



REQUEST FOR COMMISSION ACTION
CITY OF INDEPENDENCE
January 27, 2022

Department Administration

Director Approval Cowan/Garris

AGENDA ITEM Consider authorizing award of the preliminary design for the new Public Works facility.

SUMMARY RECOMMENDATION Authorize award.

BACKGROUND An RFP was issued for the preliminary design and budgeting work associated with the construction of a new, unified Public Works Facility. There were three proposals received. All were responsive and technically capable. There was a tie for low cost between HB&K and BG Consultants. Given the likely lower cost of travel in future work, it is recommended to award the work to HB&K.

SUGGESTED MOTION I move to authorize award of the preliminary design and budgeting work to HB&K Architecture at a not to exceed price of \$8,500.

SUPPORTING DOCUMENTS HB&K Proposal



HBK ARCHITECTURE

STATEMENT OF QUALIFICATIONS



SPECIFICATIONS & PROPOSAL SHEET

PUBLIC WORKS BUILDING PRELIMINARY SCOPE, SCHEDULE, AND COST ESTIMATE:

\$ 8,500

PLEASE SEE THE ATTACHED DOCUMENTS FOR SPECIFICATIONS

DELIVERY INCLUDED TO:
City of Independence
811 West Laurel
INDEPENDENCE, KS 67301

FOR QUESTIONS, PLEASE CONTACT:
JOHN GARRIS
engineer@INDEPENDENCEKS.GOV
(620) 332-2512





FIRM PROFILE

HBK is an established architecture and interior design firm with a strong reputation of providing professional services to clients in the architectural industry. It is our vision to develop long term client relationships and be leaders in the architectural community

HISTORY

Owners of HBK purchased an existing 30yr old Architecture firm and took over the clients and staff at the time. With that, HBK established their name and presence in 2020 and has grown from the initial 3 employee small firm into an industry leading regional architecture and interior design firm. The HBK team consists of architects, interior designers, planners, conservators, project managers, engineers, and most importantly professionals dedicated to meeting the design challenges clients and spaces present us with. Though we are a young firm, we are talented and backed with 30+ years of experience across many sectors. Through our integrated approach we pool the talents of the entire design and construction team to help clarify the projects needs and goals. Our professional staff strive to meet or exceed all client expectations.

SERVICE

We offer a range of services for commercial and residential architectural and interior design projects for both new construction and renovation. We encourage the re-use of existing buildings and the application of new design. It is our belief that solutions for new construction respect existing architectural values and the context of the surroundings. When analyzing projects, we are adept in the assessment and treatment of the significant architectural spaces and elements. We welcome the challenge of solving problems of renovations or new structures. HBK architecture ensures that all projects comply with the local, state and federal codes.

4
OFFICE
LOCATIONS

8
EMPLOYEES

7 STATE
LICENSES

OVER 3000
COMPLETED
PROJECTS



QUALITY ASSURANCE METHODS

At HBK we focus on Client Centered service with continual communication between the client and design team. Each project is assigned a project manager that will act as the clients point of contact for the entirety of the project. The project manager will coordinate with the client and the design team through all phases of the projects design. Aside from construction plans, all administrative tasks will be generated, coordinated, and organized by our administrative support staff.

TECHNICAL COMPETENCE

HBK was established in 2020 and has grown into an industry leading regional architecture and interior design firm. The HBK team consists of architects, interior designers, planners, conservators, project managers, engineers, and most importantly professionals dedicated to meeting the design challenges clients and spaces present us with. The success of our projects and showing of repeat clients speaks of our technical competence. It is our goal to ensure all projects run smoothly and that clients are left happy with the results of their project and our services provided.

PROJECT SCHEDULE & BUDGET

HBK proposes the following project schedule / timeline

2 weeks for initial design layout based on provided information in RFP.

1 week for client review and comments

1 week for re-design of space based on comments

1 week for client review and comments

1 week for re-design of space based on comments

At this time, we should have a final plan / layout and exterior elevations and views of the building that can be used for contractor pricing / budgeting as well as client marketing.

