waterford, MI 48328		Fishbeck 31440 Northwestern Highway, Suite 250 Farmington Hills, MI 48334		Hobbs+Black Architects 2111 Woodward Avenue, Suite 700 Detroit, MI 48201		Orchard, Hiltz & McCliment, Inc. dba OHM Advisors 2365 Pontiac Road, Suite 201 Auburn Hills, MI 48326	
Firm Established	Baird AE: 1982; Tandem Engineering: 2009; Virdis: 2006; A3C: not specified		1961		1956		1965		1962		
Years in Business	43 Years (A3C Lead)		65 years		70 years		61 years		64 years		
Brief history of the firm, including office locations, range of professional service, staff size	Recently merged with Tandem Engineering & Baird A/E to provide architectural, civil, structural, mechanical, plumbing, electrical engineering services. Partnering w/Virdis Design Group for Landscape Architecture Services. Working relationship w/ City of RH on previous projects (Nowicki Park, OCSO, Fire Station #1, VH Big Barn). Office locations include: London, ON; Windsor, ON; Detroit; Ann Arbor; Kalamazoo; Grand Rapids. Project team includes 3 A3C associates, 3 Tandem associates, 2 Baird AE associates, and 3 Virdis associates.		Full service architecture and engineering firm w/900 professionals nationwide, including 125 in Michigan w/32 office locations throughout the Midwest, including locally. Experience is heavily focused on public-sector clients. Utilize full range of services available in-house to provide proven, cost saving solutions. Provide comprehensive project management capabilities to complete projects on time & within budgets.		All in one multidisciplinary team that brings engineering, architecture, landscape architecture, environmental sciences, operations planning, & construction, which maximizes coordination & collaboration. 700 professionals across 18 regional offices, including Farmington Hills office. Services provided include: architecture & engineering, Brownfield redevelopment, community engagement, environmental management & compliance, environmental site assessment, hydrology, landscape architecture, mobility/transportation planning, parking planning & structures, remediation, site readiness/redevelopment, stormwater management, survey & GIS, traffic engineering, water/wastewater, wetland/ecological.		Since 1965, over 70 professionals providing full service architectural, design, consulting services from Ann Arbor, Detroit, Lansing, Grand Rapids, & Phoenix offices. Complete service from study to construction administration including Facility Audit & site analysis, site planning/design/zoning, facility programming, master planning, architectural design, space planning, contract document development, interior design & procurement, signage design & implementation, relocation management, post completion evaluation. Partnering w/MEP Design for Mechanical/Electrical, Nowak and Fraus Engineering for Civil Engineering, JDH Structural Engineering for Structural Design.		A community advancement firm with extensive regional experience planning, designing, & implementing public works facility projects across the region. Delivers cost-effective solutions backed by in-house team of architects, engineers, planners, infrastructure specialists. Headquartered locally in Auburn Hills, MI with regional offices across Michigan, Ohio and Tennessee.		
Project team incl nature & scope of responsibilities/duties. Include resumes.	Architecture will be handled by A3C: Senior Principal, Senior Associate, and Architectural Designer. MEP & Structural Engineering to be handled by Tandem Engineering Group by mechanical engineer/project manager, Lead Structural Engineer, and Senior Electrical Engineer. Civil Engineering to be performed by Baird AE from Principal/Lead Civil Engineer, and Civil Designer. Landscape Architecture handled by Virdis Design Group including Principal/Lease Site Designer, Landscape Architect, and Landscape Designer/Design Support. Resumes for all proposed team members provided. Org chart provided.		The team will include a Principal/Authorized Negotiator, a Project Manager/Architect, a Quality Manager, and a Principal Architect. The Design Team includes Architecture, Mechanical, Structural, Electrical, Civil, Landscape Architecture, Survey, Environmental. Resumes have been provided for all but the Principal/Authorized Negotiator, Mechanical, Electrical. Org chart provided.		Team includes Senior Executive/Authorized Principal, Project Manager, Lead Civil Engineer, Design Architect, Structural Engineer, Project Architect, Cost Estimator. Resumes provided.		Team members selected for team have worked together on many road commission projects & have may years of experience in similar work, and have been reviewed for availability required to complete the project and long term availability. Team comprised of: Architecture from Hobbs+Black (3 team members), MEP Design from Matrix Consulting Engineers (2 team members), Civil Engineering by Nowak & Fraus (2 team members), & Structural Design by JDH Structural Engineering (1 team member), Project Estimation from Frank Rewold & Sons (2 team members).		Principal serves as the primary point of contact across all projects, project manager leads day-to-day coordination & oversees delivery, specialized expertise team members (structural engineer, DPW technical advisor, mechanical designer site engineer, electrical engineer, site engineer, QI/QC reviewer) support to meet project goals. Resumes and org chart provided.		
Relevant project experience	A3C: Rochester Hills Fire Station 1 OCSO Substation, Rochester Hills Rochester Hills Museum at Van Hoosen Farm - Big Barn Nowicki Park buildings, Rochester Hills Canton Summit Pool & CIPs, Canton, MI Ann Arbor Fire Station #4 Baird AE: Caldwell First Nation - Madbin Jina Shelter, Point Pelee National Park, Leamington, ON Caldwell First Nation - Conservation Boardwalk, Leamington, ON. Tandem Engineering: Stellantis Toledo Assembly Complex, Toledo. OH Thermo Fisher Scientific - Building 925, Detroit, MI Capital Resins Tank Farm Building Enclosure, Detroit, MI FANUC America North Campus Machine Shop Expansion, Auburn Hills, MI. Virdis Design: Beacon Hill at Eastgate - West End Expansion, Grand Rapids, MI Boston Square Together, Grand Rapids, MI Union Green Townhouse Community, Chikaming Twp, MI WMU New Student Housing, Kalamazoo, MI		Livonia DPW Masterplan, City of Livonia, MI City Service Yard Consolidation, City of Detroit, MI Portage DPW Masterplan, City of Portage, MI Vehicle Maintenance Facility, Macomb County Department of Roads DDOT Coolidge Operations & Maintenance facility, Detroit Building Authority Highway Maintenance Garage Facilities, St. Joseph County, St. Joseph County, IN		New Operations Complex, Road Commission of Kalamazoo County Walkerview Campus Planning, Kent County Road Commission Municipal Service Center, City of Marquette Public Works Expansion Study, Oakland County Water Resource Commissioner DPW Addition, City of Farmington Hills		Traverse City Light and Power, Facility Condition Assessment, Functional Analysis, HQ Master Plan Study Traverse City, MI Site Redevelopment & Improvements/Master Plan, Washtenaw County Road Commission, Ann Arbor, MI New Manchester Yard Master Plan, Washtenaw County Road Commission, Manchester, MI Northeast Service Center, Washtenaw County Road Commission, Ann Arbor, MI Salt Barn, Washtenaw County Road Commission, Ann Arbor, MI Kent County Central Complex, Kent County Road Commission, Grand Rapids, MI Hemlock Master Plan & Site redevelopment, Saginaw County Road Commission, Saginaw, MI Chesaning Master Plan & Site Redevelopment, Saginaw County Road Commission, Saginaw, MI WR Wheeler Service Center, City of Ann Arbor, Ann Arbor, MI Mason Public Works Department, Mason, MI Clare County Transit Corporation, Harrison, MI		DPW As-Needed Projects & Services, Various Clients/Locations MCRC Facility & Operations Study, Menominee County Road Commission, Menominee County, MI Fuel Island & Tank Replacement, City of Troy, Troy, MI Bay City DPW & Electrical Facilities, City of Bay City, Bay City, MI Southfield DPE Facility Studies, City of Southfield, Southfield, MI Auburn Hills DPW Site Improvements, City of Auburn Hills, Auburn Hills, MI Vehicle Storage Building Improvements, City of Farmington Garage Mechanical Assessment & Vehicle Storage & Admin Building, City of Ferndale Building Concepts & Studies, City of Livonia Parking Lot Improvements & Salt Storage, vactor Discharge Station, City of Novi Site Improvements, Vactor Dumping Station, Orion Twp Salt Storage Building & Facility Study, City of Sault Ste. Marie Salt Dome Assessment & Repair, City of Ypsilanti		
Subcontractors	Virdis Design Group - Landscape Architecture Services		None		None		Matrix Consulting Engineers, Nowak & Fraus Engineering, JDH Structural Engineering, Frank Rewold & Sons		None		
References	A3C: Multiple City Projects, Canton, MI Rochester Hills Master Planning & Big Barn Conceptual Design & Rochester Hills Van Hoosen Museum Architectural & Structural Repairs, Rochester Hills, MI Oakland County Sheriffs Office Renovation, Rochester Hills Fire 1 Renovation, Rochester Hills new Fire Training Tower and Nowicki Park, Rochester Hills, MI Baird AE: Robert Anderson Drain Realignment, Municipality of Leamington, ON New Culvert - Lebo Creek Drain, Municipality of Leamington, ON Division Road Drainage Enclosure, Town of Kingsville, ON Tandem: STEL TAC Gasoline AST Engineering, Toledo Assembly Complex - Stellantis TFS Building 925 Structural Assessment, Thermo Fisher Scientific, Grand Island, NY Capital Resin Building - Engineering, Epsilon Construction, Sterling Heights, MI Virdis: Beacon Hills Project, Greenbriar Development Union Green Project, Mosaic Properties & Homes, Grand Rapids, MI Boston Square Together Project, Amplify GR, Grand Rapids, MI WMU Project, Hanbury Design		City Service Yard, Detroit Building Authority DDOT Coolidge Operations and Maintenance Facility, Detroit Building Authority DPW Masterplan, City of Portage Livonia DPW Masterplan, City of Livonia		City of Grand Rapids Oakland County Water Commission Charter Township of Van Buren		Washtenaw County Road Commission Saginaw County Road Commission Genesee County Road Commission Traverse City Light & Power City of Mason Kent County Road Commission		City of Southfield City of Auburn Hills City of Novi		