Budget of the entire project should fall within \$125 - \$150 per s/f based on current market rates. The range depends on final scope of interior finish and outfit. Current pricing of the market is so volatile at this time. With the unknown square footage of the plan / project, HBK is only comfortable with providing a cost range for construction. Final budget number will be determined once layout has been established. HBK will work with a qualified contractor to provide a cost estimate of the layout with the current material pricing in consideration.

HBK proposes a fee of \$8,500 for services provided on this project.

MIRANDA BRUENING, NCIDQ OWNER | INTERIOR DESIGNER PROJECT MANAGER

EDUCATION

Bachelors of Science, Interior Design from Kansas State University



REGISTRATIONS AND LICENSURES

Oklahoma
NCARB certified
National Council for Interior Design Qualifications

COMMUNITY INVOLVEMENT

YPI Board Member and Current Vice-President
Main Street Independence Board Member Elect
Main Street Independence Vitality Committee

BACKGROUND

With twelve years of experience providing interior design and architectural services with specialized expertise in Education and Adaptive Reuse, Miranda actively participates in all phases of projects including Master Planning, Programming, Design, Project Management, Building Code Reviews, Construction Documents, and Construction Administration.

CAREER PROJECT EXPERIENCE

Miranda's primary role is Management of the HBK Offices and taking the lead as Project Manager on all projects. Miranda is an NCIDQ licensed interior designer and is additionally working on obtaining her Architecture License. She wears many hats within her firm and takes on challenges with ease. The following represents Miranda's work and leadership within the HBK firm over the last 5 years.

Managed and designed projects for over 11 healthcare clinics and hospitals.

Planned education projects from classroom additions to safe rooms in over 8 school districts.

Part of the design team & project lead for over 10 multi-family housing projects.

Directed and planned over 20 non-profit and civic projects for many different municipalities and clients in Oklahoma and Kansas.

Lead and designed over 7 spiritual projects.

Managed and designed over 25 retail and corporate based projects between Oklahoma and Kansas.

Helped over 10 clients with their historical renovations and rehab projects including those needing state funded grants.

JOHN HECKMAN, ARCHITECT ARCHITECT CONSULTANT

EDUCATION

Bachelor of Architecture from Kansas State University

REGISTRATIONS AND LICENSURES

Kansas - Registered Architect



COMMUNITY INVOLVEMENT

Independence Historical Museum Building Committee

BACKGROUND

John has over 30 years of experience providing architectural services in both commercial and residential sectors. John actively participates in all phases of projects including master planning, programming, design, project management, building code reviews, construction documents, and construction administration.

CAREER PROJECT EXPERIENCE

John's primary role at HBK is Senior Architectural Associate. John has a long history of working in the Independence, KS community to create new spaces and preserve existing buildings. In recent years, John has worked with many schools and municipal organizations to preserve and improve existing buildings.

Lead architect for Independence USD 446 Bus Facility

Lead Architect for USD 446 Shulthis Stadium

Led the ADA renovation for Memorial Hall including historic storm windows and doors

Lead Architect for Riverside Beach Aquatic Center for the City of Independence

SEAN CLAPP, AIA

ARCHITECT

SENIOR ASSOCIATE

EDUCATION

Bachelors of Architecture from University of Kansas

REGISTRATIONS AND LICENSURES

Kansas

NCARB certified

American Institute of Architects



COMMUNITY INVOLVEMENT

Former & Honorary Neewollah Board Member & Chairman

Past Neewollah Generalissimo

Independence KS Historic Resource Commission Vice Chair

Independence KS Historic Design Review Committee Chairmain

BACKGROUND

With twenty-five years of experience providing architectural services with experience in both commercial and residential sectors, Sean actively participates in all phases of projects including master planning, programming, design, project management, building code reviews, construction documents, and construction administration.

CAREER PROJECT EXPERIENCE

Sean's primary role at HBK is Senior Architectural Associate. Sean takes great pride in his work and is fantastic at working with HBK's clients to achieve the highest level of design possible for the project. Sean has obtained an extensive list of contacts over his 25 year career. His ability to stay connected ensures he is able meet standards in the industry for clients and the city in which a project is taking place. The following represents Sean's architectural design experience over the last 5 years.

Lead architect on over 6 healthcare clinics and hospitals.

Part of the design process for over 9 school districts in the state of Kansas from early childhood to higher education.

Planned for over 7 retail and corporate sector projects including clothing stores and restaurants.

Designed over 9 civic and historical projects in the state of Kansas.

Lead architect on over 5 multi-family housing projects including ADA compliance and new building construction.

Planned renovations and new construction projects for over 6 spiritual organizations.

HBK ARCHITECTURE

Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOT

Civic / Government



FAB LAB, INDEPENDENCE, KS INDEPENDENCE COMMUNITY COLLEGE

This project consisted of a 6,600 square foot addition to Independence Community College Textron Technology Building on the Colleges main campus. This existing building housed the colleges original FAB lab program within a small space on the south end of the building. Since the programs inception it grew rapidly which was requiring more space than the building had to give. It was decided to add on to this building a new structure that would completely house all of the FAB Lab programs as well as some office space, design studio and bullpen, and mezzanine area. The project was designed to have an industrial appearance. The project was constructed using a pre-engineered metal building system with architectural/industrial exterior metal panels. The main lab space within the building utilizes clear story window lighting as well as high bay LED fixtures. Large storefront windows provide natural lighting within the studio and bullpen areas. The building was constructed with high efficient wall and roof insulation so as to reduce heating & cooling loads. The interior finishes consist of exposed concrete floors, painted walls and exposed roof structure

ROLE Architect, Interior Design, Structural and MEP
Work was completed under Heckman & Associates
SIZE 6,600 s/f
SCOPE Addition
COST \$600,000
YEAR 2019

PUBLIC WORKS BUILDING, BARTLESVILLE, OK

This project consisted of a remodel and addition to the Bartlesville Public Works Building. The existing building was reconfigured to house offices, staff locker rooms and restrooms, break areas, team spaces, maintenance shop and various outbuildings for vehicle storage. We worked closely with the owner to establish needs of each team area, overall scope and program of the spaces, and then to reorganize a space plan to meet the needs.

ROLE Architect, Structural and MEP
Work was completed under Keleher Architects
YEAR 2019

HBK ARCHITECTURE

Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOT

Civic / Government



USD446 BUS MAINTENANCE FACILITY

In 2019 Unified School District 446, located in Independence, Kansas, made the decision to terminate their contract with Durham School Services and provide their own transportation services for the district. This required the design and construction of a new bus maintenance facility located at the current high school. This location is also in very close proximity to the two elementary schools and less than a mile from the middle school.

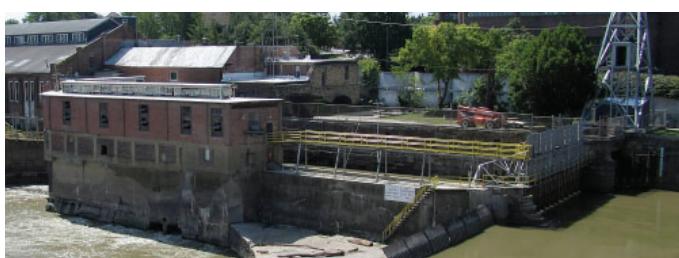
The new bus maintenance facility is a pre-engineered metal building measuring 60' x 75'. The building has a total of 4,500 SF with two service bays at 1,350 SF each and an office area totaling 1,800 SF. In addition, the building has an exterior wash bay. The building is extremely energy efficient through the use of 8" thick vinyl faced insulation in the walls and roof along with LED lights throughout and high-efficiency heating and cooling equipment.

ROLE Architect, Structural and MEP
Work was completed under Heckman & Associates
SIZE 4,500 s/f
COST \$450,000
YEAR 2020



BOWERSOCK MILLS AND POWER CO., LAWRENCE, KS

The project consisted of generating the As-Built drawings and aiding in implementing changes as needed for the city's hydro-power mill as needed. HBK is under contract as their architect of record.