DPS West Campus Master Plan RFP-RH-26-034 Due: Tuesday, July 14, 2026 at 3:00 PM		A3C Collaborative Architecture 115 1/2 E. Liberty St. Ann Arbor, MI 48104		DLZ Michigan, Inc. 4494 Elizabeth Lake Road Waterford, MI 48328		Fishbeck 31440 Northwestern Highway, Suite 250 Farmington Hills, MI 48334		Hobbs+Black Architects 2111 Woodward Avenue, Suite 700 Detroit, MI 48201		Orchard, Hiltz & McCliment, Inc. dba OHM Advisors 2365 Pontiac Road, Suite 201 Auburn Hills, MI 48326	
Approach, technique & procedures to accomplish the scope of services		Multidisciplinary consultant team to develop comprehensive master plan for DPS West Campus. Planning-level study will evaluate existing conditions, facilitate stakeholder engagement, prepare conceptual site alternatives, develop phased implementation plan to align with City's operational priorities & funding, for a plan that can be implemented over 15 year timeline. Goals include improving operational efficiency, optimize traffic circulation for heavy equip, maintenance vehicles, fuel deliveries, emergency apparatus, modernize fueling infrastructure, improve material storage & organization, evaluate aging facilities & determine repair/renovation/replacement strategies, develop phase capital improvements to allow continued operations, improve overall campus organization and maintain flexibility for future expansion.		Phased, conceptual mater plan that outlines recommended, good practice & usage cases of existing property and includes a new fuel pump system & storage, placement of new material storage structure, location of brine storage & production building, location & feasibility of new hook-lift storage building, facility conditions assessment of cold storage building. The project work will include an existing conditions & needs assessment, critical infrastructure plan, 3x Conceptual Site Master Plan Schemes, 15-year phased implementation framework schedule, & consolidation feasibility study. After information/data gathering & early discussion, 3 conceptual layouts will be developed. A living Project Management Plan will be developed, and commitment to quality management & quality control through all work will be present.		Three phased approach: Existing Conditions & Needs Assessment, Planning, and Implementation Planning. Phase 1 will include a facility conditions assessment, future space needs, traffic pattern & site circulation analysis, consolidation baseline. All site features including brine tanks, accessory building, etc., will be inventoried, field observations will help to determining condition, safety concerns, preliminary reno vs replace, and implications of keep/repair vs demolish/build new decisions. Phase 2 translates the existing conditions findings into a coordinated site plan by developing a minimum of 3 conceptual site layouts to establish building locations and growth. Each scenario will include a circulation plan that organizes the movement of staff vehicles, heavy equipment, fire apparatus, & fuel/material delivery. Once preferred site layout is established, overlay consolidation scenarios for up to 3 additional City departments will be developed. Priority to be material storage. Phase 3 converts the preferred site plan into a findable, actionable implementation roadmap. Cost estimates will be developed and escalated at 5 year increments across the 15 year plan. Phased implementation schedule (phase 1 - address fueling infrastructure, phase 2 material storage, phase 3 hook-lift storage/improvements incl brine storage/production building). Draft & final master plan will be provided.		Comprehensive assessment of existing campus conditions, operations, & infrastructure, including confirmation of existing soils contamination/existing VOC venting system, inventory & eval of existing structures/fuel storage & systems/brine storage, traffic circulation patterns, identification of operational conflicts, safety concerns, future growth constraints, etc. An early project task will be to evaluate potential locations & conceptual configurations for a new fuel storage & dispensing facility. A min of 3 conceptual designs for suite reorganization alternatives will be prepared & will address fuel storage & operations, material storage structure replacement, hook-lift storage building location & config, brine storage & production facilities, vehicle & equip circulation patterns, operational support spaces, future expansion opportunities, site infrastructure improvements, as well as a legacy garage evaluation & consolidation opportunities for other departments. The implementation strategy will be phased: Phase 1 - Fueling Infrastructure, Phase 2 - Materials Storage Improvements, Phase 3 - Hook-Lift & Secondary Improvements.		Four key project goals to guide development of the master plan: Site Efficiency, Traffic Optimization, Infrastructure Resilience, Phased Delivery. Task 1 includes assessing the existing conditions, kickoff meetings, site walkthroughs, confirming goals, gathering information, confirming future program needs. Task 2 includes the plan development, visioning & design evolution, concept plan graphics, costs and alignment w/phases based on future budgetary projections for a 15 year plan.	
Project schedule		Phased approach over 20 weeks: Weeks 1-4: Project Initiation & Existing Conditions Assessment Weeks 5-8: Phase 1 - Fueling Infrastructure (determine demand, evaluate location alternatives, concept layout, etc.) Weeks 9-13: Phase 2 - Material Storage Solution (evaluate existing storage, develop concept building options, assess existing structures, develop site layouts, etc.) Weeks 14-17: Phase 3 - Hook-lift Storage & Secondary Improvements (hook -lift storage analysis, relocation of ancillary functions, future storage opportunities, stormwater/landscape concepts, etc.) Weeks 18-20: Final Master Plan & Presentation		Project Setup/Kickoff: (approx 2 weeks) Task 1 (5 weeks): Review existing conditions & stakeholder engagement plan through site visits, operational observations, stakeholder interviews.Task 2 (4 weeks): Site programming & needs assessment analyzing fleet type. Size/turning radius req, fleet storage & parking, circulation patterns & preferences, number & configuration of maintenance bays, equipment's needs & adjacencies, service lanes & associated configuration, site ingress/egress.Task 3 (9 weeks): Conceptual alternatives - 3 alternatives covering site & building plans taking into consideration site development boundaries, access to site & site distances, location of utilities, parking, storage, site mobilization. Designs will include design charrette, presentations, & conceptual design report. Task 4 (2 weeks): Cost Estimating - facility cost estimates as well as 15 year phased implementation schedule developed. Task 5 (3 weeks): Final Report		Weeks 1-4: Existing Conditions & Needs Assessment (facility conditions assessment, future space needs, traffic pattern/site analysis, consolidation baseline) Weeks 5-9: Site Scenarios & Infrastructure Planning (building location & growth, optimization of circulation, consolidation of departments) Weeks 9-12 + City Review (cost estimating, phased implementation schedule, final reporting)		Project Kickoff Meeting: week 1. Existing Documentation Review: weeks 1-2. Site Visits & Existing Conditions Assessment: weeks 2-4. Stakeholder Interviews & Operational Workshops: weeks 2-5. Traffic Flow & Operations Analysis: weeks 3-6. Existing Conditions Findings Workshop: week 6. Fuel System Eval & Critical Infrastructure Analysis & Brine Storage & Production Assessment: weeks 5-7. Legacy Garage Eval: weeks 5-8. Consolidation Feasibility Assessment: weeks 6-8. Develop 3 Conceptual Site Alternatives: weeks 7-10. Internal Team Review & Cost Analysis: weeks 10-11. Alternative Concepts Review Workshop: week 11. Refine Preferred Alternative: weeks 12-14. Develop Phasing Strategy & Implementation Framework: weeks 13-15. Preliminary Cost Estimating: weeks 14-15. Draft Master Plan Submission: week 16. City Review Period: weeks 16-18. Final Revisions & Master Plan Development: weeks 18-19. Final Master Plan Presentation & Delivery: week 20.		Task one will take approx 2 and a third months. Task 2 will take approx 2 and 2/3 months.	
Cost Proposal		\$119,200.00		\$39,000.00		\$50,510.00		\$140,987.00		\$67,000.00	
Exceptions		None		Exceptions Noted		None		None		None	