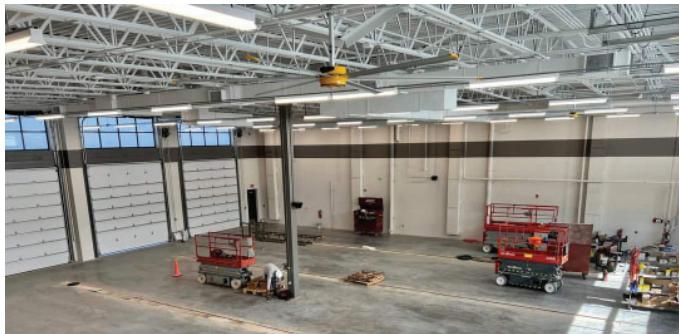


HBK ARCHITECTURE

Heckman, Bruening, & King LLC

PROJECT EXPERIENCE SNAPSHOT

Civic / Government

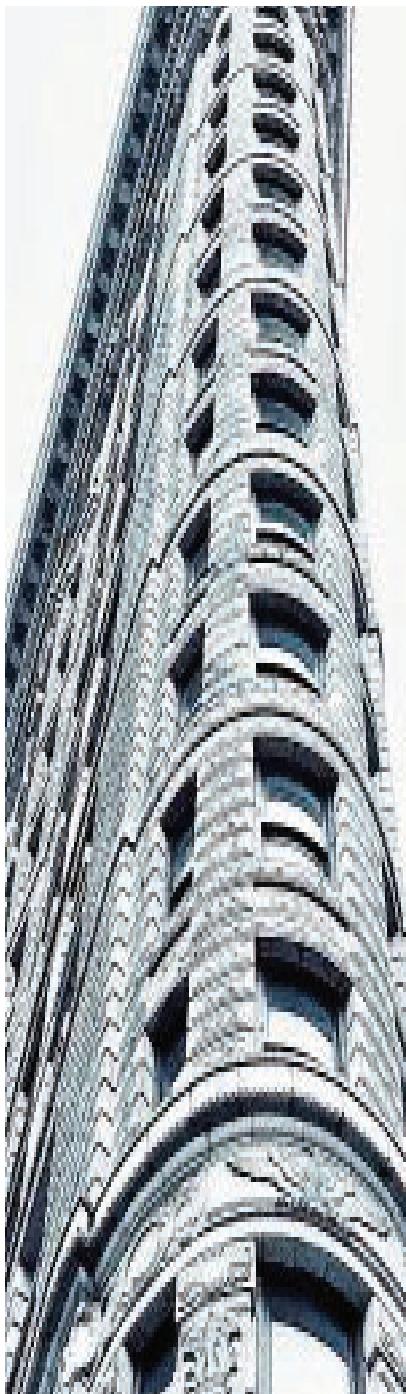


FIRE STATION #123 - JOHNSON COUNTY KS

Currently Under Construction

This project consists of a business area that held offices, conference rooms, and a breakroom. This building also consisted of a residence side that help bunk rooms, a living room, kitchen, locker rooms, a gym, and showers. This fire station also had 4 bays. We worked closely with the owner to establish the needs of the department. We separated the business and residence between the 4 bays. The project was constructed using three different colors of cmu block to help with the idea of the separation of the three spaces. There are storefront windows on the business and residence side to allow for natural light. The 4 bays have glass garage doors and the interior finishes consisted of exposed concrete floors, polished concrete floors, carpet, epoxy, and sports rubber flooring.

ROLE Architect, Structural, Civil and MEP
Work was completed under Archimages
SIZE 28,150 s/f
COST \$25,000,000
YEAR 2019



REFERENCES

CONTRACTORS

Crossland Construction - Columbus, KS
Danny Langerot (620) 429-1414

Decker Construction Inc. - Coffeyville, KS
Steve Barry (620) 251-7693

Hofer & Hofer & Assoc., Inc. - Humboldt, KS
Justin Wintjen (620) 473-3919

Koehn Construction - Fredonia, KS
Lyle Koehn (620) 378-3002

SEK Construction - Independence, KS
Phil Groth (620) 331-5252

Tri-State Building Co. - Pittsburg, KS
Aaron Murphy (620) 231-5260

CLIENTS

Four County Mental Health
Greg Hennen (620) 332-1991

Independence Housing Authority
April Nutt (620) 332-2536

City of Independence
Kelly Passauer (620) 332-2506

Medicalodges, Inc.
Kevin Christmas (620) 709-0358

USD 446 Independence
Rusty Arnold (620) 332-1